

Kirkbymoorside Summary

Assessment	5	10	28	40	43	56	58	87	102	132
Stage 1 - Sift	0	0	0	Same extent as 158	Nearly same extent as 413	0	Subject to an extant permission 07/01133/MFUL	Linked with 162 and 265	Subject to an extant outline permission 13/01314/MOUT	planning consent on part of site
all sites 0.3Ha and above	(--) 0.21ha	(++) 2.36	(++) 0.64ha	(++) 0.33ha	(--) 0.29ha	(++) 3.88ha	(++) 0.44ha	(++) 1.65ha	(++) 11.71ha	(++) 0.85ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(--) in Keldholme
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	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA

Kirkbymoorside Summary

Assessment	5	10	28	40	43	56	58	87	102	132
<p>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.</p>	<p>(--) Site contains Flood Zone 1,2 and 3. Access and approximately third of the site is Flood Zone 3b</p>	<p>(++)</p>	<p>(++)</p>	<p>(++)</p>	<p>(++)Site is within Flood Zone 2, and north eastern corner is Flood Zone 3a as previously developed.</p>	<p>very small area of site in Flood Zone 2/3 but this would be the access.</p>	<p>(++)</p>	<p>(++)</p>	<p>(++)</p>	<p>(++)</p>

Kirkbymoorside Summary

Assessment	5	10	28	40	43	56	58	87	102	132
Stage 2 - Site Assessment	0	0	0	0	0	0	0	0	0	0
Overall accessibility rating	0	(-) variable accessibility of key facilities	(+) Good accessibility of key facilities	(-) variable accessibility of key facilities	0	(-) variable accessibility of key facilities	(+) Good accessibility of key facilities	(-) variable accessibility of key facilities	(+) Good accessibility of key facilities	0
A Overall Flood Risk Assessment	(--)	(++) Subject to FRA	(++) Subject to FRA	(--) Subject to FRA. High level of surface water flood risk	(--) Subject to FRA	(+) subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	Below site allocation threshold. Views on highways not sought. Would be considered were an application to be made.	Response from the Highways Authority awaited.	Response from the Highways Authority awaited.	Response from the Highways Authority awaited.	Below site allocation threshold. Views on highways not sought. Would be considered were an application to be made.	Response from the Highways Authority awaited.	0	(+) County Highways have advised: accessibility onto Swineherd Lane is acceptable, the required visibility must be achieved, there is concern with visibility to the right when exiting the site. Accessibility is poor and footpath links will need improving.	(++) County Highways considered access achievable in principle as part of the planning applications submitted on the site.	No representations were sought from County Highways, as site does not accord with Settlement Strategy
B Overall rating for 'Biodiversity and Geo-diversity'	0	(+)	(--)	(-) concerning green infrastructure	0	(-) concerning green infrastructure	0	(-) harm to landscape in absence of trees on upper elevation.	0	0

Kirkbymoorside Summary

Assessment	5	10	28	40	43	56	58	87	102	132
C Overall Rating for 'Special Qualities, Landscape and Setting'	0	(--) Landscape sensitivity and coalescence issues	(-) relatively small site but contributes to settlement form and character	(--) coalescence issues and form and character	0	(--) Sensitive landscape, coalescence issues	(++) well related to the form of the settlement. No wider landscape sensitivities identified.	(--) landscape sensitivities identified	(+) scale and western extension of site means form and character significantly influence by development. Important to ensure good landscaping scheme	0
D Overall Rating for 'Culture and Heritage'	0	(--) harm to form and character of Kirkbymoorside	(-) relatively small site but contributes to settlement form and character	(--) contribution to coalescence with Keldholme and Kirkby Mills	0	(--) Harm the form and character of Keldholme, and coalescing of Keldholme and Kirkby Mills, and reducing separation between Kirkbymoorside and these hamlets.	(+) well related to settlement	(--) Harm to form and character due to site's elevated position and distance from the built area of the settlement.	(-) scale and western extension of site means form and character significantly influence by development. Important to ensure good landscaping scheme	0
E Overall rating for 'Low Carbon Development and Renewable Energy'	0	No information provided at this stage.	No information provided at this stage.	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.	0
F Overall Rating for 'Sustainable Building and Waste Minimisation'	0	No information provided at this stage.	No information provided at this stage.	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.	0
G Overall Rating for 'Efficient Use of Land'	0	(+)	(+)	(+)	0	(+)	0	(+)	0	0
H Overall Rating for 'Natural Resources'	0	(+)	(+)	(+)	0	(+)	0	(+)	0	0

Kirkbymoorside Summary

Assessment	5	10	28	40	43	56	58	87	102	132
I Overall Rating for 'Amenity'	0	(+) recreation ground is proximal	(+)	(-)	0	(+)	0	(+)	0	0
J Overall Rating for 'Flood Risk'	0	No information has been provided at this stage.	No information has been provided at this stage.	No information has been provided at this stage.	0	No information has been provided at this stage.	0	No information has been provided at this stage.	0	0
K Overall Rating for 'People'	0	(-)	(-)	(+)	0	(+)	0	(+)	0	0
L Overall Rating for 'Meeting Needs'	0	(-) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.	(--) unlikely to be capable of meeting needs in a meaningful manner	0	(-) But through submission of further detail this can be better established.	0	(-) But through submission of further detail this can be better established.	0	0
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	0	(--)	(-)	(-)	0	(-)	0	(+)	0	0

Kirkbymoorside Summary

Assessment	5	10	28	40	43	56	58	87	102	132
N Overall rating for 'Strong Economy'	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Kirkbymoorside Summary

Assessment	5	10	28	40	43	56	58	87	102	132
Stage 3 - Deliverability / Developability	0	0	0	0	0	0	0	0	0	0
Overall Deliverability / Developability Rating	0	(+)	(+)	(+)	0	(+)Landowner has confirmed still want the site to be considered.	(++) proven range of contributions through the S.106 Agreement	(+) subject to non-implementation of application for holiday lodges on lower level-brickworks site retained	(++) proven range of contributions through the S.106 Agreement	Site submitter confirms that the site is deliverable and policy compliant.

Kirkbymoorside Summary

Assessment	145	156	157	158	159	162	163	201	209	210
Stage 1 - Sift	0	0	0	same site extent at 40	0	Same extent as site 87	Developed	0	Part developed (small detached section is a barn conversion). Site as a submission has	0
all sites 0.3Ha and above	(--)-0.06ha	(++) 1.46ha	(++) 4.45ha	(++) 0.33ha	(++) 1.96ha	(++) 1.65ha	Developed	(++) 0.88ha	(--)-0.14ha	(++) 2.96ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	(++)	(++)	(++)	(++)	Developed	(++)	(++)	(++)
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	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	Developed	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA

Kirkbymoorside Summary

Assessment	145	156	157	158	159	162	163	201	209	210
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.	(++)	(++)	(++)	(++)	(++)	(++)	Developed	(++)	(++)	(++)

Kirkbymoorside Summary

Assessment	145	156	157	158	159	162	163	201	209	210
Stage 2 - Site Assessment	0	0	0	0	0	0	0	0	0	0
Overall accessibility rating	0	(-) variable accessibility of key facilities	(-) variable accessibility of key facilities	(-) variable accessibility of key facilities	(-) variable accessibility of key facilities	(-) variable accessibility of key facilities	Developed	(-) variable accessibility of key facilities	0	(-) variable accessibility of key facilities
A Overall Flood Risk Assessment	(++) Subject to FRA	(++) Subject to FRA, and treatment of surface water	(++) Subject to FRA	(--) Subject to FRA. High level of surface water flood risk	(++) Subject to FRA	(++) Subject to FRA	Developed	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	Below site allocation threshold. Views on highways not sought. Would be considered were an application to be made.	(+) The County Highway Authority advises: Accessibility onto Swineherd Lane is acceptable. However, current accessibility is poor, and there will need improved foot path links. The site submitter now proposes Swineherd Lane, as previous access proposals were of concern to the Highways Authority.	0	Response from the Highways Authority awaited.	Response from the Highways Authority awaited.	(+) County Highways have advised: accessibility onto Swineherd Lane is acceptable, the required visibility must be achieved, there is concern with visibility to the right when exiting the site. Accessibility is poor and footpath links will need improving.	Developed	(+) County Highways have advised on site 345: Accessibility onto Gillamoor Road is acceptable, how accessibility is poor, with not footpath links, these will need improvement. This site is to the south. Road to site off Gillamoor Road would need further investigation	Below site allocation threshold. Views on highways not sought. Would be considered were an application to be made.	Response from the Highways Authority awaited.
B Overall rating for 'Biodiversity and Geo-diversity'	0	(+)	(-)	(-)	(-)	(-) harm to landscape in absence of trees on upper elevation.	developed	(+)	0	(-)

Kirkbymoorside Summary

Assessment	145	156	157	158	159	162	163	201	209	210
C Overall Rating for 'Special Qualities, Landscape and Setting'	0	(-) Site has some landscape sensitivities, which could be addressed through landscape mitigation measures, site is better related to settlement than other sites. Will need to consider layout.	(--) Considered that in form and character the site is not well related to the settlement	(--) coalescence issues and form and character	(-) Form and character issues	(--) landscape sensitivities identified	developed	(+) Site has capability to relate well to built form of settlement	0	(--) landscape sensitivities identified.
D Overall Rating for 'Culture and Heritage'	0	(-) Site is well-rated to the built form of the town. Identified as part of a strip field system, would not increase sense of coalescence. Landscaping required, and consideration of scale and position of buildings.	(--) Site is not well-related to the built form of the settlement, as an isolated site, or in conjunction with other developments.	(--) contribution to coalescence with Keldholme and Kirkby Mills	(--) Issues around form and character, and incorporation of Lund Barn into Kirkbymoorside's built form.	(--) Harm to form and character due to site's elevated position and distance from town centre.	developed	(+) Site has capability to relate well to built form of settlement.	0	(--) Form and character issues
E Overall rating for 'Low Carbon Development and Renewable Energy'	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.	0	No information provided at this stage.	0	No information provided at this stage.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	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.	0	No information provided at this stage.	0	(++)
G Overall Rating for 'Efficient Use of Land'	0	(+)	(+)	(+)	(+)	(+)	developed	(+)	0	(+)
H Overall Rating for 'Natural Resources'	0	(+) Subject to the examination of land instability concerns	(--) due to HSE advise against development	(+)	(+)	(+)	developed	(+)	0	(+)

Kirkbymoorside Summary

Assessment	145	156	157	158	159	162	163	201	209	210
I Overall Rating for 'Amenity'	0 (-)	(-)	(+)	(-)	(+)	(+)	developed	(+)	0 (-)	(-)
J Overall Rating for 'Flood Risk'	0	No information has been provided at this stage.	No information has been provided at this stage.	No information has been provided at this stage.	No information has been provided at this stage.	No information has been provided at this stage.	developed	(-) No information has been provided at this stage. Surface water issues will need to be comprehensively addressed	0	No information has been provided at this stage.
K Overall Rating for 'People'	0 (+)	(+)	(+)	(-)	(+)	(+)	developed	(+)	0 (+)	(+)
L Overall Rating for 'Meeting Needs'	0 (+)	(+)	(-) But through submission of further detail this can be better established.	(--) unlikely to be capable of meeting needs in a meaningful manner	(-) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.	Developed	(-) But through submission of further detail this can be better established.	0	(+) But through submission of further detail this can be better established.
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	0 (+)	(+)	(-)	(-)	(-)	(+)	Developed	(+)	0	(--)

Kirkbymoorside Summary

Assessment	145	156	157	158	159	162	163	201	209	210
N Overall rating for 'Strong Economy'	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Developed	Not applicable	Not applicable	Not applicable

Kirkbymoorside Summary

Assessment	145	156	157	158	159	162	163	201	209	210
Stage 3 - Deliverability / Developability	0	0	0	0	0	0	0	0	0	0
Overall Deliverability / Developability Rating	0	(+) subject to satisfactory resolution on site-specific matters: access, PRow.	(+)	(+)	(+)	(+) subject to non-implementation of application for holiday lodges on lower level-brickworks site retained	Developed	(+) based on representations received which make no reference to viability considerations.	0	(+)

Kirkbymoorside Summary

Assessment	212	213	259	260	265	294	345	349	385	389
Stage 1 - Sift	0	Part of site 210	Submitted as a single site. Submissions also made which show development with	Development limit alt sought. Consent granted within DL but not clear if implemented.	0	Site submitter has revised the extent to exclude the land south of the railway 24.11.2016	0	0	agglomeration of 159/210/213	retail consent. Part developed with housing
all sites 0.3Ha and above	(--) 0.23ha	(++) 1.6ha	(++) 4.14ha	(--) 0.22ha	(++)0.38ha	(++) 5.52ha (3.25ha in reduced extent)	(++)2.95ha	(++) 0.5ha	(++) 4.39ha	(++) 1.05ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(--) leisure/tourism/retail. Seeking holiday accommodation and "Farm" shop	(++)	(++) Note planning permission granted for a retail scheme
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	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA

Kirkbymoorside Summary

Assessment	212	213	259	260	265	294	345	349	385	389
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.	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)

Kirkbymoorside Summary

Assessment	212	213	259	260	265	294	345	349	385	389
Stage 2 - Site Assessment	0	0	0	0	0	0	0	0	0	0
Overall accessibility rating	0	(-) variable accessibility of key facilities	(+) Good accessibility of key facilities	0	(-) variable accessibility of key facilities	(+) Good accessibility of key facilities	(-) variable accessibility of key facilities	0	(-) variable accessibility of key facilities	(++) Excellent levels of accessibility
A Overall Flood Risk Assessment	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	Below site allocation threshold. Views on highways not sought. Would be considered were an application to be made.	Response from the Highways Authority awaited.	(+) Response from the Highway Authority awaited. Access is sought in conjunction with another site (454) and have simultaneous access onto Ings Lane and West Lund Lane. With access to the southern component of the site restricted to 25 dwellings. Access to the north would be to serve 100 units. Both access points are in site 259. Two properties to the east of the site would need to be provided access based on their current means of access. Later	Below site allocation threshold. Views on highways not sought. Would be considered were an application to be made.	(+) County Highways have advised: accessibility onto Swineherd Lane is acceptable, the required visibility must be achieved, there is concern with visibility to the right when exiting the site. Accessibility is poor and footpath links will need improving.	Response from the Highways Authority awaited. Site submitter proposes access onto A170. Identifies excellent visibility splays.	(+) County Highways have advised: Accessibility onto Gillamoor Road is acceptable, how accessibility is poor, with not footpath links, these will need improvement.	Not a use that is being considered for allocation. Views on highways not sought. Would be considered were an application to be made.	Response from the Highways Authority awaited.	0
B Overall rating for 'Biodiversity and Geo-diversity'	0	(-)	(+)	0	(+)	(-)	(+)	0	(-)	(++)

Kirkbymoorside Summary

Assessment	212	213	259	260	265	294	345	349	385	389
C Overall Rating for 'Special Qualities, Landscape and Setting'	0	(--) landscape sensitivities identified.	(+) Site has lower landscape sensitivity.	0	(+) A reduced site extent, which utilised the existing former brickworks, ensures site can be better assimilated	(-) Limb projection into open, landscape was a concern, submission now proposes to remove the element beyond the railway line.	(+) Although elevated, landform is enclosed, and wider views not achieved.	0	(--) significant landscape sensitivities	(++) site within built form of settlement, and previously developed land
D Overall Rating for 'Culture and Heritage'	0	(--) Form and character issues	(-) Some form and character issues identified with the extent as a whole but a reduced site area would allow a better level of integration.	0	(+) site extent is lower in elevation and previously developed area.	(--) Adverse impact on form and character of Kirkbymoorside, with less ability to integrate the site into the existing built form	(-) No adverse impacts in terms of wider landscape, but landscaping would be important to ensure good integration.	0	(--) adverse impact on form and character of Kirkbymoorside	(++) Brownfield site within built form. Site is currently vacant.
E Overall rating for 'Low Carbon Development and Renewable Energy'	0	No information provided at this stage.	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.	0	No information provided at this stage.	No information provided at this stage.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	0	No information provided at this stage.	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.	0	No information provided at this stage.	No information provided at this stage.
G Overall Rating for 'Efficient Use of Land'	0	(+)	(+)	0	(++)	(+)	(+)	0	(+)	(++)
H Overall Rating for 'Natural Resources'	0	(+)	(+)	0	(+)	(+)	(-)	0	(+)	(+)

Kirkbymoorside Summary

Assessment	212	213	259	260	265	294	345	349	385	389
I Overall Rating for 'Amenity'	0 (-)		(--) significant amenity considerations from industrial site to the north- which will remain if no impetus to relocate. Site submitter has not evidenced the lack of impact, and compliants have in the past been made.	0 (+)		(+)	(+)	0 (-)		(+)
J Overall Rating for 'Flood Risk'	0	No information has been provided at this stage.	No information has been provided at this stage.	0	No information has been provided at this stage.	No information has been provided at this stage.	No information has been provided at this stage.	0	No information has been provided at this stage.	No information has been provided at this stage.
K Overall Rating for 'People'	0 (+)		(+)	0 (-) based on site size	(+)	(+)	0 (+)		(+)	(+)
L Overall Rating for 'Meeting Needs'	0	(+) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.	0	(-) unlikely to be capable of meeting needs in a meaningful manner, due to site size.	(-) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.	0	(-) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	0	(--)	(-)	0 (+)	(-)	(-)	0 (-)		(-)	(++)

Kirkbymoorside Summary

Assessment	212	213	259	260	265	294	345	349	385	389
N Overall rating for 'Strong Economy'	Not applicable	Not applicable	Not applicable, as residential, but argues that the site's delivery will facilitate the relocation of site 454's enterprise, onto a site which would deliver employment land	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Kirkbymoorside Summary

Assessment	212	213	259	260	265	294	345	349	385	389
Stage 3 - Deliverability / Developability	0	0	0	0	0	0	0	0	0	0
Overall Deliverability / Developability Rating	0	(+)	(+) Subject to legally-binding basis for development of site 454. Concerns remain around delivery of housing in an area which does not have policy support in the LPS, without development of 454 site (with its amenity issues which have not been evidenced as being addressed.	0	(+) Contamination is capable of being remediated.	(+)	(--) No response has been received to explicit requests for further information.	0	(+)	(++)

Kirkbymoorside Summary

Assessment	411	413	431	433	436	437	454	467	488	509
Stage 1 - Sift	0	nearly same site extent as 43	0	Incorporated into 563 mixed use site	Incorporates 411	Incorporates 411 and 436	Subject to a 2007 planning application which is undecided	0	0	0
all sites 0.3Ha and above	(++) 0.83ha	(++) 0.31ha	(++) 10.03ha	(++)0.71ha	(++) 2.02ha	(++)6.17ha	(++) 1.81ha	(++) 1.04ha	(--)-0.23ha	(++) 0.33ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++)	(++)	(++) mixed use	(++)	(++)	(++)	(++)	(++)	(++)
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	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA. Awareness of Great Crested Newts on site. Will require appropriate measures to protect the population.	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA

Kirkbymoorside Summary

Assessment	411	413	431	433	436	437	454	467	488	509
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.	(++)	Site is within Flood Zone 2, and north eastern corner is Flood Zone 3a as previously developed.	(++)	(++)	(++)	(++)	(++)	Site is both Flood Zone 1 (to west) flood zone 2 to centre and to east, and to the extreme east Flood Zone 3 which as being undeveloped would be Flood Zone 3b	(++)	(++)

Kirkbymoorside Summary

Assessment	411	413	431	433	436	437	454	467	488	509
Stage 2 - Site Assessment	0	0	0	0	0	0	0	0	0	0
Overall accessibility rating	(-) variable accessibility of key facilities	(-) variable accessibility of key facilities	(-) variable accessibility of key facilities	(-) variable accessibility of key facilities	(-) variable accessibility of key facilities	(-) variable accessibility of key facilities	(++) Excellent levels of accessibility	(--) Poor accessibility to key facilities	0	(-) variable accessibility of key facilities
A Overall Flood Risk Assessment	(++) Subject to FRA	(-) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(-) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	(-) County Highways have advised concerning site 265: accessibility onto Swineherd Lane is acceptable, the required visibility must be achieved, there is concern with visibility to the right when exiting the site. Accessibility is poor and footpath links will need improving. This site is in close proximity to 265. This is close to a bend in the road, and the site is further east than 265.	Just above site allocation threshold. Views on highways not sought. Would be considered were an application to be made.	(+) County Highways have advised on site 345: Accessibility onto Gillamoor Road is acceptable, how accessibility is poor, with not footpath links, these will need improvement. This site is to the south and west. Road to site off Gillamoor Road would need further investigation, much larger site area, need dual access.	Response from the Highways Authority awaited.	(-) County Highways have advised concerning site 265: accessibility onto Swineherd Lane is acceptable, the required visibility must be achieved, there is concern with visibility to the right when exiting the site. Accessibility is poor and footpath links will need improving. This site is in close proximity to 265. This is close to a bend in the road, and the site is further east than 265.	(-) County Highways have advised concerning site 265: accessibility onto Swineherd Lane is acceptable, the required visibility must be achieved, there is concern with visibility to the right when exiting the site. Accessibility is poor and footpath links will need improving. This site is in close proximity to 265. This is close to a bend in the road, and the site is further east than 265.	(+) Response from the Highway Authority awaited. Access is sought in conjunction with another site (259) and have simultaneous access onto Ings Lane and West Lund Lane. With access to the southern component of the site restricted to 25 dwellings. Access to the north would be to serve 100 units.	Response from the Highways Authority awaited.	Below site allocation threshold. Views on highways not sought. Would be considered were an application to be made.	Response from the Highways Authority awaited.
B Overall rating for 'Biodiversity and Geo-diversity'	(--)	(+)	(+)	(+)	(--)	(--)	(-) concerning great crested newts. Mitigation is achievable, details will be required.	(--)	0	(--)
					(--)	(--)				

Kirkbymoorside Summary

Assessment	411	413	431	433	436	437	454	467	488	509
C Overall Rating for 'Special Qualities, Landscape and Setting'	(--) significant landscape sensitivities and contribute to coalescence with Keldholme.	(--) Brownfield site, current uses open feel, residential development would enhance sense of coalescence	(-) As a site submission various mitigation measures would be needed to take account of landscape sensitivities	(-) As an individual site submission the site already has been developed, and it has a sporadic, rural, edge of the settlement feel.	(--) significant landscape sensitivities and contribute to coalescence with Keldholme.	(--) significant landscape sensitivities and contribute to coalescence with Keldholme.	(++) Site is well screened from wider landscape. Site is also a factory site, domestic-scale dwellings will have a reduced scale and thus impact.	(--) significant landscape sensitivities and contribute to coalescence with Keldholme.	0	(--) landscape sensitivity in combination with form and character issues
D Overall Rating for 'Culture and Heritage'	(--) significant landscape sensitivities and contribute to coalescence with Keldholme.	(--) coalescence issues, particularly if residential. Currently occupied by employment premises.	(-) Full site submission would require significant mitigation in terms of size of site.	(+) previously developed site, with a configuration which is a legacy of the previous site.	(--) significant landscape sensitivities and contribute to coalescence with Keldholme.	(--) significant landscape sensitivities and contribute to coalescence with Keldholme.	(++) Site is currently a factory unit	(--) Adverse impact on form and character on Keldholme.	0	(--) adverse impact on form and character of both Lund Barn and Kirkbymoorside
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.	0	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.	0	No information provided at this stage.
G Overall Rating for 'Efficient Use of Land'	(+)	(++)	(+)	(++)	(+)	(+)	(++)	(+)	0	(+)
H Overall Rating for 'Natural Resources'	(+)	(+)	(-)	(+)	(+)	(-)	(+)	(-)	0	(+)

Kirkbymoorside Summary

Assessment	411	413	431	433	436	437	454	467	488	509
I Overall Rating for 'Amenity'	(-)	(--)	(+)	(-)	(+)	(+)	(+)	(+)	0	(-)
J Overall Rating for 'Flood Risk'	No information has been provided at this stage.	No information has been provided at this stage.	No information has been provided at this stage.	No information has been provided at this stage.	No information has been provided at this stage.	No information has been provided at this stage.	No information has been provided at this stage.	No information has been provided at this stage.	0	No information has been provided at this stage.
K Overall Rating for 'People'	(-)	(+)	(+)	(+)	(-)	(-)	(+)	(-)	0	(-)
L Overall Rating for 'Meeting Needs'	(-) But through submission of further detail this can be better established.	(--) unlikely to be capable of meeting needs in a meaningful manner	(-) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.	(--) unlikely to be capable of meeting needs in a meaningful manner	0	(--) unlikely to be capable of meeting needs in a meaningful manner
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(-)	(-)	(-)	(+)	(-)	(-)	(+)	(--)	0	(--)

Kirkbymoorside Summary

Assessment	411	413	431	433	436	437	454	467	488	509
N Overall rating for 'Strong Economy'	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	(+) Inter linked with another scheme	Not applicable	Not applicable	Not applicable

Kirkbymoorside Summary

Assessment	411	413	431	433	436	437	454	467	488	509
Stage 3 - Deliverability / Developability	0	0	0	0	0	0	0	0	0	0
Overall Deliverability / Developability Rating	(+)	(+)	(+)	(+)	(+) Site Submitter wants the site to be considered	(+) Site Submitter wants the site to be considered	(+) Subject to legally-binding basis for development of site 454 and 259 simultaneously.	(+)	0	(+)

Kirkbymoorside Summary

Assessment	524	541	552	554	556	563 (644)	577	622	628	637
Stage 1 - Sift	0	Mixed use proposed	0	0	Site submitter proposes site for single dwelling	Incorporates 159, 210, 213, 385, 443 and 524 Site 644 excludes 159 and 210 and widens the	0	Employment	Unspecified - but considered as residential through SSM	0
all sites 0.3Ha and above	(++) 2.77ha	(++) 3.83ha	(++) 0.58ha	(--) 0.08ha	(--) 0.26ha	(++) 7.79ha	(--) 0.06ha	(++) 1.77ha	(++) 3.72ha	(++) 0.75ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++)	(++) mixed	(++)	(++)	(++)	(++)	(++)	(++)	(++) unspecified use	(++)
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	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA

Kirkbymoorside Summary

Assessment	524	541	552	554	556	563 (644)	577	622	628	637
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.	(++)	(--) large areas of the site within Flood Zone 3. Undeveloped, and therefore Flood Zone 3b	(++)	(++)	(++)	(++)	(++)	(--) Part of the site is in flood zone 3 (undeveloped so treated as Flood Zone 3b. Part is in Flood Zone 2, and Flood Zone 1. Site is proposed for employment uses. Environment Agency have stated they are unable to support development of site as Land in Flood Zone 3b covers much of the site	(++)	(++)

Kirkbymoorside Summary

Assessment	524	541	552	554	556	563 (644)	577	622	628	637
Stage 2 - Site Assessment	0	0	0	0	0	0	0	0	0	0
Overall accessibility rating	(-) variable accessibility of key facilities	0	(-) variable accessibility of key facilities	0	0	(-) variable accessibility of key facilities	0	(++) Excellent levels of accessibility, within the context of an employment site	(-) variable accessibility of key facilities	(+) Good accessibility of key facilities
A Overall Flood Risk Assessment	(++) Subject to FRA	(--) subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(++) Subject to FRA	(--) subject to FRA	(++) Subject to FRA	(--) Subject to FRA. High level of surface water flood risk
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	Response from the Highways Authority awaited.	0	(--) The County Highways advise: Access onto Gawtersike Lane is not appropriate, significant improvements would be required to Gawtersike Lane to increase the width.	Below site allocation threshold. Views on highways not sought. Would be considered were an application to be made.	Below site allocation threshold. Views on highways not sought. Site submitter has confirmed that the site would be accessed from Howe End.	Highway Authority response awaited. Difference between 563 and 644 is the perceived width of the access, the latter submission is wider from the A170 junction proposed, but there is still a pinch point which makes the road bend sharply and create very little amenity space for the original dwelling.	Below site allocation threshold. Views on highways not sought. Would be considered were an application to be made. This site could form a potential access to land to the south, but this would need to be considered by the Highways Authority.	Response from the Highways Authority awaited.	0	Response from the Highways Authority awaited.
B Overall rating for 'Biodiversity and Geo-diversity'	(-)	0	(-)	0	0	(-)	0	(+)	(+)	(--)

Kirkbymoorside Summary

Assessment	524	541	552	554	556	563 (644)	577	622	628	637
C Overall Rating for 'Special Qualities, Landscape and Setting'	(--) landscape sensitivity in combination with form and character issues, including coalescence with Kirkby Mills	0	(--) landscape sensitivity in combination with form and character issues	0	0	(--) landscape sensitivity in combination with form and character issues, including coalescence issues.	0	(+) no anticipated adverse impact on landscape character	(--) landscape sensitivities	(--) significant landscape constraints
D Overall Rating for 'Culture and Heritage'	(--) adverse impact on form and character of Kirkbymoorside	0	(--) site poorly related to settlement	0	0	(--) adverse impact on form and character of Kirkbymoorside, and significant contributor to coalescence .	0	(+) No adverse impact on settlement form and character as an employment site.	(--) adverse form and character issues.	(+) No adverse impact on settlement form and character
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information provided at this stage.	0	No information provided at this stage.	0	0	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.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	(-)	0	No information provided at this stage.	0	0	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.
G Overall Rating for 'Efficient Use of Land'	(+)	0	(+)	0	0	(+)	0	(-) In terms of the flood risk issues	(+)	(++)
H Overall Rating for 'Natural Resources'	(+)	0	(+)	0	0	(-)	0	(+)	(-) due to HSE advise against development	(-) although within mineral safeguarding area, adjacent to built form of the settlement

Kirkbymoorside Summary

Assessment	524	541	552	554	556	563 (644)	577	622	628	637
I Overall Rating for 'Amenity'	(--)	0 (+)		0	0	(--)	0 (+)	(+)	(+)	(-)
J Overall Rating for 'Flood Risk'	No information has been provided at this stage.	0	No information has been provided at this stage.	0	0	No information has been provided at this stage.	0	No information has been provided at this stage.	No information has been provided at this stage.	No information has been provided at this stage.
K Overall Rating for 'People'	(+)	0	(-)	0	0	(+)	0	(++)	(+)	(-)
L Overall Rating for 'Meeting Needs'	(-) But through submission of further detail this can be better established.	0	(-) But through submission of further detail this can be better established.	0	Proposed single dwelling	(-) But through submission of further detail this can be better established.	0	(+) Site in a location identified as being appropriate to meet needs, but further details will be required, particularly concerning flood risk mitigation and access	(-) But through submission of further detail this can be better established.	(-) But through submission of further detail this can be better established.
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(--)	0	(--)	0	0	(--)	0	(-)	(-)	(-)

Kirkbymoorside Summary

Assessment	524	541	552	554	556	563 (644)	577	622	628	637
N Overall rating for 'Strong Economy'	Not applicable	Mixed use proposed	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	(++)	Not applicable	Not applicable

Kirkbymoorside Summary

Assessment	524	541	552	554	556	563 (644)	577	622	628	637
Stage 3 - Deliverability / Developability	0	0	0	0	0	0	0	0	0	0
O Overall Deliverability / Developability Rating	(+)	0	(+)	0	0	(+)	0	(--) Flood risk is not mitigatable	(+)	(+)

Kirkbymoorside Summary

Assessment	657	661	666
Stage 1 - Sift	Employment. Planning permission has been secured for the site, since the	Employment	0
all sites 0.3Ha and above	(++) 0.68ha	(++) 2.53ha	(++) 1.4 ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	(++) site is within Development Limits, as an extant allocation of the 2002 Local Plan	(++) but planning permission on site 657 has meant that no policy compulsion to release land for employment development as Plan requirement is met.	(++) but is not adjacent to the settlement, would need to be considered with land to the west
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	(++) Identified no harm the North York Moors SPA	(++) Identified no harm the North York Moors SPA	Site not subject to bird surveys. Previous surveys which covered land nearby 436-437 showed no impact. Site would need to be subject to ecological survey

Kirkbymoorside Summary

Assessment	657	661	666
<p>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.</p>	<p>(++) site was a mixture of flood risk, site was previously developed land, and site was subject to the sequential and exception test with a FRA</p>	<p>(++) site is a mixture of flood risk- subject to sequential test. North eastern corner is flood zone 3, and food zone 2 this would be excluded, as rest of site is flood zone 1.</p>	<p>(++)</p>

Kirkbymoorside Summary

Assessment	657	661	666
Stage 2 - Site Assessment	0	0	0
Overall accessibility rating	(++) Excellent levels of accessibility, within the context of an employment site	(++) Excellent levels of accessibility, within the context of an employment site	(-) variable accessibility of key facilities
A Overall Flood Risk Assessment	(++) satisfactory FRA was produced as part of the planning application	(-) Subject to FRA	(++) Subject to FRA
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	Access considered acceptable as part of the planning application, based on Highways Authority recommendation.	Response from the Highways Authority awaited. The precise means of access has not been defined on the submission, and would need to be established from a practical and legal perspective.	Access identified, but site submission has been made late in the process and does not consider the movement of traffic through the site with site 156.
B Overall rating for 'Biodiversity and Geo-diversity'	(+)	(+)	(+) Subject to arboricultural assessment

Kirkbymoorside Summary

Assessment	657	661	666
C Overall Rating for 'Special Qualities, Landscape and Setting'	(++)	(+) no anticipated adverse impact on landscape character	(-) mitigation may be achieved through integration with the site to the west.
D Overall Rating for 'Culture and Heritage'	(+)	(+)	(-) but could be (--)
E Overall rating for 'Low Carbon Development and Renewable Energy'		0 No information provided at this stage.	No information provided at this stage.
F Overall Rating for 'Sustainable Building and Waste Minimisation'		0 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'	(++)	(++)	(+)

Kirkbymoorside Summary

Assessment	657	661	666
I Overall Rating for 'Amenity'	(+)	(+)	(+)
J Overall Rating for 'Flood Risk'	Flood risk was high, but through the sequential/exception test, and the proposed mitigation measures the site was granted permission	(+) subject to the production of a satisfactory FRA	No information provided at this stage.
K Overall Rating for 'People'	(++)	(++)	(+)
L Overall Rating for 'Meeting Needs'	(++)	(-) But through submission of further detail this can be better established.	(+)
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	0	(+)	(+) subject to highway approval

Kirkbymoorside Summary

Assessment	657	661	666
N Overall rating for 'Strong Economy'	(+)	(+)	Not applicable

Kirkbymoorside Summary

Assessment	657	661	666
Stage 3 - Deliverability / Developability	0	0	0
Overall Deliverability / Developability Rating	(++)	(+)	(+) Depending on the relationship with the adjacent site