

Strategic Area	Reference	Site	Total Area (Ha)	SHLAA Potential Delivery				
				SHLAA Period (years)				Total Yield
				1 to 5	6 to 10	10 to 15	15+	
MAIN URBAN AREA	107	Scaffold Hill Farm (South of Holystone)	58.65 (n.b. significant open space included)	100	350	-	-	450
SA	Eco.	Soc.	Env.	Total	Eco. (Mit)	Soc. (Mit)	Env. (Mit)	Total (Mit)
	-2	-5	-7	-14	8	5	0	13
Map of known site constraints								
Current Use		Agriculture – allocated open space						
Evidence								
Green Space Strategy:		Quality: Medium		Value: Medium		Access: Unlimited		
Flood Risk		Zone: 1 – 100%			Surface Water: Intermediate – 6%			
Issues Identified for Consideration and Possible Resolution								
Environment Agency		No comment to SHLAA consultation						
Highways Agency		Significantly greater than 30 two-way trips at the Strategic Road Network – likely impacts may require mitigation.						
Biodiversity		Designated greenspace provides buffer to Rising Sun Country Park and forms part of green corridor. Part of site to south is also the subject of a planning agreement for offsite mitigation works. Great crested newt at recorded at Scaffold Hill Farm Pond, also Hadrian Pond just outside site. Water voles at watercourse to south. Area to south designated as Site of Nature Conservation Importance.						
Environmental Health		-						
Transport & Highways		A Transport Assessment will be required. A191 suffers congestion - should investigate the need to dual Holystone by-pass. Holystone/A19 improved but limited capacity remains. Junction upgrades at A191/B1317 and A191/Coach Lane may be necessary. Public Rights of Way in area, W9 should be improved to bridleway as well as surrounding network linking with adjacent housing developments via paths / dust cycleway.						
Education		-						
Cultural Services		-						
Utilities								
NWL		Water Resource Capacity: OK Sewerage Treatment Capacity: OK						

	Local network reinforcement may be required.
Northern Gas	Not yet consulted
National Grid	Not yet consulted
Landowner / Developer Submission	Propose development for 450 units with remainder of site providing extension to Rising Sun Country Park.
Reasons for Selection / Rejection of Site	<ul style="list-style-type: none"> • Site provides opportunity for extension and enhancement of Rising Sun Country Park – pylons across site provide potential boundary. • Holystone By-pass may hinder full integration of site with existing housing to north. • Site reasonably located in relation to public transport. • Would require provision of additional local services.

Site 107 Identify as Preferred Key Housing Site (In Part – open space to southern half)

Indicative map of access arrangements and key layout

