

Knarborough

SA Objective	Site Ref:	K2a: Manse Farm North, Knarborough. 1.4ha 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 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 1 km of amenity open space and 3km of an outdoor sport facility. In addition the site is of sufficient size to incorporate a play area or amenity open space. This could have a sufficient 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 for mixed uses, incorporating community facility(ies)
• 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?	+	The site is of sufficient size 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 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	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?	?	Sites hedgerows and trees 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. Site provides an opportunity to provide new 'on site' greenspace including woodland which will increase wildlife interest and biodiversity.
• 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?	?	Site lies adjacent to Frogmire Dike and adverse impact should be avoided. Possibility of water vole colonies along Frogmire Dike and there would have to be a buffer zone provided between development and the river.
• 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? 	-	The site lies on the edge of Knaresborough outside the development limit and therefore development of this site would result in the extension of the town 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? 	O	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	The public sewer does not have sufficient spare capacity available to accept the unrestricted discharge of surface water. - On site storage/balancing of the surface water will be required before any discharge to the public sewer network The local public sewer network may not have capacity to accept any additional discharge of surface water – consideration should be given to discharging 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
<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? 	?	Site lies in close proximity to railway
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 over 1ha and therefore need for Traffic Assessment to address potential traffic concerns
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	O	
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	O	Cyclepath already runs along Hay-A-Park Lane along Northern boundary of the site
<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? 	?	
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	-	Most of the site lies within Flood Zone 1 but 20% is within Flood Zone 2,3a and is therefore at medium/high risk of flooding. Development of this site therefore will require a Flood Risk Assessment and will have to pass the PPS25 Exception test.
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? 	-	Loss of greenfield site and agricultural land
<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? 	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
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	O	
<ul style="list-style-type: none"> • Will encourage the re-use of existing buildings? 	O	
<ul style="list-style-type: none"> • 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 town.
<ul style="list-style-type: none"> • Will it promote mixed use development? 	O	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? 	O	Site not proposed for employment
<ul style="list-style-type: none"> • Will it contribute to improving diversity of employment opportunities? 	O	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	O	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? 	+	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? 	O	
<ul style="list-style-type: none"> • Will it encourage investment (including inward investment)? 	O	
<ul style="list-style-type: none"> • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	O	
<ul style="list-style-type: none"> • Will it encourage rural diversification? 	O	

SA Objective	Site Ref:	K2b : Manse Farm, Knaresborough. 41.9ha 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 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 1 km of amenity open space, play area and 3km of an outdoor sport facility. In addition the site is of sufficient size to incorporate a play area or amenity open space and an outdoor sports facility. This could have a sufficient 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 for mixed uses, incorporating community facility(ies)
<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? 	+	The site is of sufficient size 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 of transport. However, the size of the site means that it could be capable of providing education, health services, employment and shops as well as residential - 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? 	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? 	?	Large site with potential for provision of new primary school and employment opportunities.
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 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 provides an opportunity to provide new 'on site' greenspace including woodland which will increase wildlife 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? 	?	Site lies adjacent to Frogmire Dike and adverse impact should be avoided. Possibility of water vole colonies along Frogmire Dike and there would have to be a buffer zone provided between development and the river.
<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 character? 	-	The site lies on the edge of Knaresborough outside the development limit and therefore development of this large site would result in the extension of the town 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? 	O	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	The public sewer does not have sufficient spare capacity available to accept the unrestricted discharge of surface water. - On site storage/balancing of the surface water will be required before any discharge to the public sewer network The local public sewer network may not have capacity to accept any additional discharge of surface water – consideration should be given to discharging 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
<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 agricultural land to development
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	?	Site lies in close proximity to railway
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 over 1ha and therefore need for Traffic Assessment to address potential traffic concerns, particularly as development is likely to increase congestion in Knaresborough due to the size of the site.
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	?	The extension of the key bus network should be investigated to serve this site
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	?	The extension of the cyclepath from Eastfield 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? 	?	The provision of a new rail halt should be investigated
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? 	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	-	Most of the site lies within Flood Zone 1 (95%) but 5% is within Flood Zone 2,3a and is therefore at medium/high risk of flooding. Development of this site therefore will require a Flood Risk Assessment and will have to pass the PPS25 Exception test.
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)? 	-	Loss of greenfield site / Loss of high quality agricultural land
<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. Large site that could provide a waste recycling site as part of its development
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	

• Will it conserve the character of historic settlements and conservation areas?	○	
• 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
• 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?	○	
• Will encourage the re-use of existing buildings?	○	
• Will it ensure high design quality which supports local distinctiveness?	○	
• Will it promote mixed use development?	?	Site could accommodate some mixed use
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	?	Site not proposed for employment but site size means it present opportunity for mixed use development that could include employment.
• 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?	○	
• 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:	K2c : Manse Farm South, Knaresborough. 1.9ha site proposed for employment.
	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	O	Site not proposed for housing.
• Will it improve energy efficiency in housing?	O	
• Will it increase the use of sustainable building practices?	O	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	O	Site not proposed for housing
• Will it encourage healthy lifestyles?	O	
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?	O	Site not proposed for housing
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	O	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	O	Site not proposed for housing
• 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 is within easy walking distance of a bus stop on the key bus network.
• Will it provide appropriate housing for local needs?	O	Site not proposed for housing
• 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?	?	If the site is developed for employment, there may be opportunities for training and apprenticeships. However this will depend on the nature of the employment provided on the site and it is difficult to assess at the current stage.
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 contains a number of attractive trees and hedgerows and development may therefore adversely affect biodiversity. A large area of the site is covered by TPO's
• Will it increase the quality and quantity of woodland cover?	?	Site contains visually important trees with TPO's whose loss should be avoided.
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	O	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	?	Site lies adjacent to the River Nidd and adverse impact on the ecological status of the river should be avoided. There is a possibility of water voles along Frogmire Dike and therefore a buffer strip of minimum 5m should be left between the development and the river.
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	O	
• Will it contribute to local distinctiveness and countryside character?	O	

9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	O	
• Will it maintain and where possible improve surface water and groundwater quality?	?	The public sewer network does not have sufficient spare capacity to accept unrestricted discharge of surface water – On site storage/balancing of surface water will be required before discharging to the public sewer. The local public sewer network may 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 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 and agricultural land to development
• Will it prevent unacceptable levels of noise and light pollution?	?	Site close to Manse Lane Industrial Estate and sewage works
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	+	See comments under objective 6
• Will it ease congestion on the road/rail network?	?	It is recommended that traffic concerns be addressed through a transport assessment prior to development commencing
• Will it increase provision of public transport where needed?	O	There is already an accessible bus stop on the key bus network
• Will it improve existing provision of cycleways and footpaths?	O	There is already good footpaths to the site
• Will it make the environment for non car travel more attractive?	O	
• 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?	?	Emerging Council policy requires developments of more than 1000m2 to provide 10% of its energy requirements from renewable sources.
• Will it reduce the risk of flooding?	-	The majority of the site lies within Flood Zone 2 (30%) and 3a (50%) with only 20% in Flood Zone 1. This site is at high risk of flooding and therefore employment use is not appropriate for the part of the site in Zone 3a. Development of this site would require a Flood Risk Assessment and the PPS25 Exception Test to be passed.
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 would result in the loss of high quality agricultural 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?	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?	0	
• 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?	+	Development would provide employment opportunities
• Will it contribute to improving diversity of employment opportunities?	+	
• Will it ensure employment opportunities are accessible by public transport?	+	Development would provide employment accessible by modes other than the car
16. Conditions for business success, economic growth and investment		
• Will it support existing businesses?	?	Depending on the nature of the employment, it could provide support to existing businesses in terms of services provided, product made etc
• Will it maximise local skills?	+	
• Will it encourage investment (including inward investment)?	+	Provision of additional employment land will encourage investment in the area.
• Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	+	Development would provide for the needs of businesses in Knaresborough by providing a range of sites and premises.
• Will it encourage rural diversification?	0	

OSA Objective	Site Ref:	K3 : Fields at Calcutt, Knaresborough. 6.6 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 an element of affordable housing under current policy Site size would be capable of delivering more than 30 affordable homes
• Will it improve energy efficiency in housing?	?	
• 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		
• Will it promote positive health and prevent ill health?	+	Site is within 1km of an amenity open space. In addition the site is of sufficient size to incorporate new amenity open space, play area or outdoor sports facility. 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 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?	+	The site is of sufficient size 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 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 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?	?	Sites grassland and wooded area may contain protected species or habitats and adverse impact 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?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	?	Site lies adjacent to the River Nidd and adverse impact on the ecological status of the river should be avoided. Otters and water voles are known to be present within 1km of the site. A buffer strip of minimum 5m should be left between the development and the river due to their presence. (Mitigation)
• 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	-	The site lies within Green Belt

<i>character?</i>	- -	Site is of high quality high quality landscape and important to the landscape setting of Knaresborough. The 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		
• <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>	?	Local public sewer may not have capacity to accept additional and unrestricted discharge of surface water – On site storage/balancing of surface water will be required before discharge to the public sewer. Consideration should be given to discharging to soakaways, infiltration systems and watercourses.
• <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>	O	
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>	O	
• <i>Will it increase provision of public transport where needed?</i>	O	
• <i>Will it improve existing provision of cycleways and footpaths?</i>	O	
• <i>Will it make the environment for non car travel more attractive?</i>	O	
• <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>	?	Emerging Council policy requires development of more than 10 dwellings to provide 10% of its energy requirements from renewable sources.
• <i>Will it reduce the risk of flooding?</i>	-	25% of this site is within Flood Zone 2 and 3a. Dwelling houses, retail, employment and some types of community development are not appropriate in Zone 3a unless the PPS25 Exceptions Test is passed. Development within the Zones 2 and 3a will require a Flood Risk Assessment.
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 relates 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 greenfield land.
• <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>	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>	-	The Site's development would harm the setting of the Conservation Area. This open area makes an important contribution to the character of this part of 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		

• 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?	-	Built development would have a negative effect on local distinctiveness and character to the detriment of the setting the town.
• Will it promote mixed use development?	0	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	0	
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
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	
• 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:	K4 : Land at Boroughbridge Road, Knaresborough. 2.9ha site proposed for employment.
	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	O	Site not proposed for housing.
• 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?	O	Site not proposed for housing
• Will it encourage healthy lifestyles?	O	
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?	O	Site not proposed for housing
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	O	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	O	Site not proposed for housing
• 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 is not within easy walking distance of a bus stop on the key bus network and therefore development is likely to result in an increase in car travel
• Will it provide appropriate housing for local needs?	O	Site not proposed for housing
• 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?	?	If the site is developed for employment, there may be opportunities for training and apprenticeships. However this will depend on the nature of the employment provided on the site and it is difficult to assess at the current stage.
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 contains a number of attractive trees and hedgerows and development may therefore adversely affect biodiversity The site lies within an area where there are known to be Great Crested Newts and therefore a survey of the site would be required.
• 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?	O	
• 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?	O	
• Will it contribute to local distinctiveness and countryside	-	The rural character of the area would be adversely affected by development

<i>character?</i>		
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 public sewer network does not have sufficient spare capacity to accept unrestricted discharge of surface water – On site storage/balancing of surface water will be required before discharging to the public sewer The local public sewer network may 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 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?	O	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	-	See comments under objective 6
• Will it ease congestion on the road/rail network?	?	It is recommended that traffic concerns be addressed through a transport assessment prior to development commencing
• Will it increase provision of public transport where needed?	O	
• Will it improve existing provision of cycleways and footpaths?	O	
• Will it make the environment for non car travel more attractive?	O	
• 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?	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources
• Will it reduce the risk of flooding?	+	The site is within Flood Zone 1 and is therefore at low risk. As the site measures 1h+, a Flood Risk Assessment should be undertaken. This should include consideration of Sustainable Urban Drainage and how the layout and form of development can reduce the overall level of flood risk.
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 would 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	O	

<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 it encourage the re-use of existing buildings?</i>	0	
• <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>	+	Provision of new employment opportunities which offers the potential to build upon and diversify local employment opportunities
• <i>Will it contribute to improving diversity of employment opportunities?</i>	+	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	-	Employment development at this location would not be readily accessible by modes of transport other than the car
16. Conditions for business success, economic growth and investment		
• <i>Will it support existing businesses?</i>	+	Provision of employment land will support the expansion of existing businesses
• <i>Will it maximise local skills?</i>	+	
• <i>Will it encourage investment (including inward investment)?</i>	+	Provision of additional employment land will encourage investment in the area.
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i>	+	Development would provide for the needs of businesses in Knaresborough by providing a range of sites and premises.
• <i>Will it encourage rural diversification?</i>	0	

SA Objective	Site Ref:	K5 : Land at Thistle Hill, Knaresborough. 0.5 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 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?	+	Site is within 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.
• 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 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 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 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 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 contains visually important hedgerows and trees which may contain protected species or habitats and adverse impact should be avoided.
• Will it increase the quality and quantity of woodland cover?	?	Site contains visually important trees that could be lost through development.
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it contribute to local distinctiveness and countryside character?	-	The site lies within Green Belt. The 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?	?	Local public sewer may not have capacity to accept additional and unrestricted discharge of surface water – On site storage/balancing of surface water will be required before discharge to the public sewer. Consideration should be given to discharging to soakaways, infiltration systems and watercourses.
• 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?	?	The site lies within 400m of a bus stop on the key bus network
• Will it increase provision of public transport where needed?	O	
• Will it improve existing provision of cycleways and footpaths?	O	
• Will it make the environment for non car travel more attractive?	O	
• 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?	?	Emerging Council policy requires development of more than 10 dwellings 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 relates 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 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?	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>	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 setting the town.
• <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	K6 : Land at Thistle Hill, Knaresborough. 1.8ha site 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 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?	+	Site is within 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.
• 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?	?	Large site with potential for mixed uses, incorporating 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 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	Site is 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?	+	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?	-	Development of this site would result in the extension of the town into the countryside, thereby harming the countryside character of the area.

	-	Site lies within Green Belt
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 public sewer network does not have sufficient spare capacity available to accept unrestricted surface water. The local public sewer network may not have the 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 discharges to the public sewer network must be restricted to the previous/present levels.
• 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?	?	The site lies within 400m of a key bus network
• Will it increase provision of public transport where needed?	O	
• Will it improve existing provision of cycleways and footpaths?	O	
• Will it make the environment for non car travel more attractive?	O	
• 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?	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources.
• Will it reduce the risk of flooding?	+	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 relates 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 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?	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

• <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 prominent open nature of the site means that built development would have a negative effect on local distinctiveness and character to the detriment of the setting of the town.
• <i>Will it promote mixed use development?</i>	0	Site is not large enough to provide a mix of uses.
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	0	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	
• <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:	K7 : Land west of A6055, north of Knaresborough. 11.3ha 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 1km of amenity open space and 3km of an outdoor sports facility. In addition the site is of sufficient size to incorporate new amenity open space and play area and outdoor sports provision. 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 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? 	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 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 is 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. Northern boundary of site lies within 200m of Site for Importance for Nature Conservation
<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 town 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? 	O	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	The public sewer network does not have sufficient spare capacity available to accept unrestricted surface water – On site storage/balancing of the surface water will be required before any discharge to the public sewer network The local public sewer network may not have the 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 discharges to the public sewer network must be restricted to the previous/present levels.
<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? 	O	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car/ 	-	See comments made under objective 6.
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	?	Transport Assessment would be required to address potential traffic concerns
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	?	Bus route runs along Boroughbridge Rd to east of site and there may be opportunity to provide bus stop for site.
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	O	Cycleway already runs near site.
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	O	
<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? 	?	Emerging Council policy requires developments of more than 10 dwellings 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 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		
<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 Greenfield land
<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? 	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? 	?	Careful assessment of development required to avoid adverse impact on Scriven Conservation 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 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 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	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	
• 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:	K9 : Land off Boroughbridge Road, Knaresborough. 5.7ha 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 would 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 amenity open space and 3km of an outdoor sports facility. In addition the site is of sufficient size to incorporate new amenity open space and play area and outdoor sports provision. 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 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? 	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 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 is 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. Trees with TPO's to north of the site. 250m to the north of the site lies a pond which supports a medium sized population of Great Crested Newts. Land within 500m radius of this pond is considered likely to provide new habitat. Detailed survey and possibly habitat enhancement should be provided.
<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 	0	

<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> 	-	Development of this site would result in the extension of the town into the countryside, thereby harming the countryside character of the 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> 	?	The public sewer network does not have sufficient spare capacity available to accept unrestricted surface water – On site storage/balancing of the surface water will be required before any discharge to the public sewer network. The local public sewer network may not have the 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 discharges to the public sewer network must be restricted to the previous/present levels.
<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> 	-	Loss of soil to development.
<ul style="list-style-type: none"> • <i>Will it prevent unacceptable levels of noise and light pollution?</i> 	?	Close proximity to Orchard House kennels and cattery where there could be possible noise/nuisance for residents.
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.
<ul style="list-style-type: none"> • <i>Will it ease congestion on the road/rail network?</i> 	?	Site is within 400m of a bus stop on the key bus network. Transport Assessment required.
<ul style="list-style-type: none"> • <i>Will it increase provision of public transport where needed?</i> 	O	There is already an accessible bus stop on the key bus network
<ul style="list-style-type: none"> • <i>Will it improve existing provision of cycleways and footpaths?</i> 	O	Cycleway already runs along southern boundary of the site
<ul style="list-style-type: none"> • <i>Will it make the environment for non car travel more attractive?</i> 	O	
<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> 	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources.
<ul style="list-style-type: none"> • <i>Will it reduce the risk of flooding?</i> 	+	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		
<ul style="list-style-type: none"> • <i>Will it increase efficiency in water, energy and raw material use?</i> 	?	See comments regarding mitigation which relates 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> 	-	Development will result in the loss of agricultural land.
<ul style="list-style-type: none"> • <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		
<ul style="list-style-type: none"> • <i>Will it enhance features and areas of historical/cultural value?</i> 	O	
<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> 	O	Careful assessment of development required to avoid adverse impact on Scriven Conservation Area.
<ul style="list-style-type: none"> • <i>Will it preserve and where appropriate enhance features of</i> 	O	

<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>	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>	0	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	
• <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:	K10 : Chain Lane, Knaresborough. 0.58ha 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 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?	+	Site is within 1km of amenity open space, 1km of children's play area and 3km of an outdoor sports facility. In addition the site is of sufficient size to incorporate new amenity open space and play area. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity.
• Will it encourage healthy lifestyles?	+	
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 with potential for mixed use, incorporating community facility(ies)
• 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?	+	The site presents an opportunity to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
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.
• 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 tree cover/hedgerows may contain protected species or habitats and adverse impact 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?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
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 public sewer network does not have sufficient spare capacity to accept unrestricted discharge of surface water – On site storage/balancing of surface water will be required before discharge to the public sewer. 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 soil to development
• Will it prevent unacceptable levels of noise and light pollution?	-	Site lies in close proximity to railway
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. Transport Assessment required to address potential traffic concerns.
• Will it increase provision of public transport where needed?	O	
• Will it improve existing provision of cycleways and footpaths?	O	There is already a good existing footpath provision to serve this site.
• Will it make the environment for non car travel more attractive?	O	There is already a good existing footpath provision to serve this site and an accessible bus stop nearby.
• 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?	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources.
• Will it reduce the risk of flooding?	+	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)?	+	Development of this brownfield site would represent an efficient use of land and reduce the loss of greenfield land.
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites.
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

• <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>	+	There may be the possibility of reusing the existing house on the site.
• <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>	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:	K16 : Former Cattle Market, Knaresborough. 0.80ha 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 1km of amenity open space and play area and 3km of outdoor sports facility. In addition 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? 	?	Potential for mixed use development, incorporating community facility(ies)
<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 indicates a positive score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non-car modes.
<ul style="list-style-type: none"> 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 is 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? 	0	
<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? 	0	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it 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? 	0	

9. Minimal pollution levels		
• Will it clean up contaminated land?	?	Site could provide an opportunity to clean up potentially contaminated land.
• Will it maintain and where possible improve air quality?	-	Site likely to result in traffic feeding directly onto road corridor with poor air quality
• Will it maintain and where possible improve surface water and groundwater quality?	?	The public sewer network does not have sufficient spare capacity available to accept unrestricted surface water. The local public sewer network may not have the 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 discharges to the public sewer network must be restricted to the previous/present levels.
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	0	
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	+	See comments made under objective 6.
• Will it ease congestion on the road/rail network?	?	Development could have material impact on traffic on Knaresborough High Street, however there is an opportunity to provide car-free development on this site.
• Will it increase provision of public transport where needed?	0	
• Will it improve existing provision of cycleways and footpaths?	?	There is already a good existing footpath provision to serve this site however could be opportunity to construct the cyclepath which is planned but not yet developed near the site.
• Will it make the environment for non car travel more attractive?	?	There is already a good existing footpath provision to serve this site but potential for car free development
• 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?	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources.
• Will it reduce the risk of flooding?	+	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 relates 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?	+	Redevelopment provides an opportunity to improve the environmental quality of this site, which in turn will enhance and protect the character of the adjoining Conservation Area
• 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
• Will it result in the regeneration of derelict or visually unattractive land?	+	Offers opportunity to improve environmental quality of site which is presently dilapidated and overgrown.
• Will encourage the re-use of existing buildings?	-	Existing buildings are not suitable to be used for residential
• Will it ensure high design quality which supports local distinctiveness?	+	Site is set within a moderate/poor quality wider environment and therefore development of this site provides opportunity to improve the quality and improve local distinctiveness through high quality design.
• Will it promote mixed use development?	?	Potential for 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 some existing 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 that is accessible by modes other than the car.
16. Conditions for business success, economic growth and investment		
• Will it support existing businesses?	O	There are no existing businesses on the site
• Will it maximise local skills?	O	
• Will it encourage investment (including inward investment)?	-	
• Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	-	The site provides an opportunity for an employment site close to the town centre and therefore its loss would limit the range of land available in Knaresborough
• Will it encourage rural diversification?	O	

SA Objective	Site Ref:	K18 : Former Timber Yard, Hambleton Road, Knaresborough. 0.30ha 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 emerging policy but not 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 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? Will it encourage healthy lifestyles? 	+	Site is within 1km of amenity open space and play area.
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	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? 	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? 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 indicates a positive score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non-car modes.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	?	See comments made under objective 1.
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site is 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? 	0	
<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? 	0	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it 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? 	0	
9. Minimal pollution levels		

• Will it clean up contaminated land?	?	Site could provide 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 public sewer network does not have sufficient spare capacity available to accept unrestricted surface water. The local public sewer network may not have the 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 discharges to the public sewer network must be restricted to the previous/present levels.
• 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?	-	Site lies in close proximity to railway and adjoining industry.)There have been residential complaints regarding noise received about the warehouse next to the site and notice for noise nuisance served in 2003.)
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?		
• Will it increase provision of public transport where needed?	0	
• Will it improve existing provision of cycleways and footpaths?	0	There is already a good existing footpath provision to serve this site.
• Will it make the environment for non car travel more attractive?	0	There is already a good existing footpath provision to serve this site and an accessible bus stop nearby.
• 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?	0	
• 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 relates 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	+	See comments made under objective 6

<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>	0	
• <i>Will encourage the re-use of existing buildings?</i>	0	
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	+	There is an opportunity present to improve the quality of the area through high quality design.
• <i>Will it promote mixed use development?</i>	0	Site is not large enough to provide a mix of uses
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>	-	
16. Conditions for business success, economic growth and investment		
• <i>Will it support existing businesses?</i>	0	Although the site is protected employment land, no employment premises remain.
• <i>Will it maximise local skills?</i>	0	
• <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>	-	The site provides an opportunity for an employment site close to the town centre and therefore its loss would limit the range of land available in Knaresborough
• <i>Will it encourage rural diversification?</i>	0	

SA Objective	Site Ref:	K19 : 67, Wetherby Road, Knaresborough. 0.8ha 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 Council to negotiate for an element of affordable housing under current policy See comments regarding mitigation which relate to all sites
• Will it improve energy efficiency in housing?	?	
• Will it increase the use of sustainable building practices?	?	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	+	Site is within 1 km of amenity open space and 3km of an outdoor sport facility. In addition the site is of sufficient size to incorporate a play area or amenity open space. This could have a sufficient 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 for mixed uses, incorporating community facility(ies)
• 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?	+	The site is of sufficient size to meet the recreational needs of the area in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	+	The site schedule indicates a positive score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non-car modes of transport.
• Will it provide appropriate housing for local needs?	+	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it provide opportunities for training and apprenticeships?	0	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?	?	Sites hedgerows and trees 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. Substantial tree belt under TPO runs along south-eastern boundary of the site
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	?	Site lies adjacent to the River Nidd and adverse impact on the ecological status of the river should be avoided.
• 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?	?	The site is located close to Knaresborough Conservation Area and adverse impact on this designation should be avoided.

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 public sewer does not have sufficient spare capacity available to accept the unrestricted discharge of surface water. - On site storage/balancing of the surface water will be required before any discharge to the public sewer network The local public sewer network may not have capacity to accept any additional discharge of surface water – consideration should be given to discharging 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?	-	Loss of soils to development
• Will it prevent unacceptable levels of noise and light pollution?	?	Site is located near St James Business park and the Bypass and although there were no obvious problems with noise, the employment site is not yet fully developed.
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	+	See comments under objective 6
• Will it ease congestion on the road/rail network?	?	Development here, close to good major roads (A658) could encourage car commuting. However the site is located within 400m of a bus stop on the Key Bus Network. Transport Assessment required to address potential traffic concerns
• Will it increase provision of public transport where needed?	O	
• Will it improve existing provision of cycleways and footpaths?	O	There is already good footpath and cycleway provision
• Will it make the environment for non car travel more attractive?	?	Development here, close to good major roads (A658), could encourage car commuting, however has good footpath and cycleway provision and is close to bus stop on the key network.
• 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?	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources
• Will it reduce the risk of flooding?	-	40% of site is within Flood Zone 3a. Residential, retail or employment development is not appropriate unless the PPS25 Exceptions Test is passed. Development of this site will require a Flood Risk Assessment
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 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?	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?	?	Careful assessment of development required to avoid adverse impact on Conservation 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		
<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
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	O	
<ul style="list-style-type: none"> • Will encourage the re-use of existing buildings? 	+	The re-use of existing buildings could be appropriate
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	O	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	O	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? 	O	
<ul style="list-style-type: none"> • Will it contribute to improving diversity of employment opportunities? 	O	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	+	Site located adjacent to St James Business Park where employment opportunities could be accessed on foot.
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? 	O	
<ul style="list-style-type: none"> • Will it encourage investment (including inward investment)? 	O	
<ul style="list-style-type: none"> • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	O	
<ul style="list-style-type: none"> • Will it encourage rural diversification? 	O	

SA Objective	Site Ref:	K20 : Dropping Well Estate, Badger Hill, Knaresborough. 0.7ha 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 is within 1km of an outdoor sports facility and amenity open space. In addition the site is of sufficient size to incorporate a play area or amenity open space. 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 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?	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	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 contains visually important hedgerows and trees which may contain protected species or habitats and adverse impact should be avoided.	
• Will it increase the quality and quantity of woodland cover?	?	Site contains visually important trees that could be lost through development	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	0		
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0		
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0		
• Will it contribute to local distinctiveness and countryside character?	-	Site lies within Green Belt. The site's development would result in the extension of the settlement into the countryside thereby	

	-	harming the countryside character of the area. Site is of high quality landscape and important to the landscape setting of the town
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?	?	The public sewer network does not have sufficient spare capacity available to accept unrestricted surface water. The local public sewer network may not have the 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 discharges to the public sewer network must be restricted to the previous/present levels.
• 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?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	-	See comments under objective 6
• Will it ease congestion on the road/rail network?	?	The site lies within 400m of a bus stop on the key bus network.
• Will it increase provision of public transport where needed?	0	There is already an accessible bus stop on key bus network
• Will it improve existing provision of cycleways and footpaths?	?	There is already a good existing footpath provision and cycleway planned but not developed
• 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 regarding mitigation which relates to all sites
• Will it increase the amount of energy from non-renewable sources that is generated and consumed?	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources
• Will it reduce the risk of flooding?	-	Most of the site lies in Flood Zone1, but a small percentage (10%) lies 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 relates 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 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?	-	Site's development would harm the setting of the conservation area
• 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

<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>	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 countryside 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	Not proposed for employment
• <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:	K24 : Land off A658, Knaresborough. 1.4ha site proposed for employment.
	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	O	Site not proposed for housing.
• Will it improve energy efficiency in housing?	O	
• Will it increase the use of sustainable building practices?	O	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	O	Site not proposed for housing
• Will it encourage healthy lifestyles?	O	
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?	O	Site not proposed for housing
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	O	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	O	Site not proposed for housing
• 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 is within easy walking distance of a bus stop on the key bus network
• Will it provide appropriate housing for local needs?	O	Site not proposed for housing
• 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?	?	If the site is developed for employment, there may be opportunities for training and apprenticeships. However this will depend on the nature of the employment provided on the site and it is difficult to assess at the current stage.
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 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?	O	
• 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?	O	
• Will it contribute to local distinctiveness and countryside character?	-	The rural character of the area would be adversely affected by development
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 public sewer network does not have sufficient spare capacity to accept unrestricted discharge of surface water – On site storage/balancing of surface water will be required before discharging to the public sewer The local public sewer network may 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 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?	O	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	+	See comments under objective 6
• Will it ease congestion on the road/rail network?	?	It is recommended that traffic concerns be addressed through a transport assessment prior to development commencing
• Will it increase provision of public transport where needed?	O	There is already an accessible bus stop on the key bus network
• Will it improve existing provision of cycleways and footpaths?	O	
• Will it make the environment for non car travel more attractive?	+	See comments under objective 6
• 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?	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources
• Will it reduce the risk of flooding?	-	Part of the site is within Flood Zone 3a and at high 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 would 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?	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?	+	Development would provide employment opportunities
• Will it contribute to improving diversity of employment opportunities?	+	Employment development offers the potential to build upon and diversify local employment opportunities
• Will it ensure employment opportunities are accessible by public transport?	+	Development would provide employment accessible by modes other than the car
16. Conditions for business success, economic growth and investment		
• Will it support existing businesses?	?	Depending on the nature of the employment, it could provide support to existing businesses in terms of services provided, product made etc
• Will it maximise local skills?	+	
• Will it encourage investment (including inward investment)?	+	Provision of additional employment land will encourage investment in the area.
• Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	+	Development would provide for the needs of businesses in Knaresborough by providing a range of sites and premises.
• Will it encourage rural diversification?	0	

SA Objective	Site Ref:	K25 : Land off Wetherby Road, Knaresborough. 0.6ha site proposed for housing or employment
	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 relate 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 1 km of amenity open space and 3km of an outdoor sport facility. In addition the site is of sufficient size to incorporate a play area or amenity open space. This could have a sufficient 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 for mixed uses, incorporating community facility(ies)
• 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?	+	The site is of sufficient size to meet the recreational needs of the area in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	+	The site schedule indicates a positive score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non-car modes of transport.
• Will it provide appropriate housing for local needs?	+	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it provide opportunities for training and apprenticeships?	?	If the site is developed for employment, there may be opportunities for training and apprenticeships. However this will depend on the nature of the employment provided on the site and it is difficult to assess at the current stage.
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 contains visually important hedgerows and trees and their loss should be avoided. Substantial tree belt under TPO runs along western and northern boundary of the site
• 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?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	?	Site lies adjacent to the River Nidd and adverse impact on the ecological status of the river should be avoided.
• 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 lies opposite SLA and therefore any development needs to assess the impact on it.
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 public sewer does not have sufficient spare capacity available to accept the unrestricted discharge of surface water. - On site storage/balancing of the surface water will be required before any discharge to the public sewer network The local public sewer network may not have capacity to accept any additional discharge of surface water – consideration should be given to discharging 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
<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? 	?	Site is located near St James Business park and the Bypass and although there were no obvious problems with noise, the employment site is not yet fully developed.
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? 	0	
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	0	There is already an accessible bus stop on the key bus network
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	0	Cycle path already runs along southern boundary of the site
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	0	
<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? 	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	-	Most of the site lies within Flood Zone 2,3a and is therefore at medium/high risk of flooding. Development of this site therefore will require a Flood Risk Assessment and will have to pass the PPS25 Exception test.
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? 	-	Loss of 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? 	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 Conservation Area which is adjacent to the site.

<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
<ul style="list-style-type: none"> Will it result in the regeneration of derelict or visually unattractive land? 	O	
<ul style="list-style-type: none"> Will encourage the re-use of existing buildings? 	O	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	?	Careful assessment of development required to avoid adverse impact on Conservation Area which is adjacent to the site.
<ul style="list-style-type: none"> Will it promote mixed use development? 	+	Site could accommodate some mixed use
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it provide employment opportunities for local people? 	+	Development would provide employment opportunities
<ul style="list-style-type: none"> Will it contribute to improving diversity of employment opportunities? 	+	
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	+	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? 	+	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? 	+	
<ul style="list-style-type: none"> Will it encourage investment (including inward investment)? 	+	Provision of additional employment land will encourage investment in the area.
<ul style="list-style-type: none"> Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	+	Development would provide for the needs of businesses in Knaresborough by providing a range of sites and premises.
<ul style="list-style-type: none"> Will it encourage rural diversification? 	O	

SA Objective	Site Ref:	K30 : Land on Blind Lane/Boroughbridge Road, Knaresborough. 0.68ha 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 See comments regarding mitigation which relate to all sites
• Will it improve energy efficiency in housing?	?	
• Will it increase the use of sustainable building practices?	?	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	+	Site is within 1km of an outdoor sports facility and amenity open space. In addition the site is of sufficient size to incorporate a play area or amenity open space. 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 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?	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. See comments made under objective 1
• Will it provide appropriate housing for local needs?	+	
• 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	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 contains visually important hedgerows and trees which may contain protected species or habitats and adverse impact 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.
• 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?	0	

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?	?	May have negative impact on surface 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 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?	O	There is already an accessible bus stop on key bus network
• Will it improve existing provision of cycleways and footpaths?	?	Already good footpath provision but could be scope to extend cycle path provision
• 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?	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources
• Will it reduce the risk of flooding?	+	100% Flood Zone 1 so low 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 relates to all sites
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	+	Brownfield
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which 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	+	Site is very overgrown and the vacant house is very poor quality

<i>unattractive land?</i>		
• <i>Will encourage the re-use of existing buildings?</i>	?	The house could be re-used
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	+	Re-development will improve a site which is currently of poor quality
• <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	Not proposed for employment
• <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:	K1000 : Land off The Chase, Knaresborough. 0.2ha 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 emerging Core Strategy Policy HLP, but not 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? Will it encourage healthy lifestyles? 	+	Site is within 1km of an outdoor sports facility and amenity open space.
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	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? 	0	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation of allowed under Core Strategy policy.
<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? 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? Will it support the vibrancy of town and village centres? 	?	See comments made under objective 1
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	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 contains visually important hedgerows and trees which may contain protected species or habitats and adverse impact should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	?	Site contains visually important hedgerows and 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? 	0	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it 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? 	0	
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?	?	May have negative impact on surface 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?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	+	See comments under objective 6
• Will it ease congestion on the road/rail network?	?	The site lies 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?	0	
• 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 relates to all sites
• Will it increase the amount of energy from non-renewable sources that is generated and consumed?	0	
• Will it reduce the risk of flooding?	-	Most of the site lies within Flood Zone 1 but some is within Flood Zone 3a and is therefore at medium/high risk of flooding. Development of this site therefore will require a Flood Risk Assessment and will have to pass the PPS25 Exception test.
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)?	+	Brownfield
• 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 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?	<input type="radio"/>	
• Will encourage the re-use of existing buildings?	<input type="radio"/>	
• Will it ensure high design quality which supports local distinctiveness?	<input type="radio"/>	
• Will it promote mixed use development?	<input type="radio"/>	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	<input type="radio"/>	Not proposed for employment
• Will it contribute to improving diversity of employment opportunities?	<input type="radio"/>	
• Will it ensure employment opportunities are accessible by public transport?	<input type="radio"/>	
16. Conditions for business success, economic growth and investment		
• Will it support existing businesses?	<input type="checkbox"/>	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?	<input type="checkbox"/>	
• Will it encourage investment (including inward investment)?	<input type="checkbox"/>	
• Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	<input type="checkbox"/>	
• Will it encourage rural diversification?	<input type="checkbox"/>	

SA Objective	Site Ref:	K1001 : Thistle Hill Nurseries, Knaresborough. 2.0ha 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 would be capable of delivering more than 30 affordable homes
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? Will it encourage healthy lifestyles? 	+	Site is within 1km of an amenity open space and 3km of 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 reduce crime and disorder through design measures? 	?	
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? 	?	Site has potential for mixed uses, incorporating community facility(ies) 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 increase availability and accessibility of culture/leisure/recreation activities/venues? Will it preserve, promote and enhance culture in the District? 	+	
5. Culture, leisure and recreation activities available to all		
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access services and commute to work by non-car modes of transport. See comments made under objective 1.
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	+	
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 is 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? 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 	?	Site's hedgerows and trees 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.
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	+	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to 	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 town into the countryside, thereby harming the countryside character of the area. Site lies within Green Belt
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? 	?	May have negative impact on surface 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? 	O	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car/ 	-	See comments made under objective 6.
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	?	Site is over 1 ha and therefore Transport Assessment required to address potential traffic concerns
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	O	
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	O	
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	O	
<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? 	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources.
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	?	
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	?	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 Greenfield land
<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? 	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? 	?	

• 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?	-	Built development would have a negative effect on local distinctiveness and character to the detriment of the setting of the town.
• 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 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	
• 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:	K1002 : Former nursery, Halfpenny Lane north, Knaresborough. 0.5ha 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 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 1 km of amenity open space, play area and 3km of an outdoor sport facility. However development for housing would involve the loss of a proposed area of recreation 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?	?	Large site with potential for mixed uses, incorporating community facility(ies)
• 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?	+	The site is of sufficient size 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	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?	?	Sites hedgerows and trees may contain protected species or habitats and adverse impacts should be avoided.
• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	O	
• Will it 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?	O	
• Will it contribute to local distinctiveness and countryside character?	O	

9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	O	
• Will it maintain and where possible improve surface water and groundwater quality?	?	May have negative impact on surface and groundwater quality
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	-	Loss of soils and agricultural land 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 under objective 6
• Will it ease congestion on the road/rail network?	O	
• Will it increase provision of public transport where needed?	?	The extension of the key bus network should be investigated to serve this site
• Will it improve existing provision of cycleways and footpaths?	O	Footpaths and cycle path already serve the site
• Will it make the environment for non car travel more attractive?	O	
• 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?	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources
• Will it reduce the risk of flooding?	+	The site lies within Flood Zone 1 and so at low 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)?	-	Loss of greenfield site
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relates to all sites. Large site that could provide a waste recycling site as part of its development
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>	O	
• <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	
• <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	
• <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:	K1003 : Land at Halfpenny Lane north, Knaresborough. 5.7ha 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 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 1 km of amenity open space, play area and 3km of an outdoor sport facility. In addition the site is of sufficient size to incorporate a play area or amenity open space and an outdoor sports facility. This could have a sufficient 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 for mixed uses, incorporating community facility(ies)
<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? 	+	The site is of sufficient size 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 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? 	?	Sites hedgerows and trees may contain protected species or habitats and adverse impacts should be avoided. Site is set within wider context of valuable features for wildlife, including Hay a Park SSSI, ponds of high ecological value which are breeding grounds for Great Crested Newts and a network of important hedges which area national BAP priority habitat. Any development on this site would have to be designed extremely sensitively if it is not to disrupt this network of habitats.
<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' greenspace including woodland which will increase wildlife 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 	+	The agent for the site has noted that if the site gets allocated for housing, the landowner will make

<i>of the natural environment/biodiversity and promote access to wildlife on appropriate sites?</i>		available the Hay-a-Park for public use and management through transfer to an appropriate trust or similar organisation.
<ul style="list-style-type: none"> <i>Will it contribute to local distinctiveness and countryside character?</i> 	-	The site lies on the edge of Knaresborough outside the development limit and therefore development of this large site would result in the extension of the town into the countryside, thereby harming the countryside character of the area.
9. Minimal pollution levels		
<ul style="list-style-type: none"> <i>Will it clean up contaminated land?</i> 	?	Some of the restoration involve with this site from a sand and gravel pit may have introduced contaminative material into the soil.
<ul style="list-style-type: none"> <i>Will it maintain and where possible improve air quality?</i> 	0	
<ul style="list-style-type: none"> <i>Will it maintain and where possible improve surface water and groundwater quality?</i> 	?	May have negative impact on surface and groundwater quality
<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> 	-	Loss of soils and agricultural land to development
<ul style="list-style-type: none"> <i>Will it prevent unacceptable levels of noise and light pollution?</i> 	0	
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 under objective 6
<ul style="list-style-type: none"> <i>Will it ease congestion on the road/rail network?</i> 	?	Traffic Assessment required to address potential traffic concerns.
<ul style="list-style-type: none"> <i>Will it increase provision of public transport where needed?</i> 	?	The extension of the key bus network should be investigated to serve this site
<ul style="list-style-type: none"> <i>Will it improve existing provision of cycleways and footpaths?</i> 	0	Footpaths and cycle path already serve the site
<ul style="list-style-type: none"> <i>Will it make the environment for non car travel more attractive?</i> 	0	
<ul style="list-style-type: none"> <i>Will it improve rail services and facilities?</i> 	?	This development could help bring forward Proposal T18 for a new rail halt by increasing the local demand for public transport
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 relates 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> 	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources
<ul style="list-style-type: none"> <i>Will it reduce the risk of flooding?</i> 	+	The site lies within Flood Zone 1 but site is over 1ha and therefore development of this site will require a Flood Risk Assessment.
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 regarding mitigation which relates 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> 	-	Loss of greenfield site and high quality agricultural land
<ul style="list-style-type: none"> <i>Will it increase prevention, re-use, recovery and recycling of waste?</i> 	?	See comments regarding mitigation which relates to all sites. Large site that could provide a waste recycling site as part of its development
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> 	0	
<ul style="list-style-type: none"> <i>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</i> 	0	
<ul style="list-style-type: none"> <i>Will it conserve the character of historic settlements and conservation areas?</i> 	0	
<ul style="list-style-type: none"> <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		
• 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	
• 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	
• 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:	K1004 : Land at Hall Farm, Knaresborough. 30.0ha 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 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 1 km of amenity open space, play area and 3km of an outdoor sport facility. In addition the site is of sufficient size to incorporate a play area or amenity open space and an outdoor sports facility. This could have a sufficient 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 for mixed uses, incorporating community facility(ies)
<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? 	+	The site is of sufficient size 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 non-car modes of transport. However, the size of the site means that it could be capable of providing education, health services, employment and shops as well as residential - 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? 	?	Large site with potential for provision of new primary school and employment opportunities.
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 hedgerows and trees may contain protected species or habitats and adverse impacts should be avoided. Site lies adjacent to SSSI and adverse impact 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' greenspace including woodland which will increase wildlife 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? 	-	The site lies outside the development limit of Knaresborough and therefore development of this large site would result in the extension of the town 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? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	May have negative impact on surface 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 and agricultural land to development
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	?	Site lies in close proximity to railway
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 over 1ha and therefore need for Traffic Assessment to address potential traffic concerns, particularly as development is likely to increase congestion in Knaresborough due to the size of the site.
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	0	
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	0	
<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? 	?	The provision of a new rail halt should be investigated
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? 	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	+	Site lies within Flood Zone 1 and is therefore at low risk of flooding
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	?	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? 	-	Loss of greenfield site and high quality agricultural land
<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. Large site that could provide a waste recycling site as part of its development
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		
<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

• <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>	-	Built development would have a negative effect on local distinctiveness and character to the detriment of the setting of the town.
• <i>Will it promote mixed use development?</i>	?	Site could accommodate some mixed use
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	?	Site not proposed for employment but site size means it present opportunity for mixed use development that could include employment.
• <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:	K1005 : Land off Forest Moor Road. 2.5ha 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 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 1km of amenity open space and 3km of an outdoor sports facility. In addition the site is of sufficient size to incorporate new amenity open space/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?	?	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?	+	The site is of a sufficient size 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 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 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 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?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it contribute to local distinctiveness and countryside character?	-	Site lies within Green Belt 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?	?	May have negative impact on surface 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?	-	Development here, close to good major roads is likely to encourage car commuting
• Will it increase provision of public transport where needed?	?	The key bus network runs along Forest Moor Road
• Will it improve existing provision of cycleways and footpaths?	?	There is no footpath that runs along the site and therefore there may be an opportunity to improve this provision in this area.
• Will it make the environment for non car travel more attractive?	O	There is already an accessible bus stop but the footpath provision is poor to access it.
• 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?	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources
• Will it reduce the risk of flooding?	+	Flood Zone 1
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 the site will result in the loss of greenfield land and, potentially the loss of agricultural land.
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which elates 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 under objective 6
• Will it prevent inappropriate development in flood plains?	+	See comments under objective 11
• Will it ensure new developments provide essential services accessible without use of a car and are accessible by public	-	See comments under objective 6

<i>transport?</i>		
• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	○	
• <i>Will encourage the re-use of existing buildings?</i>	○	
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	-	The open nature of the site means that built development would have a negative effect on local distinctiveness and character.
• <i>Will it promote mixed use development?</i>	?	Opportunity for mixed use development
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	○	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 will help to support existing businesses with the recruitment and retention of staff
• <i>Will it maximise local skills?</i>	○	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:	K1006 : Land between South Ings and Oak Mount, Forest Moor Road. 0.81ha 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 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 amenity open space and 3km of an outdoor sports facility. In addition the site is of sufficient size to incorporate new amenity open space/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?	?	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?	+	The site is of a sufficient size 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 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 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 important hedgerows and their loss should be avoided
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it contribute to local distinctiveness and countryside character?	-	Site lies within Green Belt 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?	?	May have negative impact on surface 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?	?	Development here, close to good major roads is likely to encourage car commuting, however the site lies within 400m of a bus stop on the Key Bus Network
• Will it increase provision of public transport where needed?	?	The key bus network runs along Forest Moor Road
• Will it improve existing provision of cycleways and footpaths?	?	There is no footpath that runs along the site and therefore there may be an opportunity to improve this provision in this area.
• Will it make the environment for non car travel more attractive?	O	There is already an accessible bus stop but the footpath provision is poor to access it.
• 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?	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources
• Will it reduce the risk of flooding?	+	Flood Zone 1
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 the site will result in the loss of greenfield land and, potentially the loss of agricultural land.
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which elates 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 under objective 6
• Will it prevent inappropriate development in flood plains?	+	See comments under objective 11
• Will it ensure new developments provide essential services	-	See comments 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>	-	The open nature of the site means that built development would have a negative effect on local distinctiveness and character.
• <i>Will it promote mixed use development?</i>	?	Opportunity for mixed use development
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	O	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 will help to support existing businesses with the recruitment and retention of staff
• <i>Will it maximise local skills?</i>	O	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:	K1007 : Stockwell, Knaresborough. 0.20ha 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 emerging 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?	+	Site is within 1km of amenity open space and play area and 3km from 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 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?	?	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 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.
• 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 is 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?	?	Sites hedgerows and trees 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?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
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?	?	May have negative impact on surface and groundwater quality
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	0	
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	+	See comments 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?	0	There is already an accessible bus stop on key bus network
• Will it improve existing provision of cycleways and footpaths?	0	There is already a good existing footpath provision to serve this site.
• Will it make the environment for non car travel more attractive?	0	There is already a good existing footpath provision to serve this site and an accessible bus stop nearby.
• 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?	0	
• 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 relates 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 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?	+	Although not derelict, this site has become overgrown and unattractive.

• <i>Will encourage the re-use of existing buildings?</i>	+	Potential to use existing buildings on site e.g conversion to flats
• <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 (offices)
• <i>Will it contribute to improving diversity of employment opportunities?</i>	-	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	-	Residential development will result in the loss of an employment site that is accessible by modes other than the car.
16. Conditions for business success, economic growth and investment		
• <i>Will it support existing businesses?</i>	-	Residential development will result in the loss of employment land
• <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>	-	The site provides an opportunity for an employment site close to the town centre and therefore its loss would limit the range of land available in Knaresborough
• <i>Will it encourage rural diversification?</i>	0	

SA Objective	Site Ref:	K1008: Strikes Garden Centre, York Road. 0.43ha 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 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 amenity open space and 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 relates to all sites
4. Vibrant communities which participate in decision making		
• Will it improve and increase community facilities?	0	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	?	
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 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?	0	
• Will it increase the quality and quantity of woodland cover?	0	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
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?	?	May have negative impact on surface 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?	?	Adjacent to York 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 made under objective 6
• Will it ease congestion on the road/rail network?	?	Development here, close to good major roads is likely to encourage car commuting, however the site lies within 400m of a bus stop on the Key Bus Network
• Will it increase provision of public transport where needed?	O	The key bus network runs along York Road
• Will it improve existing provision of cycleways and footpaths?	O	There is good footpath provision to the site
• Will it make the environment for non car travel more attractive?	O	There is already an accessible bus stop but the footpath provision is poor to access it.
• 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?	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources
• Will it reduce the risk of flooding?	+	Flood Zone 1
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)?	+	Brownfield site
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which elates 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 under objective 6
• Will it prevent inappropriate development in flood plains?	+	See comments under objective 11
• Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?	+	See comments under objective 6
• Will it result in the regeneration of derelict or visually	O	

<i>unattractive land?</i>		
• <i>Will encourage the re-use of existing buildings?</i>	-	Existing buildings will not be suitable for conversion
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	○	
• <i>Will it promote mixed use development?</i>	○	Opportunity for mixed use development
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	○	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 will help to support existing businesses with the recruitment and retention of staff
• <i>Will it maximise local skills?</i>	○	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>	○	