

Nawton Beadlam Summary

Assessment	54	55	105	154	173	252	261	367
Stage 1 - Sift	0	Completed	0	0	0	0	0	0
all sites 0.15Ha and above	(++)0.17ha	0	(++)1.93ha	(++) 0.58ha	(++)0.99ha	(++)0.95ha	(++)0.17ha	(++)6.63ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	0	(++)	(++)	(++)	(++)	(++)	(--) Significant distance from Nawton
Sites which cause significant harm to national/international nature conservation sites (species or habitat) or would involve substantial harm or loss to designated heritage assets will not be considered further.	(++) No harm identified to the North York Moors SPA	0	(++) No harm identified to the North York Moors SPA	(++) No harm identified to the North York Moors SPA	(++) No harm identified to the North York Moors SPA	(++) No harm identified to the North York Moors SPA	(++) No harm identified to the North York Moors SPA	(++) No harm identified to the North York Moors SPA
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be considered further for built development.	(++)	0	(++)	(++)	(++)	(++)	(++)	(++)
Stage 2 - Site Assessment	0	0	0	0	0	0	0	0
Overall accessibility rating	(++)	0	(++)	(++)	(++)	(++)	(++)	(--)
A Overall Flood Risk Assessment	(++)	0	(++)	(++)	(++)	(++)	(++)	(++)

Nawton Beadlam Summary

Assessment	54	55	105	154	173	252	261	367
Q3. What are the conclusions of the Highways Authorities (NYCC) and Highways England (HE) (Where appropriate) initial highway assessment?	(--) The County Highways Authority observed: Access and visibility would be difficult to achieve in this location.	0	No observations from the Highways Authority. Access would be available from the A170, and from Station Road. But see comments in respect of 154	(-) Access is acceptable onto Station Road. Accessibility and footpath links would need to be considered.	(++) Initially submitted it was not clear as to how the site was to be accessed. The site submitter has confirmed that the access is from Beckett Close, and that there is no legal or physical encumbrance to prevent such access.	(++) Initially submitted it was not clear as to how the site was to be accessed. The site submitter has confirmed that the access is from Beckett Close, and that there is no legal or physical encumbrance to prevent such access.	(--) The County Highways Authority observed: Access and visibility would be difficult to achieve in this location.	0
B Overall rating for 'Biodiversity and Geo-diversity'	(+)	0	(--)	(-)	(-)	(-)	(+)	(--)
C Overall Rating for 'Special Qualities, Landscape and Setting'	(-)	0	(-)	(--)	(+)	(+)	(-)	(--)
D Overall Rating for 'Culture and Heritage'	(-)Subject to archaeological investigation	0	(--) Subject to archaeological investigation	(--)	(+)Subject to archaeological investigation	(+)Subject to archaeological investigation	(-)Subject to archaeological investigation	(--)
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information provided at this stage.	0	No information provided at this stage.	No information provided at this stage.	(+)	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	No information provided at this stage.	0	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.
G Overall Rating for 'Efficient Use of Land'	(+)	0	(+)	(+)	(+)	(+)	(+)	(+)
H Overall Rating for 'Natural Resources'	(-)	0	(-)	(-)	(-)	(-)	(-)	(-)
I Overall Rating for 'Amenity'	(+)	0	(+)	(-)	(+)	(+)	(+)	(+)
J Overall Rating for 'Flood Risk'	(-)	0	(-)	(-)	(-)	(-)	(-)	(-)
K Overall Rating for 'People'	(-)	0	(-)	(-)	(-)	(-)	(-)	(-)
L Overall Rating for 'Meeting Needs'	(--) Due to site size	0	(-)	(-)	(-)	(-)	(-)	0

Nawton Beadlam Summary

Assessment	54	55	105	154	173	252	261	367
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(+)	0	(+)	(-)	(+)	(+)	(+)	(+)
N Overall rating for 'Strong Economy'	Not applicable	0	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Stage 3 - Deliverability / Developability	0	0	0	0	0	0	0	0
O Overall Deliverability / Developability Rating	No response received	0	No response received	No response received	(+)	(++)	No response received	Site fails stage 1 landowner wants site considered further

Nawton Beadlam Summary

Assessment	522	610	611	13	147	267	481	639
Stage 1 - Sift	0	0	0	0	0	0	0	0
all sites 0.15Ha and above	(++)0.19ha (with access road)	(++)0.17ha	(++)2ha	(++) 0.16ha	(++)3.14ha	(++)4.82ha	(++)5.17ha	(--)0.01ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	(--) Significant distance from Nawton	(++)	(++)	(++)	(++)	(++)
Sites which cause significant harm to national/international nature conservation sites (species or habitat) or would involve substantial harm or loss to designated heritage assets will not be considered further.	(++) No harm identified to the North York Moors SPA	(++) No harm identified to the North York Moors SPA	(++) No harm identified to the North York Moors SPA	(++) No harm identified to the North York Moors SPA	(++) No harm identified to the North York Moors SPA	(++) No harm identified to the North York Moors SPA	(++) No harm identified to the North York Moors SPA	(++) No harm identified to the North York Moors SPA
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be considered further for built development.	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(--)
Stage 2 - Site Assessment	0	0	0	0	0	0	0	0
Overall accessibility rating	(++)	(++)	(--)	0	(+)	(+)	(++)	0
A Overall Flood Risk Assessment	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(--)

Nawton Beadlam Summary

Assessment	522	610	611	13	147	267	481	639
Q3. What are the conclusions of the Highways Authorities (NYCC) and Highways England (HE) (Where appropriate) initial highway assessment?	(--) Initial submission had no access identified. Land submitter had then identified land in their ownership which would provide access onto the A170, and it has been incorporated into the site submission. However, planning permission has been sought and granted on the site which provided the access. 15/00333/FUL.	(--) The County Highways Authority observed: Access and visibility would be difficult to achieve in this location.	No response provided by the County Highways Authority as site is excessive in distance from existing settlement.	(--) Elevation of plot to the north, abutting the A170 is significantly higher than the road, no demonstration of access. Site submitter has said that discussions have been had with the County Highways and that "acceptable access could be achieved in principle". Correspondence from the Highways Authority has identified the substantial, land-heavy, costly and visually significant works that would be required to have an access off the A170 which would then serve two properties that would be to the satisfaction of the Highway Authority.	(+) County Highways Officer advises: Access acceptable onto High Lane. Improvements may be required to improve High Lane, to extend existing footway and street lighting. Consider this site in conjunction with 267.	(+) County Highways Officer advises: Access acceptable onto High Lane. Improvements may be required to improve High Lane, to extend existing footway and street lighting. Consider this site in conjunction with 147.	(-) Submitter of the site suggested provision of a new access to Ryedale School through the site, and giving an 'improved access' onto the A170. From the existing access point onto the A170 which is within the 30 mph speed restriction. County Highways Officer advises: Access is considered acceptable onto Birklands. Visibility will need to be addressed, trees on the corner may need to be removed. Accessibility criteria can be met.	(-) The site is proximal to the entrance to the school. The County Highways Officer advises: Access acceptable onto Gale Lane. Significant improvements to gale Lane will be required, including widening and the introduction of an acceptable footpath link.
B Overall rating for 'Biodiversity and Geo-diversity'	(-)	(+)	(--)	(+)	(+)	(+)	(+)	(-)
C Overall Rating for 'Special Qualities, Landscape and Setting'	(+)	(-)	(--)	(--)	(--)	(--)	(--)	(+)
D Overall Rating for 'Culture and Heritage'	(+)Subject to archaeological investigation	(-) Subject to archaeological investigation	(--)	(-)	(--) Subject to archaeological investigation	(--) Subject to archaeological investigation	(--) Subject to archaeological investigation	(-)
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.	No information provided at this stage.	(+)
G Overall Rating for 'Efficient Use of Land'	(+)	(+)	(+)	(+)	(+)	(+)	(+)	(+)
H Overall Rating for 'Natural Resources'	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
I Overall Rating for 'Amenity'	(+)	(+)	(+)	(+)	(+)	(+)	(+)	(-)
J Overall Rating for 'Flood Risk'	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
K Overall Rating for 'People'	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
L Overall Rating for 'Meeting Needs'	(--)	(--)	0	0	(-)	(-)	(-)	(-)

Nawton Beadlam Summary

Assessment	522	610	611	13	147	267	481	639
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(+)	(+)	(+)	(+)	(+)	(+)	(++)	(+)
N Overall rating for 'Strong Economy'	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Stage 3 - Deliverability / Developability	0	0	0	0	0	0	0	0
O Overall Deliverability / Developability Rating	(--) no access is achievable	No response received	No response received	(--)	(+)	(+)	(+)	(--) Is aware that site is below the site size threshold.