

### Sheriff Hutton Summary

Assessment	51	70 (664)	75	101	658	663
<b>Stage 1 - Sift</b>	Planning application has decision in principle to approve.	0	0	0	0	0
all sites 0.15Ha and above	(++) 0.71ha	(++) 0.45ha	Developed	(--) 0.06ha	(++)1.04ha	(++) 0.22ha
Check for conformity with Local Plan Strategy and 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.	(++)	(++)	Developed	(--) Significantly adversely affect setting of Sheriff Hutton Castle SM	(++)	(++)
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	(++)	(++)	(++)
<b>Stage 2 - Site Assessment</b>	0	0	0	0	0	0
Overall accessibility rating	(+)	(+)	Developed	(++)	(++)	(++)
A Overall Flood Risk Assessment	(++)	(++)	developed	(++)	(++) Subject to FRA	(++)
Q3 What are the conclusions of the Highways Authorities (North Yorkshire County Council) and Highways England (HE) (where appropriate) initial highway assessment?	(+) County Highways have advised: East Lane is narrow in nature, and existing residential parking is an issue (although not a planning matter). Turning head for Service Vehicles would also need considering. The resubmitted submission	(+) Access onto Finkle Street. Works will be required to improve existing major road, and extend footway/street lighting. Not likely to create excessive travel demand, but does not address appropriate accessibility criteria.	developed	No comments provided.	As a later submission the site access has not been assessed by the Highways Authority. An indicative master plan has been produced.	(+)As a later submission the site access has not been assessed by the Highways Authority. An indicative master plan has been produced. A widening of the access has been granted planning permission: 16/01835/FUL to widen
B Overall rating for 'Biodiversity and Geo-diversity'	(+)	(+)	developed	(+)	(+)	(+)
C Overall Rating for 'Special Qualities, Landscape and Setting'	(+) through appropriate landscaping	(--)		0 (--)	(+) Through appropriate scale, massing of buildings and landscaping.	(+) Through appropriate scale, massing of buildings and

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D Overall Rating for 'Culture and Heritage'	(-) Subject to archaeological assessment	(-)	developed	(--)	(+) Subject to archaeological investigation, the scale and massing of the properties, and the landscaping treatment	(+) Subject to archaeological investigation, the scale and massing of the properties, and the landscaping treatment
E Overall rating for 'Low Carbon Development and Renewable Energy'	No information provided, although there is no reason to assume that this would not be possible.	No information provided, although there is no reason to assume that this would not be possible.	developed	No information provided, although there is no reason to assume that this would not be possible.	No information provided, although there is no reason to assume that this would not be possible.	No information provided, although there is no reason to assume that this would not be possible.
F Overall Rating for 'Sustainable Building and Waste Minimisation'	No information provided, although there is no reason to assume that this would not be possible.	No information provided, although there is no reason to assume that this would not be possible.	developed	No information provided, although there is no reason to assume that this would not be possible.	No information provided, although there is no reason to assume that this would not be possible.	No information provided, although there is no reason to assume that this would not be possible.
G Overall Rating for 'Efficient Use of Land'	(+)	(+)	developed	(+)	(+) variable- depending on the scheme proposed.	(+)
H Overall Rating for 'Natural Resources'	(+)	(+)	developed	(+)	(+)	(+)
I Overall Rating for 'Amenity'	(+)	(+)	developed	(-)	(+)	(+)
J Overall Rating for 'Flood Risk'	(+)	(+)	developed	(+)	(+) Subject to FRA, and treatment of surface water	(+)
K Overall Rating for 'People'	(+) based on the information submitted at this stage	(+) based on the information submitted at this stage	developed	(--)	(+) based on limited information at this stage.	(-) based on limited information at this stage. The site is relatively small, which makes limited contribution to wider
L Overall Rating for 'Meeting Needs'	(++)	(-) No details have been submitted.	developed	No details have been submitted.	Subject to discussions concerning affordable housing provision.	(-- site not capable of delivery of affordable housing
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	(+)	(+)	developed	(+)	(++)	(++)
N Overall rating for 'Strong Economy'	NA	NA	developed	NA	N/A	N/A
<b>Stage 3 - Deliverability / Developability</b>	0	0	0	0	0	0
O Overall Deliverability / Developability Rating	(++) subject to the signing of the s.106 agreement on affordable housing	(-- Site ID 70 was deemed undeliverable - site submitter had moved	Developed	No response provided	Subject to further discussions concerning affordable housing.	(+)