Appendix 8: Business Opportunity Sites - SA Matrices

The following scoring system has been used to determine the compatibility of the Business Opportunity Sites with each of the Sustainability Appraisal Framework Objectives:

Sustainability appraisal assessment criteria

Category	Likely effect on the sustainability appraisal objective
++	Significant positive effect
+	Positive effect
N	Neutral effect
-	Negative effect
- -	Significant negative effect
~	No relationship or link - there is no clear relationship between the proposed option/policy and the achievement of the objective.
U	Effect is uncertain or unknown, for example due to a lack of information.

Settlement: SEDBERGH				**Site: TOLL BAR, SEDBERGH**	**Estimated Capacity: 0.49 ha**	**Proposed Uses:** Class E - Commercial, business and service, Class B8 storage and distribution
Sustainability Appraisal Framework Objectives			**Likely effect on the sustainability objective**	**Appraisal considerations to help arrive at assessment score:** *Commentary on each includes consideration of whether the effects will be: Direct/indirect; Term (short/medium/long), temporary or permanent; local or wider in geographical extent; cumulative and in combination*		
Biodiversity	1	Safeguard and enhance internationally, nationally and locally important species and habitats.	N	Site located in IRZ for Combe Scar SSSI, however Natural England do not need to be consulted as the development is unlikely to have a harmful effect on the SSSI's, SAC's and SPA's that they underpin. Scrub, boundary hedgerows and trees of potential value for breeding birds and roosting, foraging and commuting bats. **Mitigation:** Relevant habitat/bat/bird surveys to be carried out. Policy NE1 – Protecting Wildlife Sites, Species and Networks and Policy NE2: Irreplaceable Habitats aims to protect important habitats and species. These policies will apply and provide safeguards.		
Landscape	2	Reduce large scale extraction of aggregate minerals.	~	No relationship or link.		
	3	Prevent or remove detrimental impacts on the landscape and deliver landscape enhancement.	N	The site is an employment site allocation in the current Local Plan (2015-30) and land immediately adjacent to the site already contains a number of small employment units. Development of the site would represent an extension to this. The Landscape Sensitivity Analysis rated the site as having moderate landscape sensitivity meaning it is suitable for development, but it recommended that development should avoid the eastern part of the site so that it can be used for planting. Overall impact on this objective likely to be minimal.		
	4	Safeguard and enhance geodiversity.	N	No known features of geodiversity impacted by development of the site. Geodiversity safeguarded but not enhanced.		
Water	5	Promote sustainable water supplies and appropriate waste water treatment methods.	+	Site is located in one of the National Park's Local Service Centre's on the edge of an established residential area and adjacent to an existing, small employment site with available infrastructure.		
	6	Safeguard and enhance water quality through the reduction and prevention of pollution incidents.	+	Greenfield site located in one of the National Park's Local Service Centre's on the edge of an established residential/employment area with the ability to provide connections to the relevant infrastructure. No watercourse nearby.		
	7	Prevent vulnerable development in flood risk areas and ensure appropriate land management and development that does not contribute to downstream flood risk.	+	Site is located in Flood Zone 1. Surface Water Flood Risk on tiny proportion of site (3%) and risk is within the lowest risk band. Sustainable drainage policy (CP5) will ensure no net increase in surface water run off rates.		
Pollution	8	Avoid harmful emissions of light and noise and maintain air quality across the National Park.	-	Potential for development to create some additional emissions. The site is located outside the Dark Skies Core Area in the National Park's largest Local Service Centre (Sedbergh). **Mitigation:** Lighting advice/guidance is produced by the National Park Authority. Light emissions can be reduced through good design and controlled through the planning application process. Any potential industrial emissions would be considered by environmental health as part of the planning application.		
Archaeology/ Built Heritage	9	Protect below ground archaeology and preserve nationally important remains.	N	May require archaeological assessment to investigate postulated Roman fort site. **Mitigation:** Policy AB1: Heritage Assets will provide appropriate safeguards.		
	10	Conserve and enhance above ground archaeology including built heritage, listed buildings, conservation areas and Scheduled Ancient Monuments.	+	Development of an appropriate nature and scale is likely to be acceptable subject to the assessment identified above.		
	11	Ensure a high quality of design that respects or enhances its setting.	+	Site located on main gateway route into Sedbergh adjacent to established business units. Landscape Sensitivity Analysis recommends that development should avoid the eastern part of the site so that it can be used for		

				planting/screening. Site to have a short development brief included within Local Plan Appendix. Design policy will provide other safeguards.
Community	12	Facilitate a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	N	If the site has an employment use it will not directly support this objective. However, employment opportunities on this site may indirectly help to support the development of new housing site allocations in other parts of Sedbergh given the links between housing and employment.
	13	Safeguard and improve access to services.	+	Businesses can both provide and utilise / help to safeguard services.
	14	Contribute to the creation and maintenance of vibrant and inclusive communities.	+	Supporting employment opportunities on this site will contribute to the achievement of this objective. It may enable people to live and work within the local area. Employees and businesses will likely utilise and help to sustain local services.
	15	Support a fair and representative system of governance, encouraging widespread participation and public involvement.	N	Whilst local business people may become involved in local groups / politics, the overall impact on the achievement of this objective is likely to be minimal.
	16	Work to ensure that the maximum possible number of households have access to mobile signal and high speed broadband.	+	Sedbergh has access to mobile signal and high-speed broadband. Businesses on this site could benefit from this and boost demand for services.
Waste	17	Support the movement towards a circular economy as well as appropriate waste management and disposal methods.	-	The development of the site will ultimately result in the generation of more commercial waste, however waste management and disposal methods in all areas of the National Park are well established. The nature of the end users of the site will determine whether development will contribute to circular economy. **Mitigation:** Policy CP9: Waste management requires proposals for new development to indicate how it will minimise the creation of waste.
Climate Change & Energy	18	Support energy efficiency measures and a reduction in energy use.	-	The development and occupation of the site will increase energy use, however new buildings will be more efficient. **Mitigation:** All new buildings will be expected to maximise energy efficiency in accordance with a range of criteria outlined in Policy CP: 6 Design.
	19	Support appropriate development of, and research into, renewable energy generation.	+	New developments will need to demonstrate how the proposals will use decentralised sources of renewable energy in accordance with Policy CP7.
	20	Take action to adapt to the changing climate, mitigate against further changes and increase resilience to climate change.	+	Site is not within a flood risk area. New development can be more energy efficient. Site is in a sustainable location within a Key Service Centre. **Mitigation**: Several policies within the Local Plan seek to support climate change resilience including CP4: Flood Risk, CP6: Design and CP7: Energy Requirements.
Public Enjoyment & Understanding	21	Support sustainable tourism.	N	Impact minimal – potential to support sustainable tourism dependent upon nature of end user.
	22	Maintain and improve opportunities for the public to understand and enjoy the National Park.	N	The site is likely to have no discernible impact on the achievement of this objective.
	23	Understand and respond to the changing patterns of visitors to the National Park.	N	The site is likely to have no discernible impact on the achievement of this objective.
Economy & Employment	24	Facilitate the growth and diversification of a resilient economy, through the development of existing and new enterprises.	+ +	Development on this site will directly support this objective as it provides land for new businesses / business expansions or relocation.
Transport	25	Locate development so that it supports a sustainable transport network which encourages the use of public transport, cycling and walking, minimises traffic congestion, reduces carbon emissions and improves air quality.	+	Site is located in the National Park's largest Local Service Centre with direct access onto the A683. The town does have limited bus services. The rail network can be accessed via a 20-minute drive from the town. The town is relatively compact and walkable and has a good existing network of rights of way around it.
Agriculture	26	Understand and respond to changes in agricultural policy and land management change.	~	No relationship or link.
	27	Support appropriate agriculture, including opportunities for farm diversification.	N	Potential for site to provide space for economic development linked to farm diversification.

Special Qualities	28	Conserve and enhance the special qualities of the National Park.	N	New employment development has the potential to have some negative impacts on the special qualities of the National Park, however, development of this land would extend an existing established business use on the adjacent site at a relatively small scale. **Mitigation:** A well-designed scheme which contributes to the setting of the wider town can help to conserve special qualities. Policy CP2: National Park Purposes and CP6: Design will help to mitigate negative impacts and support the achievement of this objective.
Summary: This small site adjoins an existing employment site. It is sustainably located on the edge of the largest settlement in the National Park where other sites are proposed to be allocated for new housing. Together, this could create more opportunities for people to live and work in the National Park. Whilst the development of the site may generate more emissions and waste and increase energy use, these potential negative impacts can be minimised / are capable of mitigation.				

Settlement: SEDBERGH				**Site: FORMER BALIOL SCHOOL, SEDBERGH**	**Estimated Capacity: 1.9 ha**	**Proposed Uses:** Class E – Commercial, business and service, Class B8 storage and distribution, Class F.1 – Learning and non-residential institutions F.2 Local community, C1 – Hotels, C2 – Residential institutions, Live work (rental), Other uses not classified
Sustainability Appraisal Framework Objectives			**Likely effect on the sustainability objective**	**Appraisal considerations to help arrive at assessment score:** *Commentary on each includes consideration of whether the effects will be: Direct/indirect; Term (short/medium/long), temporary or permanent; local or wider in geographical extent; cumulative and in combination*		
Biodiversity	1	Safeguard and enhance internationally, nationally and locally important species and habitats.	-	Site located in IRZ for Cautley Thwaite Meadows and Ecker Secker Beck (SSSI). Natural England may need to be consulted depending upon the nature of the development/end use. Site contains semi-mature and mature trees which may have potential value for roosting bats and breeding birds. Listed as priority habitat for woodland. Potential for badger sett to occur in site. Pond within 500m of site, potential for GCN to occur in site. Red squirrels have been recorded within the vicinity of the site. An Ecological Assessment of the site undertaken in 2020 showed low numbers of common bat species were found to be roosting in the building on site. **Mitigation:** Relevant habitat/bat/bird surveys to be carried out to inform development. Policy NE1 – Protecting Wildlife Sites, Species and Networks and Policy NE2: Irreplaceable Habitats aims to protect important habitats and species. These policies will apply and provide safeguards.		
Landscape	2	Reduce large scale extraction of aggregate minerals.	~	No relationship or link.		
	3	Prevent or remove detrimental impacts on the landscape and deliver landscape enhancement.	+	The site was given a low-moderate rating in the Landscape Impact Assessment.		
	4	Safeguard and enhance geodiversity.	N	No known features of geodiversity impacted by development of the site. Geodiversity safeguarded but not enhanced.		
Water	5	Promote sustainable water supplies and appropriate waste water treatment methods.	+	Site is located in one of the National Park's Local Service Centre's in an established residential area. The site has access to water and existing sewer is present within the site and connects into a nearby public sewer. Further detail regarding a drainage scheme for the site would need to be provided with any development proposals. (Policy CP5 Sustainable drainage will apply).		
	6	Safeguard and enhance water quality through the reduction and prevention of pollution incidents.	N	Brownfield site located in one of the National Park's Local Service Centre's on the edge of an established residential area with the ability to provide connections to the relevant infrastructure. River Rawthey located approx. 200m away but un-named tributaries in closer proximity. Water quality likely to be safeguarded not enhanced as a result of development.		

	7	Prevent vulnerable development in flood risk areas and ensure appropriate land management and development that does not contribute to downstream flood risk.	+	Site is located in Flood Zone 1. Surface Water Flood Risk on a very small proportion of site. Potential for run-off to affect the site from a catchment to the north. **Mitigation:** Sustainable drainage policy requires proposals on previously developed land to incorporate a reduction in surface water run off rates to the greenfield rate.
Pollution	8	Avoid harmful emissions of light and noise and maintain air quality across the National Park.	-	Potential for development to create some additional emissions. The site is located outside the Dark Skies Core Area in the National Park's largest Local Service Centre (Sedbergh). **Mitigation:** Lighting advice/guidance is produced by the National Park Authority. Light emissions can be reduced through good design and controlled through the planning application process. Any potential industrial emissions would be considered by environmental health.
Archaeology/ Built Heritage	9	Protect below ground archaeology and preserve nationally important remains.	N	May require archaeological assessment to investigate postulated Roman Road between Sedbergh and Kirkby Lonsdale. Archaeological geophysical survey will provide an indication of the nature of any surviving sub-surface archaeological features. **Mitigation:** Policy AB1: Heritage Assets will provide appropriate safeguards.
	10	Conserve and enhance above ground archaeology including built heritage, listed buildings, conservation areas and Scheduled Ancient Monuments.	+	Some of the existing buildings (unlisted) on the site have architectural and historic interest, with scope to safeguard and enhance their character as part of a development scheme by removing modern extensions.
	11	Ensure a high quality of design that respects or enhances its setting.	+	Site contains a non-designated heritage asset and is located on main gateway route into Sedbergh. Site has a short development brief included within Local Plan Appendix 4.
Community	12	Facilitate a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	N	If the site has an employment use it will not support this objective. However, employment opportunities on this site may indirectly help to support the development of new housing site allocations in other parts of Sedbergh given the links between housing and employment.
	13	Safeguard and improve access to services.	+	Businesses on the site could both provide and utilise / help to safeguard services.
	14	Contribute to the creation and maintenance of vibrant and inclusive communities.	+	Supporting employment opportunities on this site will contribute to the achievement of this objective. It may enable people to live and work within the local area.
	15	Support a fair and representative system of governance, encouraging widespread participation and public involvement.	N	Whilst local business people may become involved in local groups / politics, the overall impact on the achievement of this objective is likely to be minimal.
	16	Work to ensure that the maximum possible number of households have access to mobile signal and high speed broadband.	+	Sedbergh has access to mobile signal and high-speed broadband. Businesses on this site could benefit from this and boost demand for services.
Waste	17	Support the movement towards a circular economy as well as appropriate waste management and disposal methods.	-	The development of the site will ultimately result in the generation of more commercial waste, however waste management and disposal methods in all areas are well established. The nature of businesses on the site will determine whether development will contribute to circular economy. **Mitigation:** Policy CP9: Waste management requires proposals for new development to indicate how it will minimise the creation of waste.
Climate Change & Energy	18	Support energy efficiency measures and a reduction in energy use.	-	The development and occupation of the site will increase energy use but new buildings will be more efficient. Scope to improve energy efficiency of existing buildings as part of any conversion works. **Mitigation:** All new buildings will be expected to maximise energy efficiency in accordance with a range of criteria outlined in Policy CP: 6 Design.
	19	Support appropriate development of, and research into, renewable energy generation.	+	New developments will need to demonstrate how the proposals will use decentralised sources of renewable energy in accordance with policy CP7.
	20	Take action to adapt to the changing climate, mitigate against further changes and increase resilience to climate change.	+	Site is located in Flood Zone 1, with minor surface water flood risk. New development can be more energy efficient. Site is in a sustainable location within a Key Service Centre.

				Mitigation: Several policies within the Local Plan seek to support climate change resilience including CP4: Flood Risk, CP6: Design and CP7: Energy Requirements.
Public Enjoyment & Understanding	21	Support sustainable tourism.	N	Impact minimal – potential to support sustainable tourism dependent upon nature of end user.
	22	Maintain and improve opportunities for the public to understand and enjoy the National Park.	N	The site is likely to have no discernible impact on the achievement of this objective.
	23	Understand and respond to the changing patterns of visitors to the National Park.	N	The site is likely to have no discernible impact on the achievement of this objective.
Economy & Employment	24	Facilitate the growth and diversification of a resilient economy, through the development of existing and new enterprises.	+ +	Development on this site will directly support this objective as it provides land for new businesses / business expansions or relocation.
Transport	25	Locate development so that it supports a sustainable transport network which encourages the use of public transport, cycling and walking, minimises traffic congestion, reduces carbon emissions and improves air quality.	+	Site is located in the National Park's largest Local Service Centre; however, the town has a relatively limited bus service. The rail network can be accessed via a 20-minute drive from the town. More intensive use of the site may require access improvements at junction with A683. The town is relatively compact and walkable, and has a good existing network of rights of way around it.
Agriculture	26	Understand and respond to changes in agricultural policy and land management change.	~	No relationship or link.
	27	Support appropriate agriculture, including opportunities for farm diversification.	N	Potential for site to provide space for economic development linked to farm diversification, but overall impact is likely minimal.
Special Qualities	28	Conserve and enhance the special qualities of the National Park.	N	New employment development has the potential to have some negative impacts on the special qualities of the National Park, though development of this land will bring a previous employment site back into use. **Mitigation:** A well-designed scheme which contributes to the setting of the wider town can help to conserve special qualities. Policy CP2: National Park Purposes and CP6: Design will help to mitigate negative impacts and support the achievement of this objective.
Summary: This is a dis-used former employment site containing buildings of historical interest which could be safeguarded and improved. It is sustainably located on the edge of the largest settlement in the National Park where other sites are proposed to be allocated for new housing. Together, this could create more opportunities for people to live and work in the National Park. Whilst the development of the site may generate more emissions and waste and increase energy use, these potential negative impacts can be minimised / are capable of mitigation. Potential negative impacts on biodiversity should also be capable of mitigation.				

Settlement: THRESHFIELD				**Site: THRESHFIELD QUARRY**	**Estimated Capacity: 9.4 ha**	**Proposed Uses:** Class E – Commercial, business and service, Class F.1 – Learning and non-residential institutions, Class F.2 – Local community, Class B2 – General industrial, Class C1 – Hotels, Class C2 – Residential institutions, Live work rental, Other uses not classified
Sustainability Appraisal Framework Objectives			**Likely effect on the sustainability objective**	**Appraisal considerations to help arrive at assessment score:** *Commentary on each includes consideration of whether the effects will be: Direct/indirect; Term (short/medium/long), temporary or permanent; local or wider in geographical extent; cumulative and in combination*		
Biodiversity	1	Safeguard and enhance internationally, nationally and locally important species and habitats.	-	Site located in IRZ for Malham and Arncliffe SSSI. Natural England will need to be consulted depending upon the nature of the development. There are White-clawed Crayfish 'Ark Sites' at the quarry which must not be detrimentally impacted by development. Peregrines nest at quarry sites across the National Park and have been observed at Threshfield Quarry during the		

				breading season. Their possible presence at the quarry will need to be taken into account prior to any development plan proposals. An Ecological Impact Assessment (EcIA) would need to be undertaken to identify the baseline conditions relating to habitats, protected and notable species and invasive non-native species; to assess the impacts of development on the important ecological features of the site and to detail any required mitigation, compensation and enhancement. **Mitigation:** Relevant habitat/bat/bird surveys to be carried out. Policy NE1 – Protecting Wildlife Sites, Species and Networks and Policy NE2: Irreplaceable Habitats aims to protect important habitats and species. These policies will apply and provide safeguards.
Landscape	2	Reduce large scale extraction of aggregate minerals.	~	No relationship or link.
	3	Prevent or remove detrimental impacts on the landscape and deliver landscape enhancement.	+	The former Threshfield Quarry site is well screened by mature woodland. The Landscape Character Assessment recognises it as a site which may be suitable for large sale tourist facilities because they can be screened. Development of the site could enhance its appearance at a local scale.
	4	Safeguard and enhance geodiversity.	N	The SSSI is of outstanding geological and biological interest. Geodiversity safeguarded but not necessarily enhanced.
Water	5	Promote sustainable water supplies and appropriate waste water treatment methods.	N	The site had washing facilities when used as a quarry. There are nearby residential uses and so mains infrastructure is available nearby if not within the site.
	6	Safeguard and enhance water quality through the reduction and prevention of pollution incidents.	N	Small becks run close to and within the site.
	7	Prevent vulnerable development in flood risk areas and ensure appropriate land management and development that does not contribute to downstream flood risk.	-	Site located in Flood Zone 1. Surface water flood risk affecting parts of the site. Appropriate drainage scheme will need to address these risks. **Mitigation:** Policy CP5: Sustainable drainage will apply.
Pollution	8	Avoid harmful emissions of light and noise and maintain air quality across the National Park.	-	Site is currently un-used so new development will increase emissions. Site located in Dark Night Skies buffer zone. **Mitigation:** Lighting advice/guidance is produced by the National Park Authority. Light emissions can be reduced through good design and controlled through the planning application process. Any potential industrial emissions would be considered by environmental health. Transport statement to considered sustainable travel options.
Archaeology/ Built Heritage	9	Protect below ground archaeology and preserve nationally important remains.	N	Potential for surviving industrial archaeological interest within the footprint of the quarry. Archaeological interest in Chapel House wood to the east of the quarry (Iron age/Romano British settlement remains) and other nearby sites. Any re-development proposals would need to be informed by the results of an archaeological desk-based assessment and walkover survey. This would provide an indication of any features that would require more detailed recording in advance of development, or preservation *in situ* if of sufficient significance. **Mitigation:** Policy AB1: Heritage Assets will provide appropriate safeguards.
	10	Conserve and enhance above ground archaeology including built heritage, listed buildings, conservation areas and Scheduled Ancient Monuments.	N	Archaeological interest in Chapel House wood to the east of the quarry (Iron age/Romano British settlement remains) and other nearby sites. Any re-development proposals would need to be informed by the results of an archaeological desk-based assessment and walkover survey. This would provide an indication of any features that would require more detailed recording in advance of development, or preservation *in situ* if of sufficient significance. **Mitigation:** Policy AB1: Heritage Assets will provide appropriate safeguards.
	11	Ensure a high quality of design that respects or enhances its setting.	+	A short development brief is included in Appendix 4 in the Local Plan. The location of the site within an old quarry provides some potential for innovative design.
Community	12	Facilitate a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	N	If the site has an employment use it will not directly support this objective. However, employment opportunities on this site may indirectly help to support the development of new housing site allocations in Threshfield/Grassington given the links between housing and employment.
	13	Safeguard and improve access to services.	+	Businesses can both provide and utilise / help to safeguard services.
	14	Contribute to the creation and maintenance of vibrant and inclusive communities.	+	Supporting employment opportunities on this site will contribute to the achievement of this objective. It may enable people to live and work within the local area.

	15	Support a fair and representative system of governance, encouraging widespread participation and public involvement.	N	Whilst local business people may become involved in local groups / politics, the overall impact on the achievement of this objective is likely to be minimal.
	16	Work to ensure that the maximum possible number of households have access to mobile signal and high speed broadband.	+	Threshfield has access to mobile signal (across some networks) and high-speed broadband. Businesses on this site could benefit from this and boost demand for services.
Waste	17	Support the movement towards a circular economy as well as appropriate waste management and disposal methods.	-	The development of the site will ultimately result in the generation of more commercial waste, however waste management and disposal methods in all areas are well established. The nature of businesses on site may determine whether development will contribute to circular economy. As a former quarry, new employment uses on the site would be positive in terms of the re-use of the land/site. **Mitigation:** Policy CP9: Waste management requires proposals for new development to indicate how it will minimise the creation of waste.
Climate Change & Energy	18	Support energy efficiency measures and a reduction in energy use.	-	The development and occupation of the site will increase energy use but new buildings will be more efficient. **Mitigation:** All new buildings will be expected to maximise energy efficiency in accordance with a range of criteria outlined in Policy CP: 6 Design.
	19	Support appropriate development of, and research into, renewable energy generation.	+	New developments will need to demonstrate how the proposals will use decentralised sources of renewable energy in accordance with policy CP7. Site offers good scope to incorporate renewable/low carbon measures.
	20	Take action to adapt to the changing climate, mitigate against further changes and increase resilience to climate change.	-	Site is located within Flood Zone 1 but with some Surface water flood risk issues to overcome. New development can be more energy efficient. Site is in a relatively sustainable location one the edge of a Key Service Centre. **Mitigation**: Several policies within the Local Plan seek to support climate change resilience including CP4: Flood Risk, CP6: Design and CP7: Energy Requirements.
Public Enjoyment & Understanding	21	Support sustainable tourism.	+	Potential to support sustainable tourism dependent upon nature of end user. Previous masterplan has shown tourism related uses.
	22	Maintain and improve opportunities for the public to understand and enjoy the National Park.	N	Potential for this depending upon end use. Likely effect currently rated as minimal.
	23	Understand and respond to the changing patterns of visitors to the National Park.	N	Potential for this depending upon end use. Likely effect currently rated as minimal.
Economy & Employment	24	Facilitate the growth and diversification of a resilient economy, through the development of existing and new enterprises.	+ +	Development on this site will directly support this objective as it provides land for new businesses / business expansions or relocation.
Transport	25	Locate development so that it supports a sustainable transport network which encourages the use of public transport, cycling and walking, minimises traffic congestion, reduces carbon emissions and improves air quality.	N +	The site is located close to one of the National Park's Local Service Centre's, being approx. 0.5 miles from Threshfield and 1.5miles from Grassington. Whilst there is a bus service between Grassington/Threshfield and Skipton, this is fairly infrequent. The nearest train station is a 20-25 minute drive away in Skipton. Access to the site should be achievable, though highways and access impacts will require careful consideration. Threshfield has a good existing network of rights of way around it, with scope to improve sustainable links from the site to Grassington and Threshfield.
Agriculture	26	Understand and respond to changes in agricultural policy and land management change.	~	No relationship or link.
	27	Support appropriate agriculture, including opportunities for farm diversification.	N	Potential for site to provide space for economic development linked to farm diversification. Likely effect currently rated as minimal.
Special Qualities	28	Conserve and enhance the special qualities of the National Park.	N	New employment development has the potential to have some negative impacts on the special qualities of the National Park. **Mitigation:** A well-designed scheme which contributes to the setting of the wider town can help to conserve special qualities. Policy CP2: National Park Purposes and CP6: Design will help to mitigate negative impacts and support the achievement of this objective.

Summary: The site is a former quarry located on the edge of a Local Service Centre. It is a reasonably sized site which could accommodate a range of employment uses. Other sites within the settlement are proposed to be allocated for new housing and together this could create more opportunities for people to live and work in the National Park. There are the potential for some negative effects relating to some of the environmental indicators (e.g. biodiversity, climate change, pollution and waste) however this are capable of being minimised or mitigated.

Settlement: LINTON				**Site: FORMER LINTON CAMP SITE**	**Estimated Capacity: 5.28 ha**	**Proposed Uses:** Visitor accommodation and uses Class E – Commercial, business and service, Class F.1 – Learning and non-residential institutions Class F.2 – Local community Class B2 – General industrial Class C1 – Hotels Class C2 – Residential institutions **Permission granted for redevelopment of site for tourist accommodation in Oct 2024.**
Sustainability Appraisal Framework Objectives			**Likely effect on the sustainability objective**	**Appraisal considerations to help arrive at assessment score:** *Commentary on each includes consideration of whether the effects will be: Direct/indirect; Term (short/medium/long), temporary or permanent; local or wider in geographical extent; cumulative and in combination*		
Biodiversity	1	Safeguard and enhance internationally, nationally and locally important species and habitats.	N	Site located in IRZ for SSSI's. Natural England may need to be consulted depending upon the nature of the development. Trees/woodland present on the site which may have potential for roosting bats and nesting birds. The site has recently been granted permission for new visitor accommodation meaning a satisfactory development can be achieved on this site. The potential impact on this objective would need to be re-considered on a scheme by scheme basis if the current permission is not implemented. **Mitigation:** Relevant habitat/bat/bird surveys to be carried out. Policy NE1 – Protecting Wildlife Sites, Species and Networks and Policy NE2: Irreplaceable Habitats aims to protect important habitats and species. These policies will apply and provide safeguards.		
Landscape	2	Reduce large scale extraction of aggregate minerals.	~	No relationship or link.		
	3	Prevent or remove detrimental impacts on the landscape and deliver landscape enhancement.	N +	Prominent site in open countryside. Site contains some existing buildings relating to former Linton Camp school which are rigid in layout and falling into disrepair. Site has recently been granted permission for tourist accommodation, meaning careful design can achieve a scheme which sits harmoniously in the landscape.		
	4	Safeguard and enhance geodiversity.	N	No known features of geodiversity impacted by development of the site. Geodiversity safeguarded but not enhanced.		
Water	5	Promote sustainable water supplies and appropriate waste water treatment methods.	+	Previously developed site with available infrastructure.		
	6	Safeguard and enhance water quality through the reduction and prevention of pollution incidents.	+	Brownfield site, however details from previous planning applications suggest there are no known contaminated land implications from the redevelopment of the site.		
	7	Prevent vulnerable development in flood risk areas and ensure appropriate land management and development that does not contribute to downstream flood risk.	+	Site located in Flood Zone 1. High surface water flood risks on part of the undeveloped site. Scope to improve management of water across the whole site as part of redevelopment.		
Pollution	8	Avoid harmful emissions of light and noise and maintain air quality across the National Park.	N	Potential for development to create some additional emissions.. The site is located in the Dark Night skies buffer zone. The recent granting of permission for new visitor accommodation on the site shows harmful emissions can be avoided (but would need to be re-considered on a scheme by scheme basis if the current permission is not implemented). **Mitigation:** Lighting advice/guidance is produced by the National Park Authority. Light emissions can be reduced through good design and controlled through the planning application process. Any potential industrial emissions would be considered by environmental health as part of the planning application.		

Archaeology/ Built Heritage	9	Protect below ground archaeology and preserve nationally important remains.	+	Site lies adjacent to a scheduled monument (medieval farmstead and field system). Planning permission has recently been granted for new visitor accommodation on the site and this has shown there is scope for development and improved planting to enhance the setting and view of the scheduled monument so as to better reveal its aesthetic significance. (Impact on these assets would need to be re-considered on a scheme by scheme basis if the current permission is not implemented). **Mitigation:** Policy AB1: Heritage Assets will provide appropriate safeguards and require relevant assessments to be undertaken.
	10	Conserve and enhance above ground archaeology including built heritage, listed buildings, conservation areas and Scheduled Ancient Monuments.	+	Site of former Linton Camp school which is not a designated asset but is of local historical interest. Scope to record the buildings/camp before any redevelopment occurs. Site adjacent to scheduled monument (medieval farmstead). There is scope for development and improved planting to enhance the setting and view of the scheduled monument so as to better reveal its aesthetic significance. (Impact on these assets would need to be re-considered on a scheme by scheme basis if the current permission is not implemented). Policy AB1: Heritage Assets will provide appropriate safeguards and require relevant assessments to be undertaken.
	11	Ensure a high quality of design that respects or enhances its setting.	+	Site is in prominent open countryside location meaning landscape and character impacts will be a key consideration. Existing buildings on the site are rigid in form and there is scope for new development to sit more harmoniously within the landscape. Design policies and design guide will support the achievement of this. A short development brief is also included in Appendix 4 in the Local Plan
Community	12	Facilitate a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	N	If the site has an employment use it will not directly support this objective. However, employment opportunities on this site may indirectly help to support the development of new housing site allocations in Threshfield/Grassington given the links between housing and employment.
	13	Safeguard and improve access to services.	+	Businesses can both provide and utilise / help to safeguard services.
	14	Contribute to the creation and maintenance of vibrant and inclusive communities.	+	Supporting employment opportunities on this site will contribute to the achievement of this objective. It may enable people to live and work within the local area.
	15	Support a fair and representative system of governance, encouraging widespread participation and public involvement.	N	Whilst local business people may become involved in local groups / politics, the overall impact on the achievement of this objective is likely to be minimal.
	16	Work to ensure that the maximum possible number of households have access to mobile signal and high speed broadband.	+	Linton has access to mobile signal (across some networks) and ultrafast broadband. Businesses on this site could benefit from this and boost demand for improved services.
Waste	17	Support the movement towards a circular economy as well as appropriate waste management and disposal methods.	-	Site is brownfield. Existing buildings on the site are of wooden construction in poor state of repair with very limited scope for re-use. The development of the site will ultimately result in the generation of more commercial waste, however waste management and disposal methods in all areas are well established. **Mitigation:** Policy CP9: Waste management requires proposals for new development to indicate how it will minimise the creation of waste.
Climate Change & Energy	18	Support energy efficiency measures and a reduction in energy use.	-	The development and occupation of the site will increase energy use though the new buildings will be more efficient. **Mitigation:** All new buildings will be expected to maximise energy efficiency in accordance with a range of criteria outlined in Policy CP: 6 Design.
	19	Support appropriate development of, and research into, renewable energy generation.	+	New developments will need to demonstrate how the proposals will use decentralised sources of renewable energy in accordance with policy CP7.
	20	Take action to adapt to the changing climate, mitigate against further changes and increase resilience to climate change.	+	Site is within Flood Zone 1 but some surface water flood risk issues to overcome affecting part of the site. This can be managed through appropriate design/layout. New development can be more energy efficient. Site is in a relatively sustainable location close to a Key Service Centre. **Mitigation**: Several policies within the Local Plan seek to support climate change resilience including CP4: Flood Risk, CP6: Design and CP7: Energy Requirements.
	21	Support sustainable tourism.	+	Potential to support sustainable tourism dependent upon nature of end user. Site currently has permission for development of new visitor accommodation.

Public Enjoyment & Understanding	22	Maintain and improve opportunities for the public to understand and enjoy the National Park.	+	Potential to have a positive effect on this objective depending upon the end use, e.g. visitor accommodation. Scope to enhance the setting of the and view of the adjacent scheduled monument a part of any development so as to better reveal its aesthetic significance.
	23	Understand and respond to the changing patterns of visitors to the National Park.	N	Minimal impact, though scope for positive effect depending upon end use.
Economy & Employment	24	Facilitate the growth and diversification of a resilient economy, through the development of existing and new enterprises.	+ +	Development on this site will directly support this objective as it provides land for new businesses / business expansions or relocation.
Transport	25	Locate development so that it supports a sustainable transport network which encourages the use of public transport, cycling and walking, minimises traffic congestion, reduces carbon emissions and improves air quality.	N	The site is located close to one of the National Park's Local Service Centre's. Grasington/Threshfield are served by public transport though services are relatively infrequent. It is unclear whether the overall level of development proposed within Threshfield/Grassington would generate sufficient new users to improve bus services. The nearest train station is a 20-25 minute drive away in Skipton. Existing access to the site exists, though highways and access impacts will require careful consideration as part of any application. There is a reasonably good existing network of rights of way around the site which link to nearby settlements. The overall impact on this objective is likely to be minimal.
Agriculture	26	Understand and respond to changes in agricultural policy and land management change.	~	No relationship or link.
	27	Support appropriate agriculture, including opportunities for farm diversification.	N	Potential for site to provide space for economic development linked to farm diversification, though site is in a sensitive location and would require sensitive development.
Special Qualities	28	Conserve and enhance the special qualities of the National Park.	-	New employment development has the potential to have some negative impacts on the special qualities of the National Park. Site is in a sensitive location and would require sensitive development. **Mitigation:** A well-designed scheme which fits within the landscape setting will be important. Policy CP2: National Park Purposes and CP6: Design will help to mitigate negative impacts and support the achievement of this objective.
Summary: The site is a former employment site (educational facility) located on the edge of a Local Service Centre. Permission for new visitor accommodation has recently been granted. Other sites within nearby Grassington and Threshfield are proposed to be allocated for new housing and together this could create more opportunities for people to live and work in the National Park. Whilst the development of the site may generate more emissions and waste and increase energy use, these potential negative impacts can be minimised / are capable of mitigation.				

Settlement: GIGGLESWICK			**Site: GIGGLESWICK QUARRY**	**Estimated Capacity: 6.3 ha** **Proposed Uses:** Class E – Commercial, business and service, Class F.1 – Learning and non-residential institutions Class F.2 – Local community, Class B2 – General industrial Class C1 – Residential institutions, Live work rental, Other uses not classified
Sustainability Appraisal Framework Objectives		**Likely effect on the sustainability objective**	**Appraisal considerations to help arrive at assessment score:** *Commentary on each includes consideration of whether the effects will be: Direct/indirect; Term (short/medium/long), temporary or permanent; local or wider in geographical extent; cumulative and in combination*	
Biodiversity	1	Safeguard and enhance internationally, nationally and locally important species and habitats.	-	Site located in IRZ for Lords Wood Pasture and Giggleswick Scar and Kilnsey Cave SSSI's. Natural England may need to be consulted depending upon the nature of the development/end use. Allocated site area occupies the bedrock floor of the former lower quarry. Nearby area of upper quarry a Raven and Peregrine nesting site. Development will need to demonstrate that any direct or indirect impacts on the use of the quarry by Peregrine and Raven can be mitigated

				Large area of Tree Preservation Orders on the western flank of the site to remain undisturbed. **Mitigation:** Relevant habitat/bat/bird surveys to be carried out. Policy NE1 – Protecting Wildlife Sites, Species and Networks and Policy NE2: Irreplaceable Habitats aims to protect important habitats and species. These policies will apply and provide safeguards.
Landscape	2	Reduce large scale extraction of aggregate minerals.	~	No relationship or link.
	3	Prevent or remove detrimental impacts on the landscape and deliver landscape enhancement.	N	Site occupies bedrock floor of the former lower quarry. Visual impacts are likely to be minimal.
	4	Safeguard and enhance geodiversity.	N	Site close to Giggleswick Scar, however the site occupies the bedrock floor of the former lower quarry. Geodiversity safeguarded but not enhanced.
Water	5	Promote sustainable water supplies and appropriate waste water treatment methods.	N	The site had washing facilities when used as a quarry. There are nearby employment and residential uses and so mains infrastructure is available nearby if not within the site.
	6	Safeguard and enhance water quality through the reduction and prevention of pollution incidents.	N	No watercourse nearby.
	7	Prevent vulnerable development in flood risk areas and ensure appropriate land management and development that does not contribute to downstream flood risk.	-	Site located in Flood Zone 1. Surface water flood risk affecting parts of the site. Appropriate drainage scheme will need to address these risks. **Mitigation:** Policy CP5: Sustainable drainage will apply.
Pollution	8	Avoid harmful emissions of light and noise and maintain air quality across the National Park.	-	Scope for new emissions arising from the development of the site. The sites is located in the Dark Night skies buffer zone. **Mitigation:** Lighting advice/guidance is produced by the National Park Authority. Light emissions can be reduced through good design and controlled through the planning application process. Any potential industrial emissions would be considered by environmental health as part of the planning application.
Archaeology/ Built Heritage	9	Protect below ground archaeology and preserve nationally important remains.	N	To the west of the quarry is the Giggleswick Scar and Kilnsey Cave Scheduled Monument (c600m+ distance away). Development set down within the quarry floor from such a distance is unlikely to affect the setting. Policy AB1: Heritage Assets will require any appropriate assessments to take place to inform development. **Mitigation**: Policy AB1 will ensure that any heritage assets are appropriately assessed and considered for all development proposals.
	10	Conserve and enhance above ground archaeology including built heritage, listed buildings, conservation areas and Scheduled Ancient Monuments.	N	To the west of the quarry is the Giggleswick Scar and Kilnsey Cave Scheduled Monument (c600m+ distance away). Development set down within the quarry floor from such a distance is unlikely to affect the setting. Potential for surviving industrial archaeological interest within the footprint of the quarry. Policy AB1: Heritage Assets will require any appropriate assessments to take place to inform development. **Mitigation**: Policy AB1 will ensure that any heritage assets are appropriately assessed and considered for all development proposals.
	11	Ensure a high quality of design that respects or enhances its setting.	+	Development will be set down on former quarry floor. Potential for innovative design in this location. Relevant design policies and guidance will provide guidance and create safeguards.
Community	12	Facilitate a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	N	If the site has an employment use it will not directly support this objective. However, employment opportunities on this site may indirectly help to support the development of new housing nearby given the links between housing and employment.
	13	Safeguard and improve access to services.	+	Businesses can both provide and utilise / help to safeguard services.
	14	Contribute to the creation and maintenance of vibrant and inclusive communities.	+	Supporting employment opportunities on this site will contribute to the achievement of this objective. It may enable people to live and work within the local area.
	15	Support a fair and representative system of governance, encouraging widespread participation and public involvement.	N	Whilst local business people may become involved in local groups / politics, the overall impact on the achievement of this objective is likely to be minimal.

	16	Work to ensure that the maximum possible number of households have access to mobile signal and high speed broadband.	N	Impact will be minimal. Site has relatively poor existing mobile coverage and broadband.
Waste	17	Support the movement towards a circular economy as well as appropriate waste management and disposal methods.	-	The site is a former quarry. The development of the site may ultimately result in the generation of more commercial waste, however waste management and disposal methods in all areas are well established. **Mitigation:** Policy CP9: Waste management requires proposals for new development to indicate how it will minimise the creation of waste.
Climate Change & Energy	18	Support energy efficiency measures and a reduction in energy use.	+	The development and occupation of the site will increase energy use but new buildings will be more efficient. Site may be suitable for a solar farm or other renewable/low carbon facility as visual impacts are largely negated. **Mitigation:** All new buildings will be expected to maximise energy efficiency in accordance with a range of criteria outlined in Policy CP: 6 Design.
	19	Support appropriate development of, and research into, renewable energy generation.	+	Site may be suitable for a solar farm or other renewable/low carbon facility as visual impacts are largely negated. New developments will need to demonstrate how the proposals will use decentralised sources of renewable energy in accordance with policy CP7.
	20	Take action to adapt to the changing climate, mitigate against further changes and increase resilience to climate change.	N +	Site is within Flood Zone 1 but some surface water flood risk issues to overcome. New development can be more energy efficient, site may be suitable for a solar farm or other renewable/low carbon facility. Site is in a relatively sustainable location close to the market town of Settle. **Mitigation**: Several policies within the Local Plan seek to support climate change resilience including CP4: Flood Risk, CP6: Design and CP7: Energy Requirements.
Public Enjoyment & Understanding	21	Support sustainable tourism.	N	Impact will likely be minimal.
	22	Maintain and improve opportunities for the public to understand and enjoy the National Park.	N	Impact will likely be minimal.
	23	Understand and respond to the changing patterns of visitors to the National Park.	N	Impact will likely be minimal.
Economy & Employment	24	Facilitate the growth and diversification of a resilient economy, through the development of existing and new enterprises.	+ +	Development on this site will directly support this objective as it provides land for new businesses / business expansions or relocation.
Transport	25	Locate development so that it supports a sustainable transport network which encourages the use of public transport, cycling and walking, minimises traffic congestion, reduces carbon emissions and improves air quality.	+	Site has good vehicular access to the A65 and Settle. Settle has public transport links (served by bus and has a railway station). Rights of way network around the site.
Agriculture	26	Understand and respond to changes in agricultural policy and land management change.	~	No relationship or link.
	27	Support appropriate agriculture, including opportunities for farm diversification.	N	Potential for site to provide space for economic development linked to farm diversification, though site is in a sensitive location and would require sensitive development.
Special Qualities	28	Conserve and enhance the special qualities of the National Park.	N	New employment development has the potential to have some negative impacts on the special qualities of the National Park, however this site occupies the bedrock floor of a former quarry on the Park boundary. Overall effect likely to be minimal. **Mitigation:** Policy CP2: National Park Purposes and CP6: Design will help to mitigate potential negative impacts.
Summary: The site is a former quarry located on the edge of the National Park close to the market town of Settle. Settle has a wide range of local services and good road and rail links. There is the potential for some negative effects on environmental indicators (e.g. biodiversity, pollution and waste) however this are capable of being minimised or mitigated.				