

		Traffic Light Definitions			Notes	Notes	
Theme	Criteria	Red	Amber	Green			
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	There are major constraints with significant impact on viability or site configuration which would make it unlikely that all elements of the preferred housing mix (size, type, tenure, number of storeys) would be delivered. Examples of such constraints include: steep gradients on significant parts of sites, contamination requiring costly remediation, or long access route being required.	There are some constraints having moderate impact on viability or site configuration which potentially might prevent delivery of some elements of the preferred housing mix (size, type, tenure, number of storeys). Examples of such constraints include: moderate gradient on most/all of site, short access road required from adopted highway.	There are no constraints having significant impact on viability or site configuration so delivery of all elements of the preferred housing mix (size, type, tenure, number of storeys) is likely to be achieved. Such sites would typically be: mostly level, adjacent to adopted highway, have existing pavements extending to edge of site.	All sites should be viable for a mix of all elements of the preferred housing mix. Proportions of the various types will be determined later. The inclusion of affordable housing and bungalows in the preferred mix, and focus on smaller market homes means that sites with complex issues may struggle with viability.	In response to the comment entitled "Bungalows 2", these traffic light definitions have been amended to ensure that assessment against this criteria favours sites that present no significant constraints to delivery of the preferred housing mix. The initial draft only listed examples of potential constraints without explicitly addressing the underlying general principle.	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Physically separated from the existing built-up area by field(s), beck, or road.	Has common boundary with existing built-up area on one side	Has common boundaries with existing built-up area on more than one side, or is entirely within the village envelope.	Could specify % perimeter of proposed site forming common boundary rather than number of sides.		
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Arable land, recreational spaces (cricket pitch etc.), high quality habitat (woodlands, ancient hedgerows, species rich grazing land), designated Green Space*	Grazing land with limited biodiversity	Brownfield land	No Green Spaces have been formally designated, but for this criteria the areas considered will be those assessed as meeting Green Space criteria as recorded in the minutes of the Settlement Character Workshop of 7/5/16	Consideration was given to extending this criteria to take into account the CPRE tranquillity index. While the Steering Group are supportive of the principle, an examination of the CPRE tranquillity map indicates that the whole village area scores well on the tranquillity index. Tranquillity map shows little differentiation between sites, and so is of limited utility as a site selection criteria for our Neighbourhood Plan.	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Only a narrow frontage onto adopted highway is available to construct site access, or access would be onto road with 60 mph speed limit, or access would be onto a single track road	Medium frontage onto adopted highway offers some flexibility in location of access point, or access would be onto road with 40mph speed limit.	Long frontage onto adopted highway offering significant opportunities to vary location of access point, and access would be onto road with 30 mph (or less) speed limit.	Length of frontage could be defined as multiples of minimum splay for prevailing speed limit. Access onto lower speed roads favoured for safety reasons.		
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site is prominent in views towards the settlement, and development of site would result in significant impairment or obstruction of views towards, within or from the settlement.	Development of site would result in partial impairment or obstruction of views towards, within or from the settlement.	Site is not prominent in views towards the settlement, and development of site would result in minimal impairment or obstruction of views towards, within or from the settlement.	Only views from public spaces (including footpaths) will be considered. Are all views equal? How could a view classification be objectively defined?	A Dark Sky element would be a logical extension of this criteria which relates to impact on views. CPRE dark sky mapping provides a resource which could be used. While the Steering Group are supportive of the principle, in practice this offers little differentiation between sites as the area in and around the village is all in one of two (low illumination) bands.	

Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or significant frontages as identified by the Settlement Character workshops.	Site is wholly or partially located within the Conservation Area, or incorporates all of part of a significant building, or all or part of a significant frontage, or has a severely adverse impact on the setting of a significant building or frontage.	Site is immediately adjacent to the Conservation Area, or is within the buffer zone of a significant building or frontage which is located outside the Conservation Area, or would otherwise adversely impact on the setting of a significant building or frontage.	Site is separated from the Conservation Area, significant buildings or frontages, and development of the site would not have any adverse impact on their setting or significance.		There is no statutorily defined distance for size of the buffer zone around a listed building or heritage asset. Impact on setting and/or significance of listed buildings is context dependent. The following methodology will be applied 1) The boundaries of the Conservation will be assumed to incorporate the buffer zone for any buildings located within it. 2) Listed buildings or other heritage assets located outside the conservation area will be explicitly considered within site assessments where appropriate (those considered will be identified within the individual site assessments). 3) Comments on the draft assessment prepared on the basis of steps 1) and 2) will be sought from HDC's conservation officer and any appropriate adjustments made.
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	Development of site would result in reduction of access to a Green Space or loss of Green Space	Development of the site would have no impact on access to or size of Green Spaces.	Development of site could result in improvement in access (and especially access for disabled), an increase in Local Green Space, or link existing Green Spaces	No Green Spaces have been formally designated, but for this criteria the areas considered will be those assessed as meeting Green Space criteria as recorded in the minutes of the Settlement Character Workshop of 7/5/16	
	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is located wholly or partially within the Leven Valley Character Zone	Site is located immediately adjacent to the Leven Valley Character Zone	Site is not immediately adjacent to the Leven Valley Character Zone	The "Leven Valley" Character Zone is defined as the area recommended by Settlement Character Workshops	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	Development of the site would result in the loss or impairment of existing facilities, or impairment of access to them.	Development of the site would have negligible impact (other than additional population) on facilities.	Site offers opportunities to enhance or extend existing facilities (enhancement could include better parking arrangements as well as improved facilities), or provide facilities in parts of village which are not close to existing facilities		
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area	Nearest point of site is located at a walking distance along public roads/pavements in excess of 830 metres from village centre. The distance will include a Naismith adjustment for crossing Leven Valley.	Nearest point of site is located at a walking distance along public roads/pavements of between 415 and 830 metres from village centre. The distance will include a Naismith adjustment for crossing Leven Valley.	Nearest point of site is located at a walking distance along public roads/pavements of less than 415 metres from village centre. The distance will include a Naismith adjustment for crossing Leven Valley.	Allowance for crossing the Leven Valley could be made using "Naismith's rule" - each 1m of ascent is equivalent to walking 8m on level ground. Need to define location of "village centre"	The distances of 415m and 830m are based on the 5 and 10 minute walking times at 5km/hr which is a widely accepted value for reasonable walking pace. The Naismith adjustment will be based on the difference in spot heights near Rose cottage and the top of Rudby Bank near Rudby Farm (approx. 18m). Ascent on Hutton side to Bay Horse is slightly less. Based on the consultation response, the village centre is defined as the midpoint between the War Memorial and the Village Pump (which is a position located on Southside approximately opposite the Hub).

Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	Development of site will result in increased walking distances to services for other areas of the village, or access from the site to village centre along pavements will require crossing of roads with speed limits in excess of 30mph	Development of site will have negligible impact on walking distances to services from other parts of the village.	Development of site offers opportunities to reduce walking distances from other parts of the village to reach services by creating new and more direct footpaths or cycle routes		
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site has size or other constraints which would make it unable to accommodate at least 11 houses with sufficient parking / garaging for residents and visitors.	Space or topography constraints would prevent adequate provision of parking for the maximum site size of 25 dwellings.	No space or topography constraints which would prevent adequate provision of parking for up to 25 dwellings	Need to define resident's parking provision - e.g. 2 bed = 2 cars, 3 bed = 3 cars, 4+ bed = 4 cars. Questionnaire evidence shows village has 1 car per adult. Need to quantify provision for visitors. Note high parking provision means 25 dph may not be achievable.	NYCC / HDC standard allowances for parking spaces will be reviewed during the preparation of site design briefs, and uplifted if necessary based on the questionnaire evidence of the level of car ownership within the Parish.
Pipeline Criteria	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	The pipeline safety buffer zones cover part or all of the site and there is less than 0.5Ha of land on the settlement side of the pipeline safety buffer zones	The pipeline safety buffer zones cover part or all of the site but there is more than 0.5Ha of land on the settlement side of the pipeline safety buffer zones	The pipeline safety buffer zones do not cover any part of the site.		Sites are expected to deliver up to 25 homes at an indicative density of 25 dph. HSE guidelines are that "Developments up to and including 30 dwelling units and at a density of no more than 40 per hectare" are sensitivity level 2. HSE advice for the inner zone is "advise against", and for the middle and outer zones the advice is "don't advise against."
Flooding Criteria	(14) Development should favour sites not affected by Flood Zone 3, or Flood zone 2 or at risk of surface water flooding	The majority of the site is in flood zone 3, or the majority of the site is in flood zone 2 or the site has some areas at high risk of surface water flooding	A small part of the site is in flood zone 3 or in flood zone 2, or some parts of the site have low or medium risk of surface water flooding.	No part of the site is in flood zone 3 or 2, and there are no parts of the site at risk of surface water flooding.	Risk of surface water flooding is assessed from the Long Term Flood Risk Map for England published on gov.uk	Adapted form of HDC Criteria. None of the candidate sites are affected by river flooding. Most are affected by surface water flooding.
Biodiversity/Habitat	(15) Development should favour sites which avoid reduction in biodiversity	Site is wholly or partly in an SSSI or SINIC, or there are TPOs on site, or site has high biodiversity value.	Site is within the buffer zone of an SSSI or SINIC, or there are TPOs immediately adjacent to site, or site has medium biodiversity value	Site is not within buffer zone of any SSSI or SINIC, and site has no on site adjacent TPOs, and site has low biodiversity value	There are no SSSI in area. Buffer zone for SINICs (ancient native woodlands) is set at 100m to allow for foraging species around margins of sites. Biodiversity score of 7 or more is high, 3 or less is low. For TPOs adjacent is defined as within the root/canopy range of the tree - a TPO across a highway is not considered adjacent.	Adapted form of HDC Criteria with objective scoring system to assess biodiversity value of sites. Biodiversity assessment is based on number of distinct habitat types present with the most diverse habitats types given double weighting (see biodiversity assessment tab for details).

Dealing with ambiguity or factors not explicitly addressed in definitions	1) The criteria definitions take precedence over traffic light definitions which should be seen as aids to interpretation. Reference should be made to the criteria definitions themselves to cater for factors not explicitly set out in the definitions.	2) Where a site appears to be close to the red/amber or amber/green boundaries, the outcome should be determined as follows: i) Test against RED, if the site fails to strictly meet the definition then ii) Test against GREEN, if site also fails to explicitly meet this definition, then classify as AMBER.
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Eligibility Screening Criteria

- 1) Sites must be at least 0.5 Ha to ensure site is capable of delivering 11 or more homes
- 2) Site must be available for a development of 11 to 25 homes at the start of the plan period
- 3) Sites must make contribution to all elements of preferred housing mix (including on-site affordable component)
- 4) Landowner must support delivery of a housing mix which is predominantly of the preferred housing types

Sites which do not meet the eligibility criteria will be eliminated from the selection process and will not be assessed against the selection criteria.

Site Name		S/073/001	S/073/023 (Replaces S/073/002)	S/073/003	S/073/005	S/073/006	S/073/009
Site Description		Land to South of Garbotts Lane on Western Edge of Village (2.61Ha)	Land to North of Levensdale - assessed as resubmitted reduced area (to south of pipeline). Approx. 4 Ha	Site to South Of Enterpen (includes flagpole field and area around farm buildings). 2.52 Ha. A single dwelling (Ref 16/1771/FUL)	Land to North of Langbaugh Road. Original site was 1.02 Ha, but sale of 15m wide strip to residents on Langbaugh to incorporate into domestic gardens (15/02694/FUL) has reduced area available for development by ca. 0.2 Ha.	Land to South of Paddock End. Original site 0.88 Ha, but a 15m wide strip on the Eastern edge has been sold to incorporate into domestic gardens (17/00208/FUL). Remaining area available for development ca. 0.8 Ha.	Land to South of Belbrough Lane and West of Station Lane. 1.72 Ha.
Theme	Criteria						
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Level site adjacent to Garbotts Lane. No evident constraints likely to impact on viability	Long access road required to reach site from Garbotts Lane and moderate gradients on some parts of site	No evident constraints on viability assuming that removal of existing buildings does not involve excessive costs (e.g. due to contamination)	Level site adjacent with potential access directly from Langbaugh. No evident constraints likely to impact on viability.	Although there is a field gate on the NE corner of the site, Highways have advised HDC that access should be from Garbotts Lane. The cost of this access may have some impact on viability.	Land falls with modest gradient towards the South, and lies directly on highway. Pavements on opposite side of Station Lane.
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Connects with existing settlement area on East side	Site is separated from Levensdale / Hundale by Hundale Gill, but will connect directly with the approved (but as yet unbuilt) Wickets development.	Site has a complex shaped Northern boundary which connects well with the existing settlement.	Site connects with existing settlement along part of Southern boundary	Site connects with the existing settlement on North and East sides.	Site is separated from the existing built area by Belbrough Lane and Station Lane.
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Grade 3 Arable Land	The majority of the site is Grade 3 grazing land, but also includes richer habitats along the margins of Hundale Gill which is under consideration for a Green Space designation. Site has been assessed as "red" due to the presence of two distinct types of habitat/land use.	Hybrid site - part brownfield around farm buildings, part domestic garden, and part Grade 3/3a arable land.	Grade 3 Grazing land	Predominantly Grade 3 grazing land. There is a very small area of higher quality habitat along the margins of Hundale Gill which forms part of the Northern edge of the site. (This has not been proposed for Green Space designation)	Grade 3 Arable land
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Direct access from Garbotts Lane would be assessed as red (60mph), whereas access via Paddock End would be Green (30 mph). HDC assessment indicates that direct access from Garbotts Lane is preferred for this site, and as an access route to S/073/006 and S/073/012	Frontage onto Garbotts Lane is very narrow, as is the whole of the existing lane to the main part of the site. HDC assessment indicates that the access road would need widening.	There are two relatively short sections of frontage onto Enterpen (30mph) offering some flexibility in access location.	Direct access from Langbaugh road hammerhead is possible. HDC assessment indicates that highways have some concerns over extension to a cul-de-sac with no additional / secondary access to advise.	Direct access from Garbotts Lane across S/073/001 would be assessed as "Red" as it would fall into the 60mph zone. Access via Paddock End (30mph zone) would be assessed as Green. Developer to advise.	The Eastern boundary fronts onto the 30mph Station Lane. There is further direct frontage onto the 40mph Belbrough Lane.
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site is prominent on approach to village along Garbotts Lane, and views across site were identified in Settlement Character Workshop (these are predominantly short distance views rather than extensive views into the wider landscape.)	Site is <u>not</u> prominent in views toward the settlement, but development would result in some impairment of views identified in the Settlement Character Workshops.	Site is <u>not</u> prominent in views towards the settlement. View across flagpole field from Enterpen was noted in the Village Design Statement and in the Settlement Character Workshops. Some further impairment of this view over and above that arising from the single dwelling approved for the flagpole field may arise.	Site is <u>not</u> prominent in views towards the settlement. No views identified in Settlement Character Workshops would be impacted.	Site is <u>not</u> prominent in views towards the settlement, and no views identified in Settlement Character Workshops would be impacted.	Site is prominent in views towards the settlement. Development of site would result in impairment of views identified in Settlement Character workshops.
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Outside the conservation area. The only listed building in the vicinity is a Grade II building at Hutton Grange, the setting of which would not be significantly impacted.	Outside the conservation area. Listed buildings at Hutton Grange and North End are at some distance from the site and would not be impacted by development.	The flagpole field, and some of the farm buildings lie inside the conservation area. Enterpen Farm (Grade II) and Village Hall (NDHA) are adjacent to site, and Linden Grange (Grade II) is nearby.	No listed buildings in vicinity. Settings of NDHAs (Drumrauck Hall and Old Vicarage) would not be adversely impacted due to screening by mature trees / existing development at Langbaugh Rd.	Outside the conservation area and no listed or NDHA buildings in vicinity.	Not in conservation area. Linden Grange (Grade II) lies to East of site, and Gardsenstone Farm (Grade II) lies to the South. The old Vicarage (NDHA) lies to the North and Drumrauck Hall (NDHA) to the West. There would be some adverse impact on the setting of the NDHAs.
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	The closest proposed Green Space is the Cricket Pitch, which would neither be adversely affected or improved by development of this site.	Development could improve public access to the proposed Green Space around Hundale Gill.	No opportunities as site is not immediately adjacent to any proposed Green Spaces	No opportunities as site is not immediately adjacent to any proposed Green Spaces	No opportunities as site is not immediately adjacent to any proposed Green Spaces	The closest proposed Green Space is the recreation area, which would neither be adversely affected or improved by development of this site.
	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	Site is outside the Leven Valley Character Zone	Site is outside the Leven Valley Character Zone	Site is outside the Leven Valley Character Zone	Site is outside the Leven Valley Character Zone	Site is outside the Leven Valley Character Zone
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	No identified opportunities	No identified opportunities	No identified opportunities	No identified opportunities	No identified opportunities. While HDC assessment suggests that "development of the site could provide opportunity to provide [additional] off-road parking for the adjacent play area", there is no evidence that there is a need for this.
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approximately 700m from village centre	Site is approximately 500m from village centre	Flagpole field edge of site is 400m from village centre	Distance from village centre is approx. 1.3 km. (Note the pedestrian route does not go through the school grounds as it is not a public right of way)	Site is approximately 600m from village centre (assumes pedestrian access from public footpath to North of site)	Walking distance from village centre is approx. 1 km.
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	Site lies at the edge of the settlement, so there are no opportunities to improve connectivity within the settlement	Site lies at the edge of the settlement, so there are no opportunities to improve connectivity within the settlement.	Site lies at the edge of the settlement, so there are no opportunities to improve connectivity within the settlement.	Site lies at the edge of the settlement, so there are no opportunities to improve connectivity within the settlement.	Site lies at the edge of the settlement, so there are no opportunities to improve connectivity within the settlement.	Site lies at the edge of the settlement, so there are no opportunities to improve connectivity within the settlement.
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	Site is large enough to allocate land for 25 homes with adequate parking.	Site is large enough to allocate land for 25 homes with adequate parking.	Following the sale of the 15m strip of land it is unlikely that 25 homes with adequate parking could be delivered on this site.	Following the sale of the 15m strip of land it is unlikely that 25 homes with adequate parking could be delivered on this site.	Site is large enough to allocate land for 25 homes with adequate parking at 25dph, but HDC view is that maximum yield for the site would be 20 homes
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline zone lies beyond North boundary of site	Pipeline zone traverses Northwest portion of site. Area on settlement side of pipeline zone is fully separated from the built area by Hundale Gill (Criteria 2 would become RED if only this portion is considered.)	Pipeline is not in vicinity of site	Pipeline is not in vicinity of site	Pipeline is not in vicinity of site	Pipeline is not in vicinity of site
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Agency flood map indicates a small area towards the Southern end of the site (around Hundale Gill) at high risk of surface water flooding, and areas adjacent to the site with high risk of surface water flooding.	There are no flood zones 3 or 2 on the site. The Environment Agency flood map indicates areas at the South and East ends of the site (around Hundale Gill) at risk of surface water flooding, and some Adjacent areas with high risk of surface water flooding.	There are no flood zones 3 or 2 on the site. The Environment Agency flood map indicates areas at the Northern end of the site (close to the highway at Enterpen) at high risk of surface water flooding, and some Adjacent areas with high risk of surface water flooding.	There are no flood zones 3 or 2 on the site. The Environment Area map shows some small areas at low risk of surface water flooding towards the West of the site.	There are no flood zones 3 or 2 on the site. The Environment Agency flood map indicates an area at the Northern end of the site (around Hundale Gill) at risk of surface water flooding, and areas adjacent to the site with high risk of surface water flooding.	There are no flood zones 3 or 2 on the site. The Environment Area map shows an area towards the Southern end of the site at risk of surface water flooding, and areas adjacent to the site also at risk of surface water flooding.
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has medium biodiversity value, no TPOs on or adjacent to site, and is more than 100m from any SINC.	Site has medium biodiversity value, no TPOs on or adjacent to site, and is more than 100m from any SINC.	Site has low biodiversity value, has an adjacent TPO, and is within 100m of a SINC	Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC	Site has medium biodiversity value, no TPOs on or adjacent to site, and is more than 100m from any SINC.	Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC

S/073/010	S/073/011	S/073/012	N5	N6	S/125/006 (Replaces S/125/001)	S/125/002	S/125/003
Land to South of Belbrough Lane and West of Station Lane. 5.02 Ha. (Includes all of S/073/009)	Land to South of Enterpen (does not include Flagpole field and land around Enterpen Farm). 39.24 Ha. A single dwelling has been approved for the flagpole field (Ref 16/1771/FUL) which will reduce the views into the site from Enterpen.	Land between Langbaugh Rd and Pudlocks End (includes part of S/073/006 and all of S/073/006). Original site size 7.38 Ha. Sale of 15m wide strip of land for conversion to domestic gardens (15/02694/FUL and 17/00208/FUL) on South and East margins of site have reduced site size by approx. 0.4 Ha.	Honeyman's field. Owner's intentions to be established - draft assessment prepared pending owner's response.	Allotments. Site is less than 0.5 Ha. therefore, fails to meet eligibility criteria.	Land to West of Rudby Bank - assessed as reduced area re-submission. 1.94 Ha. Green Space submission S/125/004/G overlaps this site.	Land to South of Blue Barn Lane. 6.55 Ha	Land to North of Stokesley Rd. 2.26 Ha. A planning application for 5 self build plots has been submitted for the part of the site immediately adjacent to Stokesley Rd. The assessment is based on the current state of the site.
As for S/073/009	Does not connect directly with the Highway so short access road will be required.	Although there is a field gate on the NE corner of the site, Highways have advised HDC that access should be from Garbutts Lane. The cost of this access may have some impact on viability.	Very steep gradients on parts of site.	Small sloping site. Would be difficult to deliver 11 or more dwellings and contribute to all elements of the preferred housing mix.	Short access road will be required to connect site to the adopted highway at Rudby Bank	Other than pipeline (dealt with in separate criteria) no evident viability constraints	Land falls with modest gradient towards SW corner. Flooding issues with under another criteria
As for S/073/009	Site connects along Northern boundary.	Site connects with existing settlement on North, East and South boundaries	Site connects to existing built area on South and West sides.	Fully within the village envelope	Site connects to existing settlement on North and East boundaries.	Site connects to existing settlement on East boundary	Site connects to existing settlement along West boundary
As for S/073/009	Predominantly Grade 3a and 3b arable land	Predominantly grade 3 grazing land, but there is a small area of higher quality habitat on Northern boundary along the margins of Hundale Gill. (This has not been proposed for Green Space designation)	Diverse habitat. Uncultivated for many years.	Recommended as a Green Space	Grade 3 Grazing land, but adjacent to SNC / ancient woodland at Bank Wood.	Predominantly Grade 3 arable land	Predominantly Grade 3 arable land
As for S/073/009	Access arrangements unknown - developer to advise.	Direct access from Garbutts Lane across S/073/001 would be assessed as "Red" as it would fall into the 60mph zone. HDC assessment indicates this is highways preferred option.	Two narrow access points.	Although within 30mph zones, has very narrow frontage and significant increase in traffic along access route along narrow Southside and Coddie Hill roads would be undesirable.	Very narrow frontage onto Rudby Bank. HDC site assessment states "The site does not appear to have sufficient frontage onto Rudby Bank to enable an access of acceptable standard to be formed onto the public highway."	Site has a long frontage onto Blue Barn Lane but it narrows to a single track with close to the NE corner of the site. HDC assessment states "Blue Barn Lane is single track and would need significant improvement."	Site has a long frontage onto Stokesley Rd - partly in 30mph zone and partly in 60mph zone.
As for S/073/009	Site is not prominent in views towards the settlement, but view from Enterpen may be impacted.	North-western portion of site is more prominent than S/073/005 and S/073/006. Development of the site would not impact on any views identified in Settlement Character Workshops.	Site is not prominent in views towards settlement, but several views identified in Settlement Character Workshops would be impacted by development	Not prominent and no identified views over site.	Site is not prominent in views towards settlement, but development would result in some impairment of views identified in Settlement Character Assessment.	Development of site would not result in impairment of view identified in Settlement Character Workshops	Although site is prominent on approach to village from Stokesley, development would not result in significant impairment of any views identified in the Settlement Character Workshops
As for S/073/009, but there would be greater impact on Drumrauck Hall if the Western end of the site was developed	Site is outside, but adjacent to the conservation area. However it is noted that access is likely to require construction of an access road within the conservation area. Enterpen Farm (Grade II) and Village Hall (NDHA) are adjacent to site and Linden Grange (Grade II) is nearby.	Outside the conservation area and no listed or NDHA buildings in vicinity.	Site is within conservation area and is adjacent to Grade II listed buildings on North End and North side.	Within Conservation Area	Site is outside conservation area. There would be some impact on setting of Rudby Farm (Grade II). There are no other listed or NDHA buildings in the vicinity.	Site is outside Conservation Area and no listed buildings or NDHAs in the vicinity	Site is outside Conservation Area and no listed buildings or NDHAs in the vicinity
As for S/073/009	The closest proposed Green Space is the area around the village hall, which would neither be adversely affected or improved by development of this site.	No opportunities as site is not immediately adjacent to any proposed Green Spaces	The area has been recommended for Green Space designation.	Development would result in loss of an area recommended for Green Space designation	Settlement Character Workshops decided that S/125/004/G met the Green Space criteria, but did not recommend it due to conflict with development option. For the purpose of this criteria this is viewed as a loss of a potential Green Space (whether or not it is ultimately classified as such).	The closest proposed Green Space is at Rudby Farm and would neither be adversely affected or improved by development of this site.	No proposed Green Spaces in vicinity of the site
As for S/073/009	Site is outside the Leven Valley Character Zone	Site is outside the Leven Valley Character Zone	Part of the site lies in the Leven Valley Character Zone.	Not within or adjacent to Leven Valley Character Zone	Site is adjacent to Leven Valley Character Zone	Site is adjacent to Leven Valley Character Zone	Site is outside the Leven Valley Character Zone
As for S/073/009	No identified opportunities	No identified opportunities	No identified opportunities	Development of the site would result in loss of a valued community recreational facility. It might be possible to mitigate this by relocation if suitable land could be identified and procured.	No identified opportunities	No identified opportunities	No identified opportunities
As for S/073/009	Walking distance to edge of site is in excess of 450m. (Note this is greater than S/073/003 as site does not include flagpole field)	Site is approximately 600m from village centre (assumes pedestrian access from public footpath to North of site)	Site is approx. 50m from Village Centre.	Site is approx. 100m from village centre	Site is approximately 900m from village centre (before adding Nalsmith adjustment)	Site is approximately 1.4 km from village centre (before adding Nalsmith adjustment)	Site is approximately 1.2 km from village centre (before adding Nalsmith adjustment)
As for S/073/009	Site lies at the edge of the settlement, so there are no opportunities to improve connectivity within the settlement.	Development of the site offers the opportunity to create a walking route from Langbaugh Rd to Garbutts Lane	No identified opportunities	No identified opportunities	No opportunities to improve connectivity	No opportunities to improve connectivity	No opportunities to improve connectivity
Site is large enough to allocate land for 25 homes with adequate parking even at the reduced density recommended by HDC.	Site is large enough to allocate land for 25 homes with adequate parking.	Site is large enough to allocate land for 25 homes with adequate parking.	Site is large enough to allocate land for 25 homes with adequate parking.	Small constrained site unlikely to be able to deliver at least 11 dwellings with adequate parking.	Site is large enough to allocate land for 25 homes with adequate parking.	Site is large enough to allocate land for 25 homes with adequate parking.	Site is large enough to allocate land for 25 homes with adequate parking.
Pipeline is not in vicinity of site	Pipeline is not in vicinity of site	Pipeline is not in vicinity of site	Pipeline is not in vicinity of site	Pipeline is not in vicinity of site	Pipeline is not in vicinity of site	Pipeline zone covers approximately 2/3 of site. Unaffected area is adjacent to existing built area, and considering this portion only would give the same amber assessment under Criteria 2 as for the full site.	Pipeline is not in vicinity of site
There are no flood zones 3 or 2 on the site. The Environment Agency map shows an area towards the Southern end of the site at risk of surface water flooding, and areas adjacent to the site also at risk of surface water flooding.	There are no flood zones 3 or 2 on the site. The Environment Agency map shows areas (small proportion of the site area) in the North, centre and South of the site at risk of surface water flooding.	There are no flood zones 3 or 2 on the site. The Environment Agency flood map indicates small areas along the Northern boundary (around Hundale Gill), and a number of small areas on the Western part of the site have a history of surface water flooding.	There are no flood zones 3 or 2 on the site. A small area towards the North of the site is at high risk of surface water flooding.	Part of the site is at low risk of surface water flooding.	There are no flood zones 3 or 2 on the site. The Environment Agency Map indicates areas along the Southern and Western margins of the site are at low or medium risk of surface water flooding, and some risk of surface water flooding nearby at Woodside and Middleton Road.	There are no flood zones 3 or 2 on the site. The Environment Agency map shows no areas on the site are at risk of surface water flooding.	There are no flood zones 3 or 2 on the site. The Environment Agency map shows the Southwest corner is at high risk of surface water flooding as are adjacent areas on the North side of Stokesley Road and nearby at Rudby Lea.
Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SNC.	Site has medium biodiversity value, a TPO adjacent to site, and is within 100m of a SNC.	Site has medium biodiversity value, no TPOs on or adjacent to site, and is more than 100m from any SNC.	Site has high biodiversity value, no TPOs on or adjacent to site, and is more than 100m from any SNC.	Site scores low for biodiversity value (cultivated land similar to domestic gardens), TPOs adjacent to site. Site is more than 100m from SNC.	Site has low biodiversity value, has no TPOs on or adjacent to site, but is within 100m of a SNC. TPO alongside Rudby Bank are (probably) not adjacent.	Site has low biodiversity value, has no TPOs on or adjacent to site, but is within 100m of a SNC.	Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SNC.

S/125/005	S/134/001	S/134/002	N2	N11	N12
Land to East of Middleton Rd. 6.4 Ha	Land to East of Rudby Lea. 2.42 Ha	Cleveland Hills View. Need to consider whether site meets screening criteria for housing mix.	Blue Barn Nurseries. Site area > 1Ha. Verbal expression of interest in development by owner, but subsequently retracted in writing. Site is not available.	Land West of Meadow Hill. Owner has confirmed interest in writing and provided map of site boundaries. Site assumed > 1Ha	Land East of Meadow Hill. Owner has confirmed interest in writing and provided map of site boundaries. Site assumed > 1Ha
Pavements do not extend to edge of site	Level/gentle gradients over most of site. Footpath within short distance of site and site is adjacent to highway.	Level/gentle gradients over site. Existing access onto highway, but a considerable distance from nearest pavement. Reconfiguration of site would be needed to comply with preferred housing mix.	Gentle gradients over site. Adjoins highway on Middleton Rd and Blue Barn Lane. Pavements on Blue Barn Lane only.	Moderate slopes over part of site. Pavement stops at Rudby Lea. Close to but not immediately adjacent to highway	Moderate slopes over part of site. Pavement stops at Rudby Lea. Directly adjacent to highway
Site connects to existing settlement along small part of Southern boundary.	Site adjoins built area on West side only. Meadow Hill Farm which lies to the East is considered to be outside the village envelope.	Site is not connected to the existing built area.	Site connects to existing built area on East and West sides	Site does not connect to existing built area	Site does not connect to existing built area
Predominantly Grade 3 arable land	Grade 3 arable land	Site is currently configured with services and bases for lodge accommodation with some lodges present.	Hybrid site - part brownfield, and part grazing land.	Grazing land	Grazing land
Site has long frontage onto 60mph zone of Middleton Rd.	There appear to be two options for access a) direct to 60mph zone of Stokesley Road (RED assessment), or b) via 30mph zone in Rudby Lea (GREEN assessment)	The existing access is onto 60mph zone.	Within 30mph zones on Blue Bane Lane and Middleton Rd.	Access would be onto 60 mph zone	Access would be onto 60 mph zone
Site is prominent on approach to village along Middleton Rd and there would be impairment of view identified in Settlement Character Workshop.	Site is <u>not</u> prominent and no views over site were identified in Settlement Character Workshop.	Site is adjacent to the highway so potentially could be considered prominent but no views over site were identified in Settlement Character Workshop.	Site is <u>not</u> prominent and no views over site were identified in Settlement Character Workshop.	Site could be considered prominent, but no views over site were identified in Settlement Character Workshops.	Site could be considered prominent, but no views over site were identified in Settlement Character Workshops.
Site is outside Conservation Area and no listed buildings or NDHAs in the vicinity	Adjacent to Conservation area on Southern Boundary. Grade 1 listed Parish church lies to the Southwest.	Site is outside the conservation area, but immediately opposite walled Parkland associated with Rudby Hall.	Site is outside conservation area and no listed or NDHA buildings in the vicinity.	Site is near walled parkland associated with Rudby Hall.	Site is adjacent to walled parkland associated with Rudby Hall.
No proposed Green Spaces in vicinity of the site	No proposed Green Spaces in vicinity of the site	No proposed Green Spaces in vicinity of the site	No proposed Green Spaces in vicinity of the site	No proposed Green Spaces in vicinity of the site	No proposed Green Spaces in vicinity of the site
Site is outside the Leven Valley Character Zone	Site is outside the Leven Valley Character Zone	Site is outside the Leven Valley Character Zone	Site is outside the Leven Valley Character Zone	Site is outside the Leven Valley Character Zone	Site is outside the Leven Valley Character Zone
No identified opportunities	No identified opportunities	No identified opportunities	No identified opportunities	No identified opportunities	No identified opportunities
Site is approximately 1.2 km from village centre (before adding Naismith adjustment)	Site is approximately 1.2 km from village centre (before adding Naismith adjustment)	Site is approximately 1.5 km from village centre (before adding Naismith adjustment)	Site is approximately 1.2 km from village centre (before adding Naismith adjustment)	Site is approximately 1.3 km from village centre (before adding Naismith adjustment)	Site is approximately 1.3 km from village centre (before adding Naismith adjustment)
No opportunities to improve connectivity	No opportunities to improve connectivity	No opportunities to improve connectivity	No opportunities to improve connectivity	No opportunities to improve connectivity	No opportunities to improve connectivity
Site is large enough to allocate land for 25 homes with adequate parking.	Site is large enough to allocate land for 25 homes with adequate parking.	Site is large enough to allocate land for 25 homes with adequate parking.	Site is large enough to allocate land for 25 homes with adequate parking.	Site is large enough to allocate land for 25 homes with adequate parking.	Site is large enough to allocate land for 25 homes with adequate parking.
Pipeline zone covers approximately 3/4 of site. Unaffected areas are detached from existing built area, and these areas would be assessed as RED under Criteria 2.	Pipeline is not in vicinity of site	Pipeline is not in vicinity of site	Pipeline zone covers the Northern part of the site. Unaffected areas are adjacent to the existing built area, and would still be assessed as GREEN under Criteria 2.	Pipeline is not in vicinity of site	Pipeline is not in vicinity of site
There are no flood zones 3 or 2 on the site. The Environment Agency map shows a slippable area towards the Southeast of the site is at high risk of surface water flooding.	There are no flood zones 3 or 2 on the site. There are no areas on the site itself at risk of surface water flooding, but there are adjacent areas at high risk at Rudby Lea.	There are no flood zones 3 or 2 on the site. There is an area at high risk of surface water flooding on the Eastern edge of the site.	There are no flood zones 3 or 2 on the site. The Environment Agency map shows no areas of the site itself at risk of surface water flooding. There are some areas nearby at risk on Middleton Road, Bluebarn Lane and Woodside.	There are no flood zones 3 or 2 on the site. The Environment Agency map shows no areas of the site itself at risk of surface water flooding.	There are no flood zones 3 or 2 on the site. The Environment Agency map shows no areas of the site itself at risk of surface water flooding.
Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC	Site has low biodiversity value, has TPOs adjacent to site, and is more than 100m from any SINC	Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC	Site has medium biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC. TPOs across Blue Barn Lane are not adjacent.	Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC	Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC

Biodiversity Assessment

Habitat Types Present On Site	Weight	S/073/ 001	S/073/ 002	S/073/ 003	S/073/ 005	S/073/ 006	S/073/ 009	S/073/ 010	S/073/ 011	S/073/ 012	N5 Honeymans	N6 Allotments	S/125/ 006	S/125/ 002
Individual mature native species tree (freestanding or in hedge line)	1	1	1	1	1		1	1	1	1	1	1		1
Native species copse or woodland	2								1		1			
Orchards	1													
Native species hedges	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Water courses (water always present)	2	1	1			1			1	1	1			
Derelict buildings (Bat roosting, bird nesting, invertebrates etc.)	1										1			
Grazing Land	1		1		1	1				1			1	
Long term uncultivated land/scrubland	1										1			
Biodiversity Score		4	5	2	3	4	2	2	6	5	8	2	2	2

Green	0-3	Low Biodiversity Potential
Amber	4-6	Medium Biodiversity Potential
Red	7+	High Biodiversity Potential

Habitat Types Considered for Inclusion, But Not Present on any Assessed Site

Wetlands/Ponds

Drystone walls

Meadows

Stone outcrops / cliffs

Habitat / Biodiversity Sub-elements

	S/073/ 001	S/073/ 002	S/073/ 003	S/073/ 005	S/073/ 006	S/073/ 009	S/073/ 010	S/073/ 011	S/073/ 012	N5 Honeymans	N6 Allotments	S/125/ 006	S/125/ 002
Biodiversity	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Amber	Red		Green	Green
TPOs	Green	Green	Amber	Green	Green	Green	Green	Amber	Green	Green		Green	Green
SINC	Green	Green	Amber	Green	Green	Green	Green	Amber	Green	Green		Amber	Amber
Overall Assessment	Amber	Amber	Amber	Green	Amber	Green	Green	Amber	Amber	Red		Amber	Amber

Biodiversity Assessment

Habitat Types Present On Site	S/125/ 003	S/125/ 005	S/134/ 001	S/134/ 002	Bluebarn Nursery	Meadow Hill West	Meadow Hill East
Individual mature native species tree (freestanding or in hedge line)	1	1	1	1	1	1	1
Native species copse or woodland							
Orchards					1		
Native species hedges	1	1	1	1	1	1	1
Water courses (water always present)							
Derelict buildings (Bat roosting, bird nesting, invertebrates etc.)	1		1		1		
Grazing Land						1	1
Long term uncultivated land/scrubland							
Biodiversity Score	3	2	3	2	4	3	3

Habitat Types Considered For Inclusion, But Not Present

Wetlands/Ponds

Drystone walls

Meadows

Stone outcrops / cliffs

Habitat / Biodiversity Sub-elements

	S/125/ 003	S/125/ 005	S/134/ 001	S/134/ 002	Bluebarn Nursery	Meadow Hill West	Meadow Hill East
Biodiversity	Green	Green	Green	Green	Amber	Green	Green
TPOs	Green	Green	Amber	Green	Green	Green	Green
SINC	Green	Green	Green	Green	Green	Green	Green
Overall Assessment	Green	Green	Amber	Green	Amber	Green	Green

Site Name		S/073/001	
Site Description		Land to South of Garbutts Lane on Western Edge of Village (2.61Ha)	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Level site adjacent to Garbutts Lane. No evident constraints likely to impact on viability	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Connects with existing settlement area on East side	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Grade 3 Arable Land	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Direct access from Garbutts Lane would be assessed as red (60mph), whereas access via Paddocks End would be Green (30 mph). HDC assessment indicates that direct access from Garbutts Lane is preferred for this site, and as an access route to S/073/006 and S/073/012	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site is prominent on approach to village along Garbutts Lane, and views across site were identified in Settlement Character Workshop (these are predominantly short distance views rather than extensive views into the wider landscape.)	
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Outside the conservation area. The only listed building in the vicinity is a Grade II building at Hutton Grange, the setting of which would not be significantly impacted.	
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	The closest proposed Green Space is the Cricket Pitch, which would neither be adversely affected or improved by development of this site.	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approximately 700m from village centre	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	Site lies at the edge of the settlement, so there are no opportunities to improve connectivity within the settlement	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline zone lies beyond North boundary of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Agency flood map indicates a small area towards the Southern end of the site (around Hundale Gill) at high risk of surface water flooding, and areas adjacent to the site with high risk of surface water flooding.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has medium biodiversity value, no TPOs on or adjacent to site, and is more than 100m from any SINC.	

Site Name		S/073/023 (Replaces S/073/002)	
Site Description		Land to North of Levendale - assessed as resubmitted reduced area (to south of pipeline). Approx. 4 Ha	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Long access road required to reach site from Garbutts Lane and moderate gradients on some parts of site	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site is separated from Levendale / Hundale by Hundale Gill, but will connect directly with the approved (but as yet unbuilt) Wickets development.	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	The majority of the site is Grade 3 grazing land, but also includes richer habitat along the margins of Hundale Gill which is under consideration for a Green Space designation. Site has been assessed as "red" due to the presence of two distinct types of habitat/land use.	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Frontage onto Garbutts Lane is very narrow, as is the whole of the existing lane to the main part of the site. HDC assessment indicates that the access road would need widening.	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site is <u>not</u> prominent in views toward the settlement, but development would result in some impairment of views identified in the Settlement Character Workshops.	
	Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Outside the conservation area. Listed buildings at Hutton Grange and North End are at some distance from the site and would not be impacted by development.
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	Development could improve public access to the proposed Green Space around Hundale Gill.	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approximately 500m from village centre	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	Site lies at the edge of the settlement, so there are no opportunities to improve connectivity within the settlement.	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline zone traverses Northwest portion of site. Area on settlement side of pipeline zone is fully separated from the build area by Hundale Gill (Criteria 2 would become RED if only this portion is considered.)	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Agency flood map indicates areas at the South and East ends of the site (around Hundale Gill) at risk of surface water flooding, and adjacent areas with high risk of surface water flooding.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has medium biodiversity value, no TPOs on or adjacent to site, and is more than 100m from any SINC.	

Site Name		S/073/003	
Site Description		Site to South Of Enterpen (includes Flaggpole field and area around farm buildings). 2.52 Ha. A single dwelling has been approved for the flagpole field (Ref 16/1771/FUL)	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	No evident constraints on viability assuming that removal of existing buildings does not involve excessive costs (e.g. due to contamination)	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site has a complex shaped Northern boundary which connects well with the existing settlement.	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Hybrid site - part brownfield around farm buildings, part domestic garden, and part Grade 3/3a arable land.	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	There are two relatively short sections of frontage onto Enterpen (30mph) offering some flexibility in access location.	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site is <u>not</u> prominent in views towards the settlement. View across flagpole field from Enterpen was noted in the Village Design Statement and in the Settlement Character Workshops. Some further impairment of this view over and above that arising from the single dwelling approved for the flagpole field may arise.	
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	The flagpole field, and some of the farm buildings lie inside the conservation area. Enterpen Farm (Grade II) and Village Hall (NDHA) are adjacent to site, and Linden Grange (Grade II) is nearby.	
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	No opportunities as site is not immediately adjacent to any proposed Green Spaces	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Flagpole field edge of site is 400m from village centre	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	Site lies at the edge of the settlement, so there are no opportunities to improve connectivity within the settlement.	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Agency flood map indicates areas at the Northern end of the site (close to the highway at Enterpen) at high risk of surface water flooding, and some Adjacent areas with high risk of surface water flooding.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has low biodiversity value, has an adjacent TPO, and is within 100m of a SINC	

Site Name	S/073/005	
Site Description	Land to North of Langbaugh Road. Original site was 1.02 Ha, but sale of 15m wide strip to residents on Langbaugh to incorporate into domestic gardens (15/02694/FUL) has reduced area available for development by ca. 0.2 Ha.	
Theme	Criteria	
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Level site adjacent with potential access directly from Langbaugh. No evident constraints likely to impact on viability.
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site connects with existing settlement along part of Southern boundary
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Grade 3 Grazing land
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Direct access from Langbaugh road hammerhead is possible. HDC assessment indicates that highways have some concerns over extension to a cul-de-sac with no additional / secondary access
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site is <u>not</u> prominent in views towards the settlement. No views identified in Settlement Character Workshops would be impacted.
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	No listed buildings in vicinity. Settings of NDHAs (Drumrauck Hall and Old Vicarage) would not be adversely impacted due to screening by mature trees / existing development at Langbaugh Rd.
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	No opportunities as site is not immediately adjacent to any proposed Green Spaces

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Distance from village centre is approx. 1.3 km. (Note the pedestrian route does not go through the school grounds as it is not a public right of way)	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	Site lies at the edge of the settlement, so there are no opportunities to improve connectivity within the settlement.	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Following the sale of the 15m strip of land it is unlikely that 25 homes with adequate parking could be delivered on this site.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Area map shows some small areas at low risk of surface water flooding towards the West of the site.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC	

Site Name		S/073/006	
Site Description		Land to South of Paddocks End. Original site 0.88 Ha, but a 15m wide strip on the Eastern edge has been sold to incorporate into domestic gardens (17/00208/FUL). Remaining area available for development ca. 0.8 Ha.	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Although there is a field gate on the NE corner of the site, Highways have advised HDC that access should be from Garbutts lane. The cost of this access may have some impact on viability.	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site connects with the existing settlement on North and East sides.	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Predominantly Grade 3 grazing land. There is a very small area of higher quality habitat along the margins of Hundale Gill which forms part of the Northern edge of the site. (This has not been proposed for Green Space designation)	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Direct access from Garbutts Lane across S/073/001 would be assessed as "Red" as it would fall into the 60mph zone. Access via Paddocks End (30mph zone) would be assessed as Green. Developer to advise.	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site is <u>not</u> prominent in views towards the settlement, and no views identified in Settlement Character Workshops would be impacted.	
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Outside the conservation area and no listed or NDHA buildings in vicinity.	
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	No opportunities as site is not immediately adjacent to any proposed Green Spaces	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approximately 600m from village centre (assumes pedestrian access from public footpath to North of site)	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	Site lies at the edge of the settlement, so there are no opportunities to improve connectivity within the settlement.	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Following the sale of the 15m strip of land it is unlikely that 25 homes with adequate parking could be delivered on this site.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Agency flood map indicates an area at the Northern end of the site (around Hundale Gill) at risk of surface water flooding, and areas adjacent to the site with high risk of surface water flooding.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has medium biodiversity value, no TPOs on or adjacent to site, and is more than 100m from any SINC.	

Site Name		S/073/009	
Site Description		Land to South of Belbrough Lane and West of Station Lane. 1.72 Ha.	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Land falls with modest gradient towards the South, and lies directly on highway. Pavements on opposite side of Station Lane.	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site is separated from the existing built area by Belbrough Lane and Station Lane.	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Grade 3 Arable land	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	The Eastern boundary fronts onto the 30mph Station Lane. There is further direct frontage onto the 40mph Belbrough lane.	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site is prominent in views towards the settlement. Development of site would result in impairment of views identified in Settlement Character workshops.	
	Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Not in conservation area. Linden Grange (Grade II) lies to East of site, and Gardenstone Farm (Grade II) lies to the South. The old Vicarage (NDHA) lies to the North and Drumrauck Hall (NDHA) to the West. There would be some adverse impact on the setting of the NDHAs.
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	The closest proposed Green Space is the recreation area, which would neither be adversely affected or improved by development of this site.	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities. While HDC assessment suggests that "development of the site could provide opportunity to provide [additional] off-road parking for the adjacent play area", there is no evidence that there is a need for this.	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Walking distance from village centre is approx. 1 km.	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	Site lies at the edge of the settlement, so there are no opportunities to improve connectivity within the settlement.	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking at 25dph, but HDC view is that maximum yield for the site would be 20 homes	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Area map shows an area towards the Southern end of the site at risk of surface water flooding, and areas adjacent to the site also at risk of surface water flooding.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC	

Site Name		S/073/010	
Site Description		Land to South of Belbrough Lane and West of Station Lane. 5.02 Ha. (Includes all of S/073/009)	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	As for S/073/009	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	As for S/073/009	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	As for S/073/009	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	As for S/073/009	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	As for S/073/009	
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	As for S/073/009, but there would be greater impact on Drumrauck Hall if the Western end of the site was developed	
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	As for S/073/009	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	As for S/073/009	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	As for S/073/009	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	As for S/073/009	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	As for S/073/009	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking even at the reduced density recommended by HDC.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Area map shows an area towards the Southern end of the site at risk of surface water flooding, and areas adjacent to the site also at risk of surface water flooding.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC	

Site Name		S/073/011	
Site Description		Land to South of Enterpen (does not include Flagpole field and land around Enterpen Farm). 39.24 Ha. A single dwelling has been approved for the flagpole field (Ref 16/1771/FUL) which will reduce the views into the site from Enterpen.	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Does not connect directly with the Highway so short access road will be required.	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site connects along Northern boundary.	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Predominantly Grade 3a and 3b arable land	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Access arrangements unknown - developer to advise.	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site in <u>not</u> prominent in views towards the settlement, but view from Enterpen may be impacted.	
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Site is outside, but adjacent to the conservation area. However it is noted that access is likely to require construction of an access road within the conservation area. Enterpen Farm (Grade II) and Village Hall (NDHA) are adjacent to site and Linden Grange (Grade II) is nearby.	
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	The closest proposed Green Space is the area around the village hall, which would neither be adversely affected or improved by development of this site.	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Walking distance to edge of site is in excess of 450m. (Note this is greater than S/073/003 as site does not include flagpole field)	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	Site lies at the edge of the settlement, so there are no opportunities to improve connectivity within the settlement.	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Agency map shows areas (small proportion of the site area) in the North, centre and South of the site at risk of surface water flooding.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has medium biodiversity value, a TPO adjacent to site, and is within 100m of a SINC.	

Site Name		S/073/012	
Site Description		Land between Langbaugh Rd and Paddocks End (includes part of S/073/005 and all of S/073/006). Original site size 7.38 Ha. Sale of 15m wide strip of land for conversion to domestic gardens (15/02694/FUL and 17/00208/FUL) on South and East margins of site have reduced site size by approx. 0.4 Ha.	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Although there is a field gate on the NE corner of the site, Highways have advised HDC that access should be from Garbutts lane. The cost of this access may have some impact on viability.	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site connects with existing settlement on North, East and South boundaries	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Predominantly grade 3 grazing land, but there is a small area of higher quality habitat on Northern boundary along the margins of Hundale Gill. (This has not been proposed for Green Space designation)	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Direct access from Garbutts Lane across S/073/001 would be assessed as "Red" as it would fall into the 60mph zone. HDC assessment indicates this is highways preferred option.	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	North-western portion of site is more prominent than S/073/005 and S/073/006. Development of the site would not impact on any views identified in Settlement Character Workshops.	
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Outside the conservation area and no listed or NDHA buildings in vicinity.	
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	No opportunities as site is not immediately adjacent to any proposed Green Spaces	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approximately 600m from village centre (assumes pedestrian access from public footpath to North of site)	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	Development of the site offers the opportunity to create a walking route from Langbaugh Rd to Garbutts Lane	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Agency flood map indicates small areas along the Northern boundary (around Hundale Gill), and a number of small areas on the Western part of the site have a history of surface water flooding.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has medium biodiversity value, no TPOs on or adjacent to site, and is more than 100m from any SINC.	

Site Name	NP5		
Site Description	Honeyman's field. Owner's intentions to be established - draft assessment prepared pending owner's response.		
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Very steep gradients on parts of site.	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site connects to existing built area on South and West sides.	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Diverse habitat. Uncultivated for many years.	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Two narrow access points.	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site is not prominent in views towards settlement, but several views identified in Settlement Character Workshops would be impacted by development	
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Site is within conservation area and is adjacent to Grade II listed buildings on North End and North side.	
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	The area has been recommended for Green Space designation.	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Part of the site lies in the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approx. 50m from Village Centre.	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	No identified opportunities	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. A small area towards the North of the site is at high risk of surface water flooding.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has high biodiversity value, no TPOs on or adjacent to site, and is more than 100mm from any SINC	

Site Name	NP6		
Site Description	Allotments. Site is less than 0.5 Ha, therefore, fails to meet eligibility criteria.		
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Small sloping site. Would be difficult to deliver 11 or more dwellings and contribute to all elements of the preferred housing mix.	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Fully within the village envelope	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Recommended as a Green Space	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Although within 30mph zones, has very narrow frontage and significant increase in traffic along access route along narrow Southside and Coldie Hill roads would be undesirable.	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Not prominent and no identified views over site.	
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Within Conservation Area	
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	Development would result in loss of an area recommended for Green Space designation	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Not within or adjacent to Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	Development of the site would result in loss a valued community recreational facility. It might be possible to mitigate this by relocation if suitable land could be identified and procured.	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approx. 100m from village centre	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	No identified opportunities	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Small constrained site unlikely to be able to deliver at least 11 dwellings with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	Part of the site is at low risk of surface water flooding.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site scores low for biodiversity value (cultivated land similar to domestic gardens), TPOs adjacent to site. Site is more than 100m from SINC.	

Site Name		S/125/006 (Replaces S/125/001)	
Site Description		Land to West of Rudby Bank - assessed as reduced area resubmission. 1.94 Ha. Green Space submission S/125/004/G overlaps this site.	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Short access road will be required to connect site to the adopted highway at Rudby Bank	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site connects to existing settlement on North and East boundaries.	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Grade 3 Grazing land, but adjacent to SINC / ancient woodland at Bank Wood.	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Very narrow frontage onto Rudby Bank. HDC site assessment states "The site does not appear to have sufficient frontage onto Rudby Bank to enable an access of acceptable standard to be formed onto the public highway."	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site is not prominent in views towards settlement, but development would result in some impairment of views identified in Settlement Character Assessment.	
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Site is outside conservation area. There would be some impact on setting of Rudby Farm (Grade II). There are no other listed or NDHA buildings in the vicinity.	
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	Settlement Character Workshops decided that S/125/004/G met the Green Space criteria, but did not recommend it due to conflict with development option. For the purpose of this criteria this is viewed as a loss of a potential Green Space (whether or not it is ultimately classified as such).	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is adjacent to Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approximately 900m from village centre (before adding Naismith adjustment)	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	No opportunities to improve connectivity	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Agency Map indicates areas along the Southern and Western margins of the site are at low or medium risk of surface water flooding, and some risk of surface water flooding nearby at Woodside and Middleton Road.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has low biodiversity value, has no TPOs on or adjacent to site, but is within 100m of a SINC. TPO alongside Rudby Bank are (probably) not adjacent.	

Site Name		S/125/002	
Site Description		Land to South of Blue Barn Lane. 6.55 Ha	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Other than pipeline (dealt with in separate criteria) no evident viability constraints	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site connects to existing settlement on East boundary	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Predominantly Grade 3 arable land	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Site has a long frontage onto Blue Barn Lane but it narrows to a single track width close to the NE corner of the site. HDC assessment states "Bluebarn Lane is single track and would need significant improvement."	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Development of site would not result in impairment of view identified in Settlement Character Workshops	
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Site is outside Conservation Area and no listed buildings or NDHAs in the vicinity	
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	The closest proposed Green Space is at Rudby Farm and would neither be adversely affected or improved by development of this site.	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is adjacent to Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approximately 1.4 km from village centre (before adding Naismith adjustment)	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	No opportunities to improve connectivity	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline zone covers approximately 2/3 of site. Unaffected area is adjacent to existing built area, and considering this portion only would give the same amber assessment under Criteria 2 as for the full site.	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Agency map shows no areas on the site are at risk of surface water flooding.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has low biodiversity value, has no TPOs on or adjacent to site, but is within 100m of a SINC	

Site Name		S/125/003	
Site Description		Land to North of Stokesley Rd. 2.26 Ha. A planning application for 5 self build plots has been submitted for the part of the site immediately adjacent to Stokesley Rd. The assessment is based on the current state of the site.	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Land falls with modest gradient towards SW corner. Flooding issues with under another criteria	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site connects to existing settlement along West boundary	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Predominantly Grade 3 arable land	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Site has a long frontage onto Stokesley Rd - partly in 30mph zone and partly in 60mph zone.	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Although site is prominent on approach to village from Stokesley, development would <u>not</u> result in significant impairment of any views identified in the Settlement Character Workshops	
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Site is outside Conservation Area and no listed buildings or NDHAs in the vicinity	
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	No proposed Green Spaces in vicinity of the site	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approximately 1.2 km from village centre (before adding Naismith adjustment)	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	No opportunities to improve connectivity	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Agency map shows the Southwest corner is at high risk of surface water flooding as are adjacent area on the North side of Stokesley Road, and nearby at Rudby Lea.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC	

Site Name		S/125/005	
Site Description		Land to East of Middleton Rd. 6.4 Ha	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Pavements do not extend to edge of site	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site connects to existing settlement along small part of Southern boundary.	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Predominantly Grade 3 arable land	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Site has long frontage onto 60mph zone of Middleton Rd.	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site is prominent on approach to village along Middleton Rd and there would be impairment of view identified in Settlement Character Workshop.	
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Site is outside Conservation Area and no listed buildings or NDHAs in the vicinity	
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	No proposed Green Spaces in vicinity of the site	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approximately 1.2 km from village centre (before adding Naismith adjustment)	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	No opportunities to improve connectivity	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline zone covers approximately 3/4 of site. Unaffected areas are detached from existing built area, and these areas would be assessed as RED under Criteria 2.	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Agency map shows a sizeable area towards the Southeast of the site is at high risk of surface water flooding.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC	

Site Name		S/134/001	
Site Description		Land to East of Rudby Lea. 2.42 Ha	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Level/gentle gradients over most of site. Footpath within short distance of site and site is adjacent to highway.	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site adjoins built area on West side only. Meadow Hill Farm which lies to the East is considered to be outside the village envelope.	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Grade 3 arable land	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	There appear to be two options for access a) direct to 60mph zone of Stokesley Road (RED assessment), or b) via 30mph zone in Rudby Lea (GREEN assessment)	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site is <u>not</u> prominent and no views over site were identified in Settlement Character Workshop.	
	Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Adjacent to Conservation area on Southern Boundary. Grade 1 listed Parish church lies to the Southwest.
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	No proposed Green Spaces in vicinity of the site	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approximately 1.2 km from village centre (before adding Naismith adjustment)	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	No opportunities to improve connectivity	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. There are no areas on the site itself at risk of surface water flooding, but there are adjacent areas at high risk at Rudby Lea.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has low biodiversity value, has TPOs adjacent to site, and is more than 100m from any SINC	

Site Name		S/134/002	
Site Description		Cleveland Hills View. Need to consider whether site meets screening criteria for housing mix.	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Level/gentle gradients over site. Existing access onto highway, but a considerable distance from nearest pavement. Reconfiguration of site would be needed to comply with preferred housing mix.	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site is not connected to the existing built area.	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Site is currently configured with services and bases for lodge accommodation with some lodges present.	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	The existing access is onto 60mph zone.	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site is adjacent to the highway so potentially could be considered prominent but no views over site were identified in Settlement Character Workshop.	
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Site is outside the conservation area, but immediately opposite walled Parkland associated with Rudby Hall.	
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	No proposed Green Spaces in vicinity of the site	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approximately 1.5 km from village centre (before adding Naismith adjustment)	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	No opportunities to improve connectivity	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. There is an area at high risk of surface water flooding on the Eastern edge of the site.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC	

Site Name	NP2	
Site Description	Blue Barn Nurseries. Site area > 1Ha. Verbal expression of interest in development by owner, but subsequently retracted in writing. Site is not available.	
Theme	Criteria	
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Gentle gradients over site. Adjoins highway on Middleton Rd and Blue Barn Lane. Pavements on Blue Barn Lane only.
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site connects to existing built area on East and West sides
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Hybrid site - part brownfield, and part grazing land.
Site Characteristics	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Within 30mph zones on Blue Bane Lane and Middleton Rd.
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site is <u>not</u> prominent and no views over site were identified in Settlement Character Workshop.
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Site is outside conservation area and no listed or NDHA buildings in the vicinity.
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	No proposed Green Spaces in vicinity of the site

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approximately 1.2 km from village centre (before adding Naismith adjustment)	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	No opportunities to improve connectivity	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline zone covers the Northern part of the site. Unaffected areas are adjacent to the existing built area, and would still be assessed as GREEN under Criteria 2.	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Agency map shows no areas of the site itself at risk of surface water flooding. There are some areas nearby at risk on Middleton Road, Bluebarn Lane and Woodside.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has medium biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC. TPOs across Blue Barn Lane are not adjacent.	

Site Name	NP11	
Site Description	Land West of Meadow Hill. Owner has confirmed interest in writing and provided map of site boundaries. Site assumed > 1Ha	
Theme	Criteria	
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Moderate slopes over part of site. Pavement stops at Rudby Lea. Close to but not immediately adjacent to highway
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site does not connect to existing built area
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Grazing land
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Access would be onto 60 mph zone
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site could be considered prominent, but no views over site were identified in Settlement Character Workshops.
Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Site is near walled parkland associated with Rudby Hall.
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	No proposed Green Spaces in vicinity of the site

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approximately 1.3 km from village centre (before adding Naismith adjustment)	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	No opportunities to improve connectivity	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Agency map shows no areas of the site itself at risk of surface water flooding.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC	

Site Name		N12	
Site Description		Land East of Meadow Hill. Owner has confirmed interest in writing and provided map of site boundaries. Site assumed > 1Ha	
Theme	Criteria		
Housing	(1) Development should favour sites which would be viable for the delivery of all components of the preferred housing mix (which will include affordable housing, downsizing/bungalows, and market homes predominantly of 2-3 bed size)	Moderate slopes over part of site. Pavement stops at Rudby Lea. Directly adjacent to highway	
Site Characteristics	(2) Development should favour sites contained within or adjoining the village envelope.	Site does not connect to existing built area	
	(3) Development should favour sites that avoid loss of prime agricultural land, high quality habitat, or other valued land.	Grazing land	
	(4) Development should favour sites that can achieve a good access onto the adjacent road network	Access would be onto 60 mph zone	
	(5) Development should favour sites that do not result in impairment or loss of significant views from public spaces (roads or footpaths) as identified in the Settlement Character Assessment Workshops	Site could be considered prominent, but no views over site were identified in Settlement Character Workshops.	
	Settlement Character - Built Environment	(6) Development should favour sites that will not impact detrimentally on the conservation area or other significant buildings (listed buildings or non-designated heritage assets including associated grounds) or frontages as identified by the Settlement Character workshops. [NOTE: Review/advice from HDC's Conservation Officer will be requested for assessment under this criteria]	Site is adjacent to walled parkland associated with Rudby Hall.
Settlement Character - Natural Environment	(7) Development should favour sites which present opportunities to protect or enhance Green Spaces, improve access for the public, or improve access for those with limited mobility	No proposed Green Spaces in vicinity of the site	

	(8) Development should favour sites which do not result in loss of open space in the Leven Valley Character Zone as defined in Settlement Character Workshops.	Site is outside the Leven Valley Character Zone	
Services & Facilities	(9) Development should favour sites that offer opportunity to sustain or enhance community services or facilities.	No identified opportunities	
	(10) Development should favour sites that offer a viable alternative to private cars to access services or otherwise encourage reduction in vehicle traffic within the village area.	Site is approximately 1.3 km from village centre (before adding Naismith adjustment)	
Traffic & Transport	(11) Development should favour sites that provide opportunity to improve connectivity of footpaths and pavements within the village area.	No opportunities to improve connectivity	
	(12) Development should favour sites that can provide sufficient off-street parking spaces for the needs of the additional residents and visitors generated by the development itself	Site is large enough to allocate land for 25 homes with adequate parking.	
Pipeline	(13) Development should favour sites where public safety is not adversely impacted by the presence of the high pressure ethylene pipeline	Pipeline is not in vicinity of site	
Flood Risk	(14) Development should favour sites not affected by Flood Zone 3, Flood zone 2 or with a history of surface water flooding	There are no flood zones 3 or 2 on the site. The Environment Agency map shows no areas of the site itself at risk of surface water flooding.	
Habitat / Biodiversity	(15) Development should favour sites which avoid loss of biodiversity	Site has low biodiversity value, has no TPOs on or adjacent to site, and is more than 100m from any SINC	