

APPENDIX 3.

Site Ref: H8										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and may require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	DG	R	R	R	R	R	R	O		Some accessibility to local services: but poor accessibility to rail services, primary school, secondary school, GP, and shopping facilities.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	R	O	DG	LG	?	R	R			Significant adverse effects on biodiversity. May result in the loss of woodland or trees but mitigation is possible. Site large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity and area has limited capacity to accommodate development and mitigation opportunities limited.
9. Minimal pollution levels.	N	O	R	?	R	Y	R			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to contain any contaminated land. Negative effects: Potential to have a negative impact on air quality. Adverse effects of additional surface water discharge. 100% greenfield land. Loss of grade 1, 2 or 3 agricultural land. Close to a major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	LG	O	O	N				Significant transport problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Ability to connect to cycle routes. Some pedestrian access issues but mitigation possible. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	Y							Bus stop not within 400m. Up to 50% of site within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	O	R							All new development will increase use of primary resources, and increase energy and water consumption and waste. Would involve the loss of grade 1, 2 or 3 agricultural land.

13. Protect and enhance the historic environment.	R							Mitigation of harmful effects not possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	R	R	DG	Demolition of buildings would be required. Negative impact on local distinctiveness. Mixed use development can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a						Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG							Provision of affordable housing as part of scheme encourages investment and local business expansion.
<p>Summary: This site is located on the southern edge of the built up area of Harrogate and consists of a number of agricultural fields. There are positive social effects in that the site is large enough to deliver significant affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreational needs of the area. The site has some accessibility to local services but this is poor to rail services, primary and secondary schools, shopping and GP facilities. The local primary school is at or near capacity and likely to require expansion. Significant transport problems have been identified but connections to cycle and pedestrian routes can be made. Development may lead to a loss of trees/woodland but mitigation is possible. Significant adverse effects on biodiversity have been identified although the site is large enough to incorporate new natural green space. There would be adverse effects on the landscape, which is of high sensitivity with limited capacity to accommodate development and limited mitigation opportunities and there would be a loss of Grade 3 agricultural land.</p> <p>Recommendation: Not to allocate.</p>								

Table 7.7 Site H8