

Rillington Summary

Sites Ref:	125	141	144	175	176	182	223	231
Stage 1 - Sift	0	0	0	0	0 part planning consent granted.	0	0	0
all sites 0.15Ha and above	(--) 0.08ha	(++) 1.91ha	(++) 0.51ha	(++) 1.12ha	(++) 1.29ha	(++) 0.28ha	(++) 0.21ha	(++) 60.96ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy, SP1	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(--) based on the scale of development required this site is not close to the settlement
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.	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)
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								
Overall accessibility rating	0	(+)	(++)	(+)	(+)	(+)	(+)	(+)
A Overall Flood Risk Assessment	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)

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Sites Ref:	125	141	144	175	176	182	223	231
Q3 What are the conclusions of the Highways Authority (NYCC) and Highways England (where appropriate) initial highway assessment?	(++) Highways England have confirmed that access is principally gained from a signalised junction. This site would be served by that established junction.	(+) Highways England have confirmed that direct access onto the A64 is not possible, due to existing direct access onto the A64. No access details have been provided. Site could be accessed from Sands Lane, and then the visibility of the junction will need consideration. The County Highways Officer advises: Acceptable onto Sands Lane or A64 (Subject to HA approval). Significant improvements to Sands Lane would be required. Accessibility criteria can be met.	(+) Highways England have confirmed that the site is on the Thorpe Bassett Road, which is acceptable in principle. No access details have been provided.	(+) Highways England have confirmed that direct access onto the A64 is not possible, due to existing direct access onto the A64. Access details have been provided recently, and so have not been assessed by the relevant authorities. The site would be accessed from Sands Lane. With a widening of the junction from Sands Lane onto the A64. Highway Authority observations were 10-15 dwellings could be acceptable. The County Highways Officer advises: Acceptable onto Sands Lane or A64 (Subject to HA approval). Significant improvements to Sands Lane would be required. Accessibility criteria can be met.	(++) Highways England are satisfied that access to the A64 is principally gained from a signalised junction.	(++) Highways England are satisfied that access to the A64 is principally gained from a signalised junction. The County Highways Officer advises: Access onto Moorgate Lane significant improvements will be required as access point is over small stream. Footpath and accessibility infrastructure must also be introduced into this area.	(++) Highways England are satisfied that access to the A64 is principally gained from a signalised junction.	(--) Highways England have concerned that they would have major concerns about the bringing forward of this site, due to its impact on the A64
B Overall rating for 'Biodiversity and Geo-diversity'	(+)	(-)	(+)	(+)	(+)	impact on pond	(-)	(-)
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	(--) <u>Subject to archaeological investigation</u>
E Overall rating for 'Low Carbon Development and Renewable Energy'	Site submitter has confirmed they would be using low carbon technologies	No information submitted.	No information submitted.	No information submitted.	No information submitted.	No information submitted.	No information submitted.	No information submitted.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	No information submitted	No information submitted	No information submitted	No information submitted	No information submitted	No information submitted	No information submitted	No information submitted
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'	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.

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Sites Ref:	125	141	144	175	176	182	223	231
K Overall Rating for 'People'	(-)	(-)	(+)	(-)	(+)	(-)	(-)	(+) Despite its size and situation which would make a new settlement
L Overall Rating for 'Meeting Needs'	No details provided.	No details provided.	No details provided.	No details provided.	No details provided.	No details provided.	No details provided.	(+)
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(-)	(-)	(+)	(-) access onto the A64 needs further consideration	(++)	(+)	(+)	(--)
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								
O Overall Deliverability / Developability Rating	Site submitter wishes the site to be considered	(+)	(+) but no response has been recieved to date.	(+)	(++) in conjunction with 638	(+)	(+)	(--)

Rillington Summary

Sites Ref:	232	233	255	286	290	291	292	370
Stage 1 - Sift	0	0	0	0	0	0	0	0
all sites 0.15Ha and above	(++)12.28ha	(++)0.70ha	(--)-0.09ha	(++)1.29ha	(++)1.4ha	(++)0.17ha	(++)0.26ha	(++)4.71ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy, SP1	(++)	(++)	(++)	(++)	(--)- employment	(++)	(++)	(++)
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.	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(--)- site of SM barrow. Historic England have raised specific objection.
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								
Overall accessibility rating	(+)	(++)	0	(++)	0	(++)	(++)	0
A Overall Flood Risk Assessment	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)

Rillington Summary

Sites Ref:	232	233	255	286	290	291	292	370
Q3 What are the conclusions of the Highways Authority (NYCC) and Highways England (where appropriate) initial highway assessment?	(--) Highways England have concerned that they would have major concerns about the bringing forward of this site, due to its impact on the A64. The County Highways Officer advises: The site does not include sufficient frontage to enable and access of acceptable standards to be formed on the public highway. The existing access would require significant improvement and need widening to meet adoptable standards. Improvements are restricted due to existing infrastructure.	(-) Highways England have confirmed that only the existing or a replacement access may be possible. The site is close to the junction, which could impact on potential occupants and road users. The County Highways Officer has advised: Acceptable onto A64/ Westgate subject to HA approval. Accessibility criteria can be met.	(++) Highways England are satisfied that access to the A64 is principally gained from a signalised junction. The County Highways Officer advises: Access onto Moorgate Lane significant improvements will be required as access point is over small stream. Footpath and accessibility infrastructure must also be introduced into this area.	(++) Highways England are satisfied that access to the A64 is principally gained from a signalised junction.	(++) Highways England are satisfied that access to the A64 is principally gained from a signalised junction.	(++) Highways England are satisfied that access to the A64 is principally gained from a signalised junction. Currently the site (as an individual site) has limited access. County Highways have advised: The site does not include sufficient frontage to enable an access of an acceptable standard to be formed on the public highway. The existing access would require significant improvement and need widening to meet adoptable standards. Improvements are restricted due to existing infrastructure.	(++) Highways England are satisfied that access to the A64 is principally gained from a signalised junction. Currently the site (as an individual site) has limited access. County Highways have advised: The site does not include sufficient frontage to enable an access of an acceptable standard to be formed on the public highway. The existing access would require significant improvement and need widening to meet adoptable standards. Improvements are restricted due to existing infrastructure.	(--) Highways England would object to new access points onto the A64. No specific access details have been provided. The County Highways Officer has had advised: The site does not include sufficient frontage to enable an access of acceptable standards to be formed on the public highways. The existing access would require significant improvement and need widening to meet adoptable standards. Improvements are restricted due to existing infrastructure.
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 survey	(-) Subject to archaeological survey	(--)
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information submitted.	No information submitted.	No information submitted.	No information submitted.	No information submitted.	No information submitted.	No information submitted.	No information submitted.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	No information submitted	No information submitted	No information submitted	No information submitted	No information submitted	No information submitted	No information submitted	No information submitted
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'	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.

Rillington Summary

Sites Ref:	232	233	255	286	290	291	292	370
K Overall Rating for 'People'	(-)	(-)	(-)	(+)	(+)	(-)	(-)	(-)
L Overall Rating for 'Meeting Needs'	No details provided.	No details provided.	No details provided.	No details provided.	Employment use.	No details provided.	No details provided.	No details provided.
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(--)	(-)	(+)	(++)	(+)	(-)	(-)	(--)
N Overall rating for 'Strong Economy'	Not applicable	Not applicable	Not applicable	Not applicable	(+) expansion of ex business	Not applicable	Not applicable	Not applicable
Stage 3 - Deliverability / Developability								
O Overall Deliverability / Developability Rating	(--)	(--)	(+)	(++) in conjunction with 638	Continue to consider for employment purposes only, advised no allocations for employment in Service Villages	(++) in conjunction with 638	(++) in conjunction with 638	(--)

Rillington Summary

Sites Ref:	412	441	515	516	517	518	536	633
Stage 1 - Sift	0	0	0	0	0	0	Subject of a separate permission for a single dwelling. Became	Planning application 13/01425/FUL approved for 4 dwellings
all sites 0.15Ha and above	(++)0.49ha	(--)-0.04ha	(++)2.87ha	(++)8.26ha	(++)56.93ha	(++)2.02ha	(++)0.16ha	(++)0.37ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy, SP1	(++)	(++)	(++)	(++)	(++) Subject to a much more modest site adjacent to the settlement being considered	(--)- based on scale of development this site would be separated from the settlement	(++)	(++)
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.	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)
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								
Overall accessibility rating	(++)	0	(+)	(++)	(++)	0	(++)	(++)
A Overall Flood Risk Assessment	(++)	(++)	(++)	(++)	(++)	(++)	(++)	(++)

Rillington Summary

Sites Ref:	412	441	515	516	517	518	536	633
Q3 What are the conclusions of the Highways Authority (NYCC) and Highways England (where appropriate) initial highway assessment?	(--) This site could be served by the established junction. However, no access is demonstrated on the Plan. But from the submission material it is proposed that access will be through the curtilage of 31 Low Moorgate with demolition and relocation of the garage of 31 Low Moorgate. The County Highways Officer advises: the site does not include sufficient frontage to enable an access of acceptable standards to be formed on the public highway. The existing access would require significant improvement and need widening to meet adoptable standards. Improvements are restricted due to existing infrastructure.	(+)Highways England have confirmed that the site is on the Thorpe Bassett Road, and would use the established junction onto the A64. No access details have been provided. The County Highways Officer advises: acceptable onto Collinsons Lane. Accessibility onto Collinsons Lane. Accessibility criteria can be met.	(+) Highways England have confirmed that direct access onto the A64 is not possible, due to existing direct access onto the A64. No access details have been provided. Site could be accessed from Sands Lane, and then the visibility of the junction will need consideration. The site would be within the 60mph zone. The County Highways Officer advises: Acceptable onto Sands Lane or A64 (Subject to HA approval). Significant improvements to Sands Lane would be required. Accessibility criteria can be met.	(-) Highways England stress than any new access is principally gained from a signalised junction. A number of properties do access the A64 directly, but no new accesses will be allowed. No access details have been submitted, but it is suggested that access would be onto Sands Lane, meaning the site could be served by the established un-signalised junction at Sands Lane, onto the A64. However, the operation of the junction would need consideration and an assessment undertaken to assess the impact of the sites development on its operation. The County Highways Officer has advised: acceptable onto Sands Lane, but significant improvements to Sands Lane would be required.	(--) Highways England have concerned that they would have major concerns about the bringing forward of this site, due to its impact on the A64	(++) Highways England are satisfied that access to the A64 is principally gained from a signalised junction.	(++) Highways England are satisfied that access to the A64 is principally gained from a signalised junction.	(-) A number of properties have direct access onto the A64. No access details have been provided. The site would have direct access from the A64, but is proximal to the junction with Sands Lane. The County Highways Officer advises: Acceptable onto the A64 (Subject to HA approval). Existing access would require improvements. the location of the existing pedestrian island would also need considering.
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 survey	(-) Subject to archaeological survey	(--)	(-) Subject to archaeological survey	(-- subject to archaeological survey	(-- Subject to archaeological survey	(-) Subject to archaeological survey	(-) Subject to archaeological survey
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information submitted.	No information submitted.	No information submitted.	No information submitted.	No information submitted.	No information submitted.	No information submitted.	No information submitted.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	No information submitted	No information submitted	No information submitted	No information submitted	No information submitted	No information submitted	No information submitted	No information submitted
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'	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.	(+) No information submitted.

Rillington Summary

Sites Ref:	412	441	515	516	517	518	536	633
K Overall Rating for 'People'	(-)	(-)	(-)	(-)	(+)But scale of site is excessive	(-)	(-)	(-)
L Overall Rating for 'Meeting Needs'	No details provided.	No details provided.	No details provided.	No details provided.	No details provided.	No details provided.	No details provided.	No details provided.
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								
O Overall Deliverability / Developability Rating	(--)	No response provided	No response provided	No response provided	No response provided	No response provided	Planning permission was secured for a single dwelling in 2016.	(+) Planning permission was secured in 2015, and a lawful commencement has been confirmed.

Rillington Summary

Sites Ref:	638
Stage 1 - Sift	Planning consent on front part of the site and rear part of the site for 28
all sites 0.15Ha and above	(++)1.29ha
Check for conformity with Local Plan Strategy, Settlement Hierarchy, SP1	(++)
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.	(++)
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	
Overall accessibility rating	(++)
A Overall Flood Risk Assessment	(++)

Rillington Summary

Sites Ref:	638
Q3 What are the conclusions of the Highways Authority (NYCC) and Highways England (where appropriate) initial highway assessment?	(++) Planning consent has been granted for part of the site. Access is proposed through Low Moorgate as part of the existing planning permission which has been granted subject to s.106. Highways England are satisfied that access to the A64 is principally gained from a signalised junction. The County Highways have advised the site submitter that access is acceptable onto Low Moorgate for both the phase one, and phase two. Confirmation should be provided.
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 survey
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information submitted.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	No information submitted
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'	(+) Information is awaited concerning flood risk assessment

Rillington Summary

Sites Ref:	638
K Overall Rating for 'People'	(+)
L Overall Rating for 'Meeting Needs'	No details provided.
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(++)
N Overall rating for 'Strong Economy'	Not applicable
Stage 3 - Deliverability / Developability	
O Overall Deliverability / Developability Rating	(++) Site obtained planning permission for the rear component of the site in 2016.