

Question/Site Ref	CHER-1	CHER-2	CHER-3	CHER-4	CHER-5	CHER-6	CHER-7	CHER-8	CHER-9
STAGE 1 Initial Assessment and Site Exclusion									
Conformity with Settlement Network (1)	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Biodiversity and Geological Value (2)	No	No	No	No	No	No	No	No	No
Flood Risk and Coastal Change (3)	No	No	No	No	No	No	No	No	No
Heritage Assets (4)	No	No	No	No	No	No	No	No	No
STAGE 2 Detailed Site Specific Considerations									
Greenfield and Previously Developed Land (5)		(0)	(-)	(-)	(-)	(-)	(+++)	(-)	(-)
Accessibility by Public Transport (6)		(---)	(---)	(---)	(---)	(---)	(---)	(---)	(---)
Accessibility by Walking(7a)		(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
Accessibility by Cycling (7b)		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Flood Risk (8)		(0)	(++)	(0)	(0)	(0)	(++)	(0)	(0)
Settlement Vision (9)		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Biodiversity and Geological Value (10)		TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Wildlife and Natural Environment (11)		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Heritage Assets (12)		(0)	(0)	(0)	(0)	(0)	(+)	(0)	(0)
Built Character (13)		(---)	(-)	(---)	(0)	(0)	(+)	(0)	(0)
Landscape Character (14)		(---)	(-)	(---)	(0)	(0)	(0)	(0)	(0)
Air Quality (15)		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Agricultural Land (16)		(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
Groundwater (17)		(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
Compatibility with Neighbouring Uses (18)		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Contaminated Land (19)		(+++)	(+++)	(+++)	(+++)	(+++)	(+++)	(+++)	(+++)
Mineral Resources (20)		(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
Renewable and Low Carbon Energy (21)		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Publicly Accessible Open Space (22)		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
School Capacity (23)		TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Utilities Infrastructure Capacity (24)		(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
Highway Network Capacity (25)		(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
Wider Non-Road Transport Network (26)		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Community Facilities (27)		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Town Centre Vitality and Viability (28)		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Regeneration or Economic Benefits (29)		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Meeting Housing Needs (30)		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
STAGE 3 Deliverability									
Innumerable Constraints (31)									
Ownership and Market Constraints (32)									
Deliverability (33)									
Conclusion									

Site discounted at stage 1 - not assessed further

Site Reference	CHER- 1	
Question	Outcome	Reasoning
Basic Information		
Land bid number/name	281	South West of Etton Road (R/O Etton Lodge)
Gross Site area (ha)	0.78	
Proposed use	Residential	
Date received		
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	No	Primary Village. Remote from settlement limit (200m)
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking (7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
STAGE 3 Deliverability		
Insumountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)	No	
Conclusion and Summary	Site not suitable for allocation	Discounted at Stage 1 - Not in conformity with settlement network

Site Reference	CHER- 2	
Question	Outcome	Reasoning
Basic Information		
Land bid number/name	821	South East of Etton Road (South of Erica Lodge)
Gross Site area (ha)	2.97	
Proposed use	Residential	
Date received		
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	Yes	Primary Village. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)	(0)	Less than 25% previously developed land
Accessibility by Public Transport (6)	(---)	Over 1200m to Service
Accessibility by Walking(7a)	(-)	Over 1200m from service or significant barrier present
Accessibility by Cycling (7b)	(0)	Site between 3200m and 4800m of secondary cycleway
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No settlement vision defined
Biodiversity and Geological Value (10)	TBC	Species data not available at the present time
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(---)	Would significantly extend built form of settlement out into open countryside. Very poorly related to existing pattern of development.
Landscape Character (14)	(---)	Significant intrusion of built form into sensitive area of open countryside.
Air Quality (15)	(0)	Air quality acceptable. Proposed use is not likely to adversely affect this
Agricultural Land (16)	(-)	Minor loss of Grade 2 land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(-)	Site fully within a mineral resource area consisting of hard rock that cannot readily be pre-extracted.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	TBC	Up to date projected capacity figures not available at present time
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
STAGE 3 Deliverability		
Insumountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
Conclusion and Summary		

Site Reference	CHER- 3	
Question	Outcome	Reasoning
Basic Information		
Land bid number/name	123	North West of Highgate (R/O 22)
Gross Site area (ha)	1.27	
Proposed use	Residential	
Date received		
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	Yes	Primary Village. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(---)	Over 1200m to Service
Accessibility by Walking(7a)	(-)	Over 1200m from service or significant barrier present
Accessibility by Cycling (7b)	(0)	Site between 3200m and 4800m of secondary cycleway
Flood Risk (8)	(++)	More vulnerable use within low risk flood area (FZ1) and no other sources of flooding
Settlement Vision (9)	(0)	No settlement vision defined
Biodiversity and Geological Value (10)	TBC	Species data not available at the present time
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(-)	Would extend built form of settlement out into open countryside. Existing development on two sides but not particularly well resited to the existing built form.
Landscape Character (14)	(-)	Intrusion of built form into open countryside.
Air Quality (15)	(0)	Air quality acceptable. Proposed use is not likely to adversely affect this
Agricultural Land (16)	(-)	Minor loss of Grade 2 land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(-)	Site fully within a mineral resource area consisting of hard rock that cannot readily be pre-extracted.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	TBC	Up to date projected capacity figures not available at present time
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
STAGE 3 Deliverability		
Insumountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
Conclusion and Summary		

Site Reference	CHER-4	
Question	Outcome	Reasoning
Basic Information		
Land bid number/name	6	North East of Etton Road
Gross Site area (ha)	2.52	
Proposed use	Residential	
Date received		
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	Yes	Primary Village. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(---)	Over 1200m to Service
Accessibility by Walking (7a)	(-)	Over 1200m from service or significant barrier present
Accessibility by Cycling (7b)	(0)	Site between 3200m and 4800m of secondary cycleway
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No settlement vision defined
Biodiversity and Geological Value (10)	TBC	Species data not available at the present time
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(---)	Would significantly extend built form of settlement out into open countryside. Very poorly related to existing pattern of development.
Landscape Character (14)	(---)	Significant intrusion of built form into sensitive area of open countryside.
Air Quality (15)	(0)	Air quality acceptable. Proposed use is not likely to adversely affect this
Agricultural Land (16)	(-)	Minor loss of Grade 2 land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(-)	Site fully within a mineral resource area consisting of hard rock that cannot readily be pre-extracted.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	TBC	Up to date projected capacity figures not available at present time
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
STAGE 3 Deliverability		
Insumountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
Conclusion and Summary		

Site Reference	CHER-5	
Question	Outcome	Reasoning
Basic Information		
Land bid number/name	37, 1024	North East of Etton Road (R/O Suffolk Meadows)
Gross Site area (ha)	0.75	
Proposed use	Residential	
Date received		
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	Yes	Primary Village. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(---)	Over 1200m to Service
Accessibility by Walking (7a)	(-)	Over 1200m from service or significant barrier present
Accessibility by Cycling (7b)	(0)	Site between 3200m and 4800m of secondary cycleway
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No settlement vision defined
Biodiversity and Geological Value (10)	TBC	Species data not available at the present time
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(0)	Little impact on built form but steeply sloping site
Landscape Character (14)	(0)	Not located within the natural landscape
Air Quality (15)	(0)	Air quality acceptable. Proposed use is not likely to adversely affect this
Agricultural Land (16)	(-)	Minor loss of Grade 2 land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(-)	Site fully within a mineral resource area consisting of hard rock that cannot readily be pre-extracted.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	TBC	Up to date projected capacity figures not available at present time
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
STAGE 3 Deliverability		
Insumountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
Conclusion and Summary		

Site Reference	CHER-6	
Question	Outcome	Reasoning
Basic Information		
Land bid number/name	480	East of Bishop Burton Road
Gross Site area (ha)	1.26	
Proposed use	Residential	
Date received		
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	Yes	Primary Village. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(---)	Over 1200m to Service
Accessibility by Walking (7a)	(-)	Over 1200m from service or significant barrier present
Accessibility by Cycling (7b)	(0)	Site between 3200m and 4800m of secondary cycleway
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No settlement vision defined
Biodiversity and Geological Value (10)	TBC	Species data not available at the present time
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(0)	If trees retained, minimal impact on character of settlement.
Landscape Character (14)	(0)	Not located within the natural landscape
Air Quality (15)	(0)	Air quality acceptable. Proposed use is not likely to adversely affect this
Agricultural Land (16)	(-)	Minor loss of Grade 2 land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(-)	Site fully within a mineral resource area consisting of hard rock that cannot readily be pre-extracted.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	TBC	Up to date projected capacity figures not available at present time
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
STAGE 3 Deliverability		
Insumountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
Conclusion and Summary		

Site Reference	CHER-7	
Question	Outcome	Reasoning
Basic Information		
Land bid number/name	559,1023,CHER-A	North of Highgate (Manor Farm)
Gross Site area (ha)	1.06	
Proposed use	Residential	
Date received		
Additional information	Allocated site and Full Planning Permission on part of site	
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	Yes	Primary Village. Within settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)	(+++)	More than 75% previously developed land
Accessibility by Public Transport (6)	(---)	Over 1200m to Service
Accessibility by Walking (7a)	(-)	Over 1200m from service or significant barrier present
Accessibility by Cycling (7b)	(0)	Site between 3200m and 4800m of secondary cycleway
Flood Risk (8)	(++)	More vulnerable use within low risk flood area (FZ1) and no other sources of flooding
Settlement Vision (9)	(0)	No settlement vision defined
Biodiversity and Geological Value (10)	TBC	Species data not available at the present time
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(+)	Within conservation area but removal of large farm buildings would enhance character and appearance. Retention of the traditional barns at the frontage and to the rear of Foldyard Cottage would be desirable.
Built Character (13)	(+)	Would remove some unsightly modern farm buildings which would improve the quality of the built character of the area
Landscape Character (14)	(0)	No effect on the natural landscape
Air Quality (15)	(0)	Air quality acceptable. Proposed use is not likely to adversely affect this
Agricultural Land (16)	(-)	Minor loss of Grade 2 land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(-)	Site fully within a mineral resource area consisting of hard rock that cannot readily be pre-extracted.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	TBC	Up to date projected capacity figures not available at present time
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
STAGE 3 Deliverability		
Insumountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
Conclusion and Summary		

Site Reference	CHER- 8	
Question	Outcome	Reasoning
Basic Information		
Land bid number/name	336,CHER-B	West of Canada Drive
Gross Site area (ha)	1.52	
Proposed use	Residential	
Date received		
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	Yes	Primary Village. Within settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(---)	Over 1200m to Service
Accessibility by Walking(7a)	(-)	Over 1200m from service or significant barrier present
Accessibility by Cycling (7b)	(0)	Site between 3200m and 4800m of secondary cycleway
Flood Risk (8)	(0)	More vulnerable use within low risk flood area (FZ1) with other sources of flooding that can be mitigated
Settlement Vision (9)	(0)	No settlement vision defined
Biodiversity and Geological Value (10)	TBC	Species data not available at the present time
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(0)	Would extend existing built form out into open land but strong tree belt to eastern boundary would provide a logical and defensible edge to a new urban extent.
Landscape Character (14)	(0)	Would intrude into an area of open land but tree belt to east mitigates impact on wider area.
Air Quality (15)	(0)	Air quality acceptable. Proposed use is not likely to adversely affect this
Agricultural Land (16)	(-)	Minor loss of Grade 2 land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	The site contains some areas of potentially contaminated land. This potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(-)	Site fully within a mineral resource area consisting of hard rock that cannot readily be pre-extracted. Site also partially within a sand and gravel resource area.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	TBC	Up to date projected capacity figures not available at present time
Utilities Infrastructure Capacity (24)	(-)	There is unlikely to be any issue with the bulk transfer and treatment of household water supplies in the area. The receiving Waste Water
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified on the A164 Jocks Lodge Interchange and A1035 Swinemoor roundabout.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(0)	Affordable or specialist housing to be provided in accordance with normal policy requirements
STAGE 3 Deliverability		
Insumountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
Conclusion and Summary		

Site Reference	CHER-9	
Question	Outcome	Reasoning
Basic Information		
Land bid number/name	336 part	North of CHER-B allocation
Gross Site area (ha)	0.91	
Proposed use	Residential	
Date received		
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	Yes	Primary Village. Adjacent to settlement limit.
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
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