

Leyburn: Development Search Areas and Strategic Directions of Development

Development Requirements in Preferred Core Strategy

Housing = 380 dwellings
(approx. 15 hectares at 25 dwellings per hectare)

Employment = 10 hectares

Existing Land Uses in Leyburn

The central area of Leyburn is predominantly commercial, municipal and residential uses. Of particular note is the Cattle Market which lies to the north of Market Place. To the south east of the town are the main industrial uses at Leyburn Business Park and the industrial estate. This area is adjacent to Leyburn Station and the Wensleydale Railway. North east of the centre are Leyburn Primary School and the Wensleydale School. These are nestled between residential estates to the north, west and south. To the north west of the town centre lies lower density housing. Westwards, Leyburn Shawl predominates. Open countryside lies to the south west of the town centre. To the southern edge of Leyburn, development is residential in nature with open countryside beyond sloping down towards Middleham.

Development Constraints

The following table sets out the main development constraints and existing infrastructure position within Leyburn which provides the context for future potential development areas identified.

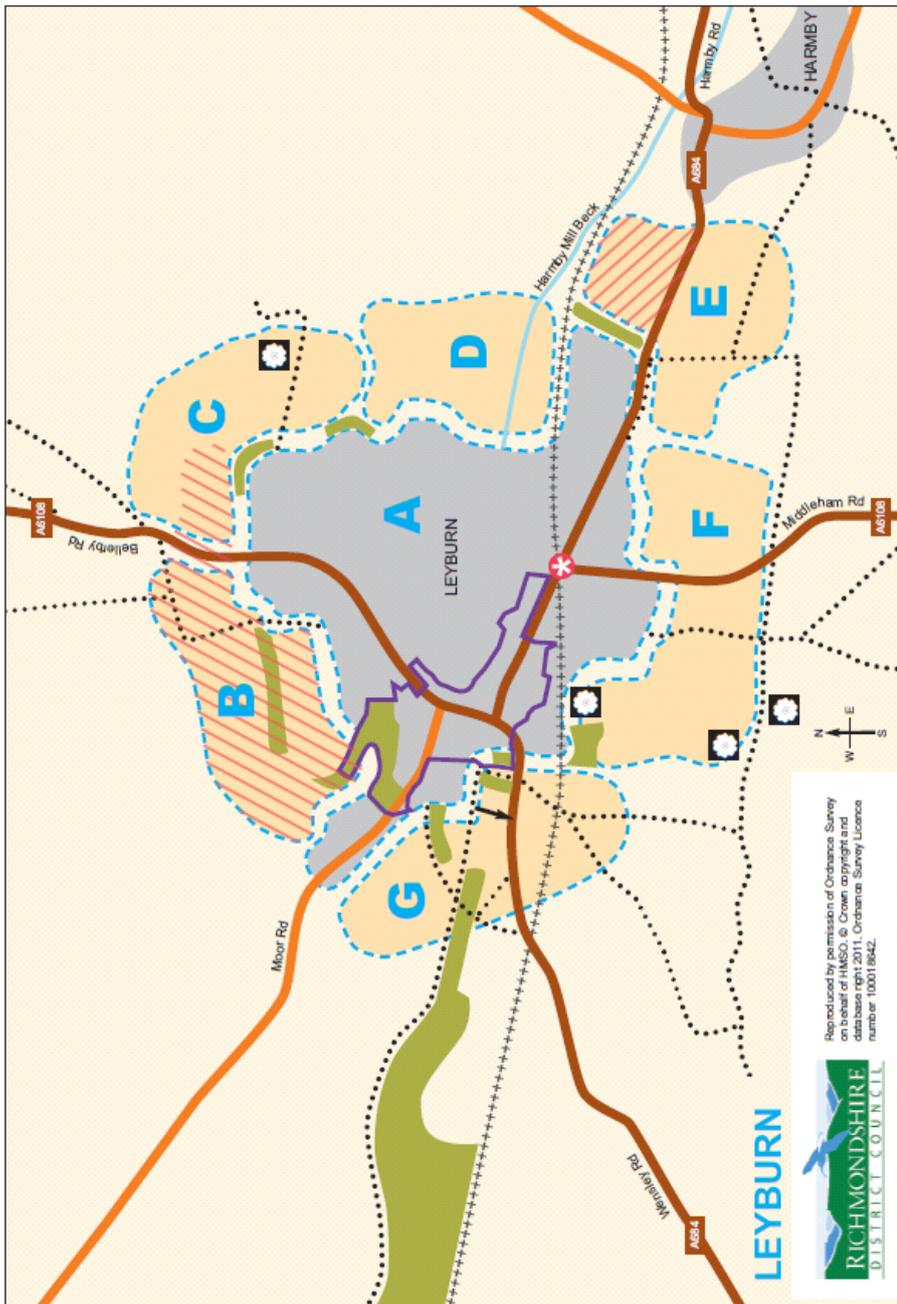
Development Constraints	
<i>Transport</i>	Leyburn is situated at the crossroads of two main roads: the A6108 (north-south) and A684 (east-west). This is supplemented by Moor Road which leads north west from the town to the Tank Road, the Ministry of Defence Estate and Training Range (Bellerby Camp). The Wensleydale Railway, currently a tourist route only, has a station at Leyburn and the railway line runs east-west to the south of the town centre. There are just two vehicular crossing points over the railway in Leyburn – the A684 (Harmby Road) close to the station and underneath a rail bridge at Low Wood Lane, a narrow country lane south west of the town. There is also only a single footpath crossing of the railway leading from the A684. Bus routes predominantly run along the main routes within Leyburn (as described above) into the Market Place. Local routes serve the peripheral residential estates and connect with nearby settlements.
<i>Footpaths and Rights of Way</i>	There is a network of footpaths and public rights of way around Leyburn and these are identified on the diagram. Routes are particularly prevalent to the south of the town and also to the north.
<i>Nature Conservation Areas</i>	There are three areas identified as nature conservation areas in the vicinity of Leyburn. Two lie adjacent to each other to the south of Leyburn and one lies north east of the town. The area located north east of Leyburn, lies close by and will have some impact on any proposed expansion of the town in this direction.

Water Courses	There are no significant flood risk zones identified in the vicinity of Leyburn. The only significant water course in the immediate area around Leyburn is Harmby Mill Beck which flows south eastwards from Leyburn towards Harmby.
Landscape & Settlement Character	Policy 7 of the Richmondshire Local Plan identified the countryside surrounding Leyburn as an 'Area of Great Landscape Value'. The 'Leyburn Shawl' to the west of Leyburn is locally identified as an area of special landscape character to be protected.
Agricultural Land Value	Paragraph 167 of the Draft National Planning Policy Framework states that "Where significant development of agricultural land is demonstrated to be necessary local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality, except where this would be inconsistent with other sustainability consideration of the Local Plan's growth strategy and where poorer quality land is unavailable or unsuitable. The current Planning Policy Statement 7 PPS 7 (para 28) defines low quality as land classified as Grades 3b, 4 and 5 and high quality being Grades 1, 2 and 3a. There is no Grade 1 and 2 agricultural land identified in the surrounding area of Leyburn. However, land to the east and south of the town is Grade 3 (but no breakdown of 3a/3b is available). To the north and west agricultural land is assessed as being Grade 4.
Key Views	Key views within the central area of the town are identified in the Conservation Area Appraisal for Leyburn (2010). Other key views have been identified looking southwards and south westwards from Leyburn Shawl, just west of the town centre and are indicated on the constraints map. There are also important views looking towards Leyburn from the direction of Middleham in the south.
Key Woodland	Significant areas of woodland around Leyburn are located at Leyburn Shawl, west of the town and also to the north west of the town at Reservoir Plantation. There are several other areas of woodland and structural tree belts (identified in the former Local Plan) located in the surrounding area of Leyburn and these are identified on the constraints map.
Tree Preservation Orders	There are four areas of significant TPO groupings in and around Leyburn and these are identified as follows: <ul style="list-style-type: none"> - Riseber Lane (track – south side): Caravan Park - East of Yoredale Avenue – south of Market Place - St Matthew's churchyard, Harmby Road (north side) - Along eastern edge of Chapel Flatts
MOD Land and Training Areas	Land owned by the Ministry of Defence is predominantly 3 miles (approx) to the north of Leyburn and comprises training areas and ranges. There is no MoD land closer to Leyburn.
Historic Areas	Leyburn Conservation Area has been subject to a Conservation Area Appraisal (2010) which has identified key areas, such as open spaces, which should be protected. There are also three potential extension areas to the Conservation Area – to the west of the Cattle Market; Leyburn Station and an area to the west of the town, adjacent to the A684 Wensley Road, connecting the built up area with Leyburn Shawl.
Other Constraints & Constraints Identified by Key Consultees	<p><u>Springs & Sinks</u> These are identified and located at the following places:</p> <ul style="list-style-type: none"> - Kendray Well (spring) – southern edge of Leyburn - Maythorne Well (spring) – south east of Maythorne Farm - Harmby Mill Beck – east of Leyburn - Sinks – eastern end of Wensleydale Avenue and Mount Drive on the northern edge of Leyburn. <p><u>Drainage - Yorkshire Water</u> No capacity issues for Waste Water Treatment Works.</p>

	<p>Sufficient capacity for proposed level of development in Leyburn.</p> <p><u>Flooding - Environment Agency</u> No flooding areas. No drainage issues which would adversely affect any of the options or be insurmountable.</p> <p><u>Heritage Assets - English Heritage</u> Several Grade II / II* listed buildings identified within options which development would need to consider and safeguard (including the setting of the buildings) Leyburn Conservation Area will need to be considered as a context for any new development within or adjacent to it.</p> <p><u>Children & Young People's Services - NYCC</u> Possible capacity issue at Leyburn Primary School – to be confirmed by NYCC: possible need for expansion on site. Secondary provision is sufficient at the Wensleydale School.</p> <p><u>Health & Safety Executive</u> No issues identified.</p> <p><u>NYCC - Highways</u> Sufficient capacity on the network to accept the level of development proposed in Leyburn.</p> <p><u>Public Utilities (Gas, Electricity, Telecoms)</u> No issues identified.</p>
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Diagram

Development Constraints, Search Areas and Preferred Strategic Development Areas



Key

Settlement Built Form	
Development Search Areas	
Preferred Strategic Development Areas	Housing Employment
Main Roads	
Secondary Roads	
Road Junction with Problems	
Footpaths and Rights of Way	
Railway	
Water Courses	
Key Views	
Key Woodlands / Tree Groups	
Nature Conservation Areas	
Historic Area	

Development Search Areas

Leyburn is a compact settlement which spans little more than a distance of 1km from east to west and north to south. Therefore all strategic development options are reasonably accessible to the town centre, its services and facilities. All areas are similar in that there are no public utility infrastructure constraints and they will all (with the exception of Option A) require new infrastructure installation on greenfield land.

From an initial assessment of potential development land within Option A (within the built settlement), there is expected capacity to deliver approximately 70 new dwellings at a rate of 25 dwellings per hectare based on no identified constraints.

Option A – Within Leyburn

Description

This option covers the existing built form of Leyburn and includes potential sites, as yet unidentified, for new employment and housing during the plan period.

Pros	Cons
Most sustainable, maximising opportunities for the use of sustainable (public) transport and non-motorised modes of travel.	Limited capacity of potential sites available (approx. 70 dwellings at 25 dwellings per hectare) and deliverable leading to a shortfall in land supply. Additional strategic options to deliver development are therefore needed.
Development will be relatively close to the town centre, its services and amenities.	Land available is not likely to provide a suitable range and mix of housing types (e.g. low and high density).
Some suitable land is available, accessible, serviced and deliverable.	Development costs could be higher on brownfield sites (e.g. site clearance and remediation costs) thus affecting overall viability and community benefits.
Minimal adverse landscape impact on the settlement character of Leyburn.	Leyburn Conservation Area may restrict development options in terms of design, layout, materials and wider impact etc.
Majority of sites likely to be brownfield and therefore reused and enhanced.	Several listed buildings which development would need to consider and safeguard.
Land south of Brentwood previously allocated in the Local Plan – therefore the principle for development has been established in that area.	Risk of ‘town cramming’ and the loss of open spaces within the built area.

Option B - North West

Description

This area covers land north west of Leyburn, around and to the north east of Hill Top Farm and eastwards to the Sheep Wash, Mount Drive and ultimately up to Bellerby Road (A6108).

Pros	Cons
Available, accessible and deliverable land with several potential access points.	Presence of a covered reservoir nearby and sinks are also identified at one potential access point (Mount Drive - north) restrict potential development.
Relatively close to the town centre and its services and amenities with potential for a pedestrian link through Thornborough Hall.	Leyburn Conservation Area extends into this area and may restrict development options in terms of design, layout, materials and wider impact etc.
Minimal adverse visual impact on the surrounding landscape and the settlement character of Leyburn when compared to other potential options.	The Gothic Folly (Grade II listed building) north of Thornborough Hall is located at the southern end of this area. It will need to be demonstrated that development in this area will not harm the significance of this feature or its setting.

Pros	Cons
Opportunity to incorporate existing woodland blocks and tree belt into overall development layout.	The level of developable land within this option area will be restricted in terms of retaining landscape quality (e.g. established woodland – ‘Reservoir Plantation’) which will need to be protected.
Public transport services could be extended into the option area.	A public right of way passes through the eastern part of this option area and will need to be retained.
Land in this option area is classified as Grade 4 (relatively low) in terms of its agricultural value.	

Option C – North East

Description

This area covers land north east of Leyburn to the east of Bellerby Road (A6108) and stretching southwards to the extent of existing development at Dale Grove.

Pros	Cons
Land is potentially accessible from a number of points and is developable. However, this will need to be confirmed.	Ownership, availability and deliverability of some land unknown. Only part of this option area is identified as being available for development at this stage.
Situated close to the schools and maximises opportunities for sustainable modes of transport, minimising trips to school by car.	This area is the furthest from the town centre when compared to the other potential extension options.
Land within Option C area was allocated for housing in the Local Plan – therefore, principle for development has previously been established.	Development could have an adverse impact not only visually on the overall landscape but also on the settlement character of Leyburn. Land in this option area is raised and would make any development prominent, particularly in views approaching Leyburn from the south east.
Land in the northern part of this option area is classified as Grade 4 (relatively low) in terms of its agricultural value.	High Side farmhouse (Grade II listed building) is located to the east of this area. It will need to be demonstrated that development in this area will not harm the significance of this feature or its setting.
	A locally designated nature reserve is located within this option and would need to be protected / managed.
	Structural tree belts lie within this option area.
	A public right of way passes through the southern part of this option area and will need to be retained.
	Land in the southern part of this option area is classified as Grade 3 (moderate) in terms of its agricultural value.

Option D – East

Description

This area covers land to the east of Leyburn stretching from Maythorne Farm southwards to the Wensleydale Railway.

Pros	Cons
Potential to combine the development of this option area with land potentially covered within Option A (e.g. land south of Brentwood) to provide access into Option D.	Development within this option area could have an adverse visual on the overall landscape and the settlement character of Leyburn.
Land south of Brentwood (in Option A) previously	Currently no obvious connection to the local

allocated in the Local Plan – therefore the principle for development has been established in that area.	highway network available.
Land is available in this option area.	Sinks are located at the eastern end of Wensleydale Avenue close to Maythorne Farmstead.
Close to local school facilities and will help to promote sustainable transport options.	Structural tree belts lie within this option area.
	Harmby Mill Beck divides this option area in two north / south.
	Southern boundary of this option area is restricted by the Wensleydale Railway line.
	Land in this option area is classified as Grade 3 (moderate) in terms of its agricultural value.

Option E – South East

Description

This option covers land to the north and south of the A684 between Leyburn and Harmby. The northern boundary is demarked by the Wensleydale Railway line with open countryside sloping away to the south.

Pros	Cons
Highly accessible to all forms of transport and provides good opportunities for sustainable modes and public transport. Access to this area can be gained directly from the A684 and other existing access points.	Extent of land availability and prospects of development in this area are yet to be established.
Well related to existing industrial / commercial development.	Extensive development in this area will reduce the separation of Leyburn and Harmby significantly leading to coalescence.
Relatively close to the town centre and its services and amenities.	Development on a large scale within this option area could have an adverse impact not only visually on the overall landscape but also on the settlement character of Leyburn.
	There is a Grade II Listed Building (Walk Mill on Mill Lane) at the southern edge of this area. It would be necessary to demonstrate that development of this area could be achieved in a manner which would not harm elements which contribute to the significance of this asset.
	Adjacent existing industrial and commercial uses limit the attractiveness of residential development in this area.
	Northern boundary of this option area is restricted by the Wensleydale Railway line.
	Harmby Mill Beck runs along the northern edge of the option area and may reduce the amount of developable land available.
	A public right of way passes through the southern part of this option area and will need to be retained.
	Land in this option area is classified as Grade 3 (moderate) in terms of its agricultural value.

Option F – South

Description

This area covers land to the south of Leyburn between Low Wood Lane in the west and the Cliff Lodge Estate in the east. The southern edge of the option area is demarked by a public footpath which connects Mill Lane and Low Wood Lane.

Pros	Cons
Relatively close to the town centre and its services and facilities.	Access to this option area is limited primarily to Middleham Road due to the constraints of the Wensleydale Railway.
Local public transport services along Middleham Road.	NYCC Highways has concerns about the capacity of the A684 Harmby Road / A6108 Middleham Road junction should any development come forward in the area as this is the only major link across the Wensleydale Railway to access Leyburn town centre, schools and other facilities and services.
Some existing and relatively straightforward access points onto land within the option area.	Kendray Well (spring) and other nature conservation areas within or adjacent to the option area could limit the development potential of part of this option.
	Development on a large scale could have an adverse impact not only visually on the overall landscape (particularly from the south) but also on the settlement character of Leyburn.
	A significant part of this option area includes Cliff Lodge and its surrounding estate which could limit development potential greatly in the eastern part, particularly with the availability of land.
	A public right of way passes through this option area and will need to be retained.
	Land in this option area is classified as Grade 3 (moderate) in terms of its agricultural value.

Option G – West

Description

This area covers land on the western edge of Leyburn between Moor Road in the north and Low Wood Lane to the south east.

Pros	Cons
This option is the closest to the town centre – other than Option A.	Access to this area would most likely need to be made directly from the A684 Wensley Road. NYCC Highways have raised concerns about access points to this option area from the A684 as visibility is poor in both directions.
Good sustainable movement links through the area to key services and facilities in the town centre and the wider area.	Leyburn Shawl is a landscape area of special character to be protected.
Land in the northern part this option area is classified as Grade 4 (relatively low) in terms of its agricultural value.	Leyburn Cemetery is located within this option area and is undevelopable and enjoys a tranquil rural setting.
	Chapel Flatts is a steep sloped landscape area which would be very difficult to build upon.
	Views to the south and west over Wensleydale are currently enjoyed from above Chapel Flatts.
	Development within this area would have a major adverse impact not only visually on the overall landscape (particularly from the south west) but also on the settlement character of Leyburn.
	Leyburn Hall, to the east of this area is a Grade II* listed building. The area also includes part of the Leyburn Conservation Area. It will need to be demonstrated that development in this area will not

harm the significance of these features or their settings.
Unknown whether there is land available, accessible or developable in this option area.
A number of public rights of way cross through the option area and will need to be retained.
Land in the southern part of this option area is classified as Grade 3 (moderate) in terms of its agricultural value.

Preferred Strategic Development Areas – Leyburn

Option A covering the built up area and minor extensions to it does not provide sufficient land to meet Leyburn’s development needs and is not a strategic growth option, therefore strategic directions of development need to be identified to steer growth both for new housing and employment. Previously developed sites in the built up area will nevertheless be priorities for redevelopment. The preferred strategic development areas combine **Options B and the western part of C (residential), together with the northern part of E (employment and commercial uses)** as justified below.

Preferred Strategic Area	Justification
Option B – North West	Option B land is identified as mostly being available and accessible and so delivery of development is likely. Land in this area is classified as Grade 4 (relatively low) in terms of its agricultural value. This area has minimal adverse impact on the settlement character and surrounding countryside. It is located relatively close to the town centre and existing services and facilities and provides opportunities to create a comprehensive, sustainable housing development. Pedestrian links between the option area and the town centre through the grounds of Thornborough Hall will improve the potential for this further. The sustainability appraisal supports this option.
Option C – North East (western part)	Access to this option can be achieved from Bellerby Road (A6108) north of the existing settlement. Selective and relatively small scale development on the western part of the area, adjacent to Bellerby Road could be acceptable without adverse impact and would link with Option B. The sustainability appraisal marginally supports this option.
Option E – South East (northern part)	The level of development will need to be such that it does not create coalescence of Leyburn and Harmby. Land in this option area is classified as Grade 3 (moderate) in terms of its agricultural value. However, there is an opportunity to develop the northern part of the area without significant harm in this respect. Given the existing land uses adjacent to Option E on the north side of the A684, employment and commercial development is most suited in this location to complement the existing. There are few other suitable new areas for employment development in Leyburn. The sustainability appraisal supports this option.

Rejected Strategic Development Areas – Leyburn

The rejected strategic development areas are **Options C (eastern part), D, E (southern part), F and G** as reasoned below.

Rejected Strategic Area	Reasons for Rejection
Option C – North East (Eastern part)	This option is furthest away from the town centre and its services and facilities when compared to other potential extension options. Access to this option is likely to be achieved only from Bellerby Road (A6108) north of the existing settlement. Extensive development within Option C could have an adverse impact not only visually on the overall landscape but also on the settlement character of Leyburn. Other constraints include the local nature reserve to the east as well as High Side farmhouse, a Grade II listed building. Land may not be available on the eastern part of the area.
	Option D currently has no obvious access to the local road network. However,

<p>Option D – East</p>	<p>there is the potential to provide access into the area through available land south of Brentwood within Option A.</p> <p>There are a number of other constraints which make this area less viable for new development. Sinks are present at the eastern end of Wensleydale Avenue at the point most likely to be used as an access to the northern part of the option area. Harmby Mill Beck divides the area in two. The southern boundary is also restricted in terms of access by the Wensleydale Railway line. Development within this option area could have an adverse visual impact on the overall landscape and settlement character of Leyburn. Land in this option area is classified as Grade 3 (moderate) in terms of its agricultural value. The sustainability appraisal marginally supports the rejection of this option.</p>
<p>Option E – South East (Southern part)</p>	<p>Option E is not suited to a large scale development as the level of development will need to be such that it does not create coalescence of Leyburn and Harmby. Extensive development within Option E south of the A684 could have an adverse impact not only visually on the overall landscape but also on the settlement character. Land in this option area is classified as Grade 3 (moderate) in terms of its agricultural value.</p>
<p>Option F – South</p>	<p>Access to this option area is primarily to / from Middleham Road. Links to the town centre and other services and facilities in Leyburn from Option F will be heavily reliant on the key junction of the A684 / A6108 close to Leyburn Station. NYCC Highways have concerns about the potential capacity of the A684 Harmby Road / Middleham Road junction should further development occur south of it. Development of Option F would also have an adverse impact on key views of Leyburn from the south due to the sloping topography of the option area and its raised position. Kendray Well (spring) and other nature conservation areas within or adjacent to the option area are likely to limit the development potential of a significant part of this option. A large part of Option F includes Cliff Lodge and its surrounding estate which again could further limit the amount of land available for development. Land in this option area is classified as Grade 3 (moderate) in terms of its agricultural value. The sustainability appraisal supports the rejection of this option.</p>
<p>Option G – West</p>	<p>A large area of this option comprises Leyburn Shawl, a landscape area of special character as well as Chapel Flatts which is a steeply sloping area and the cemetery which is obviously undevelopable. These constraints severely restrict the amount of land available to develop in Option G. Land in the northern part of this option area is classified as Grade 4 (relatively low) in terms of its agricultural value. Land in the southern part of this option area is classified as Grade 3 (moderate) in terms of its agricultural value. Access to the option area is also problematic with no access points suitable along this stretch of the A684. Development in this largely open, landscaped area would have a major adverse impact on the settlement character of Leyburn and on the surrounding countryside affecting views both out of Leyburn and of the town itself and its setting. The option area is predominantly rural in character. The sustainability appraisal strongly supports the rejection of Option G.</p>

ANNEX A Sustainability Appraisal – Development Search Areas - Leyburn

Introduction

The Local Development Framework Core Strategy should be in accordance with sustainability principles and strike the best balance between securing necessary social, economic and physical development and protecting the environment locally. The Sustainability Appraisal Scoping Report of the Richmondshire Local Development Framework (January 2008) has examined in depth the range of local sustainability issues and identified a set of Sustainability Appraisal Objectives to help test the Core Strategy (Table 7.1, page 23 of the Scoping Report).

This particular assessment on the sustainability of development search areas for the key settlements of Hipswell, Scotton and Colburn (Catterick Garrison), Richmond and Leyburn has two elements. Firstly, it considers the compatibility of each option relating to each settlement with the relevant Sustainability Appraisal Objectives and then informs the selection of the preferred areas, where appropriate, against the range of options that have not been pursued. This assessment is set out in the table below. At this stage, given the strategic nature of the options, the sustainability appraisal assessment is based on the provision of mixed development in each option and does not specifically distinguish between particular types of development (e.g. housing or employment).

Key

Assessment	Symbol
Strongly Supportive	↑↑
Supportive	↑
Neutral	~
Unsupportive	↓
Strongly Unsupportive	↓↓

Sustainability Appraisal Objectives	Option A Within Leyburn	Option B North West	Option C North East	Option D East	Option E South East	Option F South	Option G West	Comments
1. Good quality employment opportunities available to all.	↑↑	↑	↑	↓	↑↑	↓	↓	Options A and E score positively given their proximity to existing employment opportunities. Options D, F and G score negatively given that access to each area is restricted and their relationship to existing employment opportunities is limited.
2. Conditions for business success, economic growth and investment.	-	-	-	-	-	-	-	All other options score equally well given accessibility and relationship to existing employment opportunities in the town centre. Not applicable. Assessment of this objective is not development area specific.
3. Education and training opportunities which build the skills and capacity of the population.	-	-	-	-	-	-	-	Not applicable. Assessment of this objective is not development area specific.
4. Quality housing available to everyone.	↑	↑	↑	↑	↑	↑	↑	All options score positively as quality housing development is a requirement of relevant RDC development policies.
5. Safety and security for people and property.	↑	↑	↑	↑	↑	↑	↑	All options score positively as safety and security for people and property is expected to be considered for all new development.
6. Conditions and services to engender good health.	-	-	-	-	-	-	-	Not applicable. Assessment of this objective is not development area specific.
7. Culture, heritage, leisure and recreation activities to all.	↑	↑	↑	↑	↑	↑	↓↓	All options have the potential to increase and enhance such activities through their development and through increased links to existing activities. Option A, in particular, contains the Leyburn Conservation Area and several listed buildings which will need to be considered with any new development. Good design, materials and layout can enable enhancement of the heritage assets within the option area. Options B, C, D, E and F all offer the potential to increase (leisure and recreation) activities through incorporation within new development.
8. Prudent and efficient use of energy and natural resources, minimal production of waste.	↑↑	↓	↓	↓	↓	↓	↓	The exception is the development of Option G which would significantly have an adverse impact on recreation and leisure resources in and around Leyburn (e.g. Leyburn Shawl). Only Option A provides potential development which will use previously developed land in preference to Greenfield areas. All other options will involve almost exclusive development on

Sustainability Appraisal Objectives	Option A Within Leyburn	Option B North West	Option C North East	Option D East	Option E South East	Option F South	Option G West	Comments
9. Minimise greenhouse gas emissions and a managed response to the effects of climate change.	-	-	-	-	-	-	-	greenfield land. Not applicable. Assessment of this objective is not development area specific. Aspects regarding travel and flooding considerations are dealt with under Objectives 10 and 11
10. Reduction of flood risk to people and property.	~	~	~	↓	~	↓	↓	Most options have no impact on this objective as flood risk is minimal in the Leyburn area. Negative impacts have been identified for Option D due to Harmby Mill Beck running through the area, Option F due to potential surface water run off issues southwards to identified flood zone areas and Option G due to potential surface water run off issues likely across the A684 down the sloping landscape at Chapel Flatts.
11. A transport network which maximises access whilst minimising detrimental impact.	↑↑	↑	↓	↓	↑↑	↓	↓↓	Options A and E are strongly supportive of this objective due to the proximity of existing transport networks (road, rail and public transport). All other options are positively scored with the exception of Options C and D due to limited potential direct access to the area and Option F due to concerns on the potential traffic capacity at the Harmby Road / Middleham Road junction. Option G is scored significantly negatively as access to this area is very difficult to achieve and will also have major detrimental impact on the option area.
12. Minimal pollution levels.	-	-	-	-	-	-	-	Not applicable. Assessment of this objective is not development area specific.
13. Bio-diverse natural environment.	~	↓	↓	↓	↓	↓	↓↓	Option G is significantly negative when assessed against this objective due to the potential impact of development on the Leyburn Shawl and landscape and countryside character. Options B, C, D, E and F have scored negatively for their potential adverse impacts on identified natural areas (e.g. the local nature reserve within Option C, springs, woodland and water courses). Option A has been identified as having relatively no effect on biodiversity given that its focus is on mostly previously developed sites within the existing settlement.
14. A quality built environment that protects and enhances its historic assets and efficient land use patterns, that	↑↑	↑					↓	Options A and E are strongly supportive of this objective in that development will seek to improve the quality of the built environment, making

Sustainability Appraisal Objectives	Option A Within Leyburn	Option B North West	Option C North East	Option D East	Option E South East	Option F South	Option G West	Comments
<p>makes good use of derelict sites, minimises travel and promotes balanced development.</p>			~	~		~		<p>efficient use of land use patterns, previously developed land and minimising travel needs as they are well related to existing transport networks.</p> <p>Option B supports this objective by promoting efficient land use patterns and balanced development.</p> <p>Option G is not supportive of this objective. Development would have an adverse impact on historic assets (e.g. Leyburn Hall) and existing land use patterns and would not provide a balanced development in Leyburn in terms of settlement form.</p> <p>All other options have been assessed as having a neutral impact as some have positive benefits in terms of land use patterns but score negatively on the protection and enhancement of historic assets or do not promote balanced development or minimise travel in comparison to other options.</p>
<p>15. Vibrant communities that participate in decision making.</p>	-	-	-	-	-	-	-	<p>Not applicable.</p> <p>Assessment of this objective is not development area specific and will apply equally to all options.</p>
<p>16. Local needs met locally.</p>	↑↑	↑	↑	↑	↑	↑	↑	<p>Option A provides the most supportive response to this objective as it seeks development within the existing settlement and its facilities and services.</p> <p>All other options are all scored equally given their relatively peripheral proximity to the existing settlement.</p>

Erratum – Leyburn Strategic Direction for Development Paper

Ref:	Section:	Amendment:
Page 2	Historic Areas	Include: There is also a second conservation area in Leyburn – Quarry Hill Conservation Area – to the east of the town centre, north of Brentwood. This area is based on Quarry Hills House, opened as a workhouse in 1877 and its subsidiary buildings.
	Other Constraints & Constraints Identified by Key Consultees	Include: However, may be issues to resolve in terms of improved sewage and drainage infrastructure for the town should areas north of Leyburn be developed as WWTW located to the south of the town. Localised drainage issues in the Mount Drive area have been identified – resulting from surface water run off from fields above the dwellings.