

## Pannal Additional Allocations

Site Ref: PN17										
SA objective	Ratings								Analysis	
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	R	R	O	R	O	R	O			Some accessibility to local services but poor accessibility to bus, rail, secondary school, shopping facilities and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	N	?	O	R			Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in loss of woodland/ trees. The site is large enough to incorporate new natural green space and add to green infrastructure. Environment Agency - impacts cannot be predicted at this stage. High/ Medium landscape sensitivity. Low landscape capacity to accommodate development proposed - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	R	?	O	R	R	N				Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access to services. Significant barrier to accessibility.
11. Minimise greenhouse gas emissions and a managed response to climate change.	DG	n/a	LG							Bus stop within 400m 50% within Flood Zone 1
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to harm significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	N			Negative impact on local distinctiveness.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development.
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing as part of scheme encourages investment and local business expansion

**Site Ref: PN17**

**Summary:** The site is located on Spring Lane and adjoins Spring Lane Farm. There are positive social effects as the site is large enough to provide affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Further positive effects are that the site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Some accessibility to local services but the local primary school is at or near capacity and likely to require expansion. Potential adverse effects on biodiversity are identified which are relatively easy to mitigate with positive effects occurring as the site is large enough to incorporate new natural green space and add to green infrastructure. Development need not result in the loss of trees/woodland. Negative landscape impacts are identified but mitigation opportunities are limited. Further negative environmental impacts arise in relation to the historic environment, where likely harm to the significance of a heritage asset is identified, and in relation to impact on local distinctiveness. There are significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation. Further negative effects relate to poor accessibility to cycling routes and lack of pavements which does not encourage pedestrian access to services.

**Recommendation:** Draft allocation.

Table 12.27 Site PN17

Site Ref: PN18 (employment)									
SA objective	Ratings								Analysis
1. Quality housing available to everyone.	n/a	n/a							Site is proposed for employment use.
2. Conditions and services to engender good health.	n/a								Site is proposed for employment use.
3. Safety and security for people and property.	?								Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	n/a								Site is proposed for employment use.
5. Culture, leisure and recreation activities available to all.	n/a	N							Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	O	R	R	O	Y	Y		Good accessibility to local services but poor accessibility to primary and secondary schools.
7. Education and training opportunities which build on the skills and capacity of the population.	LG								Proposed for employment- may bring opportunities for apprenticeships and training.
8. Biodiversity and importance of the natural environment.	R	DG	DG	LG	?	R	R		Significant adverse effects on biodiversity. Need not involve loss of woodlands/trees and potential for significant woodland creation. The site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Landscape sensitivity rating: high Landscape capacity: limited or no capacity to accommodate development or mitigate impacts.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R		Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have impact on air quality. Negative effects: Some adverse effect on surface water and watercourses - mitigation may not be possible. Loss of grade 3 agricultural land. A major road, the A61, lies close to the site.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	O	O	DG			Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Some pedestrian access and safety issues. Severance can be overcome. Opportunity to provide new rail station.
11. Minimise greenhouse gas emissions and a managed response to climate change.	R	n/a	DG						Site is not within 400m of a bus stop. Site is wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R						All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R								Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG		Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	LG	?							Proposed for employment. Public transport provision cannot be predicted a this stage.
16. Conditions for business success, economic growth and investment	DG								Provision of employment land will encourage investment and support local business expansion.
<b>Summary:</b> The site is located to the north of Pannal. To the west the site is bounded by the A61 and along the western boundary runs the railway line. There are positive economic effects as the provision of employment land will encourage investment, support local business expansion and may bring opportunities for apprenticeships and training. Positive social affects arise from good accessibility to local services (with the exception of schools). There are significant adverse effects on biodiversity however, there									

**Site Ref: PN18 (employment)**

are also positive effects as the site has potential for significant woodland creation and is large enough to incorporate new natural green space and add to green infrastructure. Negative landscape impacts are identified and mitigation opportunities are limited. Further negative environmental impacts arise in relation to the historic environment, where likely harm to the significance of a heritage asset is identified, and in relation to impact on local distinctiveness.

**Recommendation:** Draft allocation

**Table 12.28 Site PN18**

Site Ref: PN19										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	DG	LG								Site size capable of delivering 30 plus affordable houses. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	DG	DG								Accessible to play area/amenity open space/outdoor sports and large enough to accommodate new play area. Site is large enough to accommodate a new outdoor sports facility and help meet a local shortfall.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	DG	R							Provision of affordable housing will help reduce social isolation. Potential for mixed use including community facilities. Local school at or near capacity and likely to require expansion.
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreation needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	O	O	R	LG	R	Y			Good accessibility to services but poor accessibility to secondary schools and shops.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion
8. Biodiversity and importance of the natural environment.	O	R	DG	LG	?	R	R			Some potential adverse effects but mitigation should be possible. Loss of ancient woodland, aged or veteran trees. The site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to the site. Environment Agency - impacts cannot be predicted at this stage. Landscape sensitivity rating: high Landscape capacity: limited or no capacity to accommodate development or mitigate impacts.
9. Minimal pollution levels.	N	DG	O	?	R	Y	R			Yorkshire Water- impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Negative effects: Some adverse effects on watercourses. 100% greenfield land. 50% or more Grade 3 agricultural land. Close to major road.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	DG	O	LG				Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycling routes. Convenient and safe pedestrian routes to access services and facilities. Severance can be overcome. Opportunity to enhance existing rail facilities.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	DG							Site does not lie within 400m of a bus stop however there is potential for improvement. Site lies wholly within flood zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Would involve the loss of Grade 1, 2 or 3 agricultural land.
13. Protect and enhance the historic environment.	R									Likely to result in harm to significance of heritage asset.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	R	DG			Negative impact on local distinctiveness. Mixed use can be accommodated.
15. Good quality employment opportunities available to all	n/a	n/a								Proposed for residential only.

Site Ref: PN19						
16. Conditions for business success, economic growth and investment	LG					Provision of affordable housing as part of scheme encourages investment and local business expansion
<p><b>Summary:</b> The site is located to the north of Pannal Primary School and Pannal Green. Positive social effects arise as the site is large enough to provide a significant amount of affordable housing which in turn has positive economic effects as provision of affordable housing will help support existing businesses. Positive social effects arise as the site is accessible to bus and rail services, primary school, GP, employment and play area/amenity open space/outdoor sports and is large enough to accommodate a new sports facility and help meet a local shortfall. There is also the potential for mixed use development incorporating community facilities. The local primary school is at or near capacity and likely to require expansion. Some potential adverse effects on biodiversity have been identified but mitigation is possible and the site is large enough to incorporate new natural green space and add to green infrastructure. Significant adverse environmental impacts have been identified with limited or no capacity for the landscape to accommodate development or mitigate impacts, likely harm to the significance of a heritage asset and negative impacts on local distinctiveness.</p>						
<p><b>Recommendation:</b> Draft allocation.</p>						

Table 12.29 Site PN19