

North Yorkshire Council

Executive

4th November 2025

Call For Sites Proposed Submissions for Council owned sites

Report of the Corporate Director of Resources

1.0 PURPOSE OF REPORT

- 1.1 To seek Executive Committee approval for the submission of 47 Council owned sites to the NYC Local Plan Call for Sites exercise.

2.0 SUMMARY

- 2.1 In 2024, as part of the preparation of the new North Yorkshire Local Plan, the Council launched a 'Call for Sites' (CfS). This provides the opportunity for landowners and promoters to suggest sites for the council (as Local Planning Authority) to consider in meeting the needs of the area for uses such as housing and employment.
- 2.2 In response to the CfS exercise, a comprehensive review of North Yorkshire Council's (NYC) landholdings was initiated by the Property service to identify sites within the Council's ownership that present potential development opportunities.
- 2.3 Several sites within the Council's ownership are already allocated for development by virtue of legacy plans, but remain undeveloped. These sites have already been submitted to the CfS by Property Services and are intended to be developed ahead of the new NYC Local Plan. However, if progress is delayed, their existing allocations may be considered for inclusion in the new Plan.
- 2.4 This Report provides details of a further 47 Council-owned sites which have been identified by the Property Service as having development potential, and seeks Executive approval for their submission to the Local Plan Call for Sites (CfS) portal. Once submitted, the sites will be assessed by the Planning Policy & Place team as part of the Local Plan work, using the same methodology and consultation process as those submitted and owned by third parties.
- 2.5 The submission of these sites for consideration as part of the CfS process does not mean that they will be taken forward for development. It is understood that c1,800 sites have been submitted to the Planning Policy & Place team to date and not all sites will be needed to deliver the Local Plan growth strategy.
- 2.6 Following the assessment of all submitted sites, the Planning team will identify a shortlist which aligns with the North Yorkshire growth strategy. Public consultation on that proposed shortlist is scheduled for Q4 2026

3.0 BACKGROUND

- 3.1 In 2023 the Council commenced work on a new Local Plan for North Yorkshire, which will set out the Council's strategy for growth along with site allocations and policies to guide development and conservation of the area up to the year 2045.
- 3.2 In 2024, as part of the Local Plan work, the CfS exercise was launched. The first stage of public consultation on the Local Plan (the Issues and Options Consultation) has taken place, which includes options for a new sustainable growth strategy for North Yorkshire. The next stage of consultation is scheduled to take place in Q4 2026 and will include sites to deliver the chosen growth strategy; although that timetable may change once the Government release further information about a new plan making system later this year.
- 3.3 On 12 December 2024, the revised National Planning Policy Framework (NPPF) was published. This introduced a mandatory housing need figure, significantly increasing NYC's annual housing requirement to 4,156 homes per annum - a 200% rise from previous figures.
- 3.4 The increase in the local housing need figure has intensified the requirement to identify additional housing sites across the region. The NPPF increase has also affected the five-year land supply figures across the majority of adopted plan areas in North Yorkshire, which creates additional pressure to bring forward sites in the context of the 'presumption in favour of sustainable development' set out in national planning policy.
- 3.5 Landowners, developers and promoters have already uploaded a significant number of sites for consideration in the Plan (c 1800 to date) and the Planning Policy and Place team are currently in the process of assessing those sites. The deadline for submitting sites is the end of November 2025.
- 3.6 More information about the CfS, including access to the map of sites already submitted, can be viewed here:
- [Call for sites for the North Yorkshire Local Plan | North Yorkshire Council](#)
- 3.7 North Yorkshire Council holds an extensive portfolio of land and property assets across the region and, following vesting day, elected members identified asset rationalisation as a key priority to help maximise value and outcomes from the portfolio. In line with this and the revised NPPF - and in response to the CfS - a comprehensive review of the NYC estate was initiated by the Property Service to identify potential development opportunities that could be considered in the new Local Plan exercise.
- 3.8 The Property service's review of the Council's portfolio has identified 47 sites that are owned by NYC and are considered to have development potential for a range of uses, including residential and employment. Those sites are summarised in **Appendix A**. The Executive are recommended to approve that these sites be submitted to the CfS exercise, so that they can be independently assessed by the Planning Policy & Place team through their Local Plan work.
- 3.9 If all, or some, of the 47 identified NYC-owned sites are allocated for development, they could significantly support the Council's housing, employment and financial objectives. An initial high-level desktop assessment by Property Services suggests a combined, long-term potential capacity of up to 10,000 dwellings, including a substantial proportion of affordable homes and capital receipts.
- 3.10 It is important to note that the Council has two very distinct and separate roles to play in the future CfS and Local Plan process: one as landowner and one as local planning authority (LPA). This report is written purely from the perspective of the Council as landowner and

does not include any assessment of site suitability from a planning policy standpoint. Any such assessment of suitability will lie with the Council as LPA and will fall under the remit of the statutory Local Plan making process, led by the Planning Service.

- 3.11 In recognition of the Council's separate roles, a protocol has been produced to establish clear guidance on the call for sites submissions. The draft protocol is attached at **Appendix B**.
- 3.12 It is recognised that some of the sites being put forward as part of the Local Plan process (including those in the Council's ownership) may be sensitive and give rise to speculation and concern from local communities about their potential future use. It is however important to note at this stage, that submitting these Council owned sites to the CfS does not mean that the sites will be taken forward for development or even shortlisted for inclusion in the Local Plan.
- 3.13 There is much work that will need to be undertaken, led by the Planning Service, to assess all sites submitted in in the CFS process in a consistent way and to carryout statutory plan making and consultation processes; including independent examination by the Secretary of State before the Local Plan reaches Adoption in 2028/29.
- 3.14 Once sites are submitted to the CfS the Planning Policy & Place team will assess each development proposal and shortlist those that are proposed for inclusion. Shortlisted sites are expected to be publicised towards the end 2026 and a period of public consultation will then follow.

4.0 CONSULTATION UNDERTAKEN AND RESPONSES

- 4.1 Consultation on proposals to include any sites within the Local Plan will be undertaken as part of the statutory Local Plan making process, led by the Planning Policy & Place team.
- 4.2 It is currently anticipated that formal consultation on the sites shortlisted for inclusion in the Local Plan will take place towards the end of 2026.

5.0 CONTRIBUTION TO COUNCIL PRIORITIES

- 5.1 The proposals set out within this report contribute to a number of Council strategies and priorities including:-
- 5.2 The **Corporate Property Strategy (2025-2035)** which was presented and approved by the Executive on the 21st October 2025 and sets out the framework and vision for managing and developing the Council's property assets. The Strategy includes key objectives around utilising NYC property assets to generate capital receipts and support increases in housing delivery and employment through the release of Council owned land for development.
- 5.3 The **North Yorkshire Housing Strategy** and the **Economic Growth Strategy** by supporting the ambition to 'grow the supply of affordable and available housing' across North Yorkshire, increase the numbers of affordable homes by 500 in the next 5 years and accelerate economic growth by utilising the NYC estate to deliver regeneration, place shaping and other council priorities.

6.0 FINANCIAL IMPLICATIONS

- 6.1 There are currently no financial implications associated with this decision. If sites are included in the Local Plan, they might ultimately present opportunities to generate future capital receipts.

7.0 LEGAL IMPLICATIONS

- 7.1 The Council will have two very distinct and separate roles to play in the future Call for Sites process: one as landowner and one as local planning authority (LPA). In recognition of the separate roles, and the potential sensitivity associated with any submissions, officers have produced a protocol to establish clear guidance on the call for sites submissions. Refer **Appendix B** for the draft protocol.
- 7.2 Ongoing input from legal and democratic services will be sought to ensure clarity is maintained over the roles of the Council's as landowner and its separate role as planning authority. This advice will also include areas such as member declarations of interests.
- 7.3 The future of all NYC owned sites will need to recognise the Council's legal obligations in procurement legislation, the disposal of land and subsidy control legislation, as well as the Council's own Procurement and Contract Procedure Rules and Property Procedure Rules.

8.0 EQUALITIES IMPLICATIONS

- 8.1 An equalities impact assessment has been undertaken and identified no negative impacts on people with protected characteristics. The assessment is attached in **Appendix C**.

9.0 CLIMATE CHANGE IMPLICATIONS

- 9.1 A climate change impact assessment has been undertaken and is attached as **Appendix D**.

10.0 REASONS FOR RECOMMENDATIONS

- 10.1 To support elected member ambitions around asset rationalisation and to maximise value and outcomes from the Council's land and property holdings.

11.0 RECOMMENDATION(S)

For the Executive to:

- i) approve that the Property service submits the 47 new potential development sites as set out in **Appendix A** to the NYC Local Plan Call for Sites.
- ii) note the draft protocol attached at **Appendix B**, which is intended to provide guidance to address the Council's dual role in the Call for Sites and future Local Plan process.

APPENDICES:

- Appendix A – New Sites
- Appendix B – Draft Protocol/Handling Note
- Appendix C – Equality
- Appendix D – Climate Change
- Appendix E – Land images of sites

BACKGROUND DOCUMENTS:

Gary Fielding
Corporate Director – *Resources*
County Hall
Northallerton

Report Author – Stewart Brown, Strategic Land Manager
Presenter of Report – Stewart Brown / Kerry Metcalfe Assistant Director Commercial, Property and Procurement

Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

APPENDIX A – NEW SITES WITH DEVELOPMENT POTENTIAL

No.	Site Name	Location	Elect Div	Map Link
1	High Bentham 1	Craven	Bentham & Ingleton	https://maps.app.goo.gl/82zkQB9oXvm6E3xYA
2	Low Demesne Phase 2	Craven	Bentham & Ingleton	https://maps.app.goo.gl/qLh5WaqgPpzdk2kp9
3	Hellifield 1	Craven	Mid Craven	https://maps.app.goo.gl/Wb6Aang5YuWcB7IH8
4	Hellifield 2	Craven	Mid Craven	https://maps.app.goo.gl/oHNs3tYqU1NgYMqY6
5	Skipton	Craven	Skipton East & South	https://maps.app.goo.gl/ifsvidjiL32UjRqR9
6	The Ghyll in Skipton	Craven	Skipton East & South	https://maps.app.goo.gl/z9N4cbvwdnTB6ZDj8
7	Rudfarlington Farm, Harrogate	Harrogate	Stray, Woodlands & Hookstone AND Spofforth with Lower Wharfedale & Tockwith	https://maps.app.goo.gl/L4FRQZY51LC2Ntk3A
8	Ripon	Harrogate	Ripon Minster & Moorside	https://maps.app.goo.gl/VyJHke6wEWTNLq7h7
9	Ripon 2	Harrogate	Ripon Ure Bank & Spa	https://maps.app.goo.gl/rVjMVbU27tDVW3K67
10	Spofforth	Harrogate	Sofforth with Lower Wharfedale & Tockwith	https://maps.app.goo.gl/7GHgsdbEHaMei7Lo8
11	Whixley 1	Harrogate	Ouseburn	https://maps.app.goo.gl/3T1Wr4snSg179hDh6
12	Whixley 2	Harrogate	Ouseburn	https://maps.app.goo.gl/wG3fA9N8QDeTkBC39
13	Minskip 1	Harrogate	Boroughbridge & Claro	https://maps.app.goo.gl/a3ELRk3VLvr6zedf6
14	Minskip 2	Harrogate	Boroughbridge & Claro	https://maps.app.goo.gl/KKap2Tns4YdQE7L46
15	Marton Cum Grafton	Harrogate	Ouseburn	https://maps.app.goo.gl/8iCzKr4t1szE3tHK9

No.	Site Name	Location	Elect Div	Map Link
16	Harrogate - Cardale Park	Harrogate	Washburn & Birstwith	https://maps.app.goo.gl/tVxxG4vx9gd9CVkq6
17	Heath lodge, Harrogate	Harrogate	Harlow & St Georges	https://maps.app.goo.gl/A3ZcZwPqY77dFbbz6
18	Little Ouseburn - Beech Hill Farm	Harrogate	Ouseburn	https://maps.app.goo.gl/hMrLNJmHuyTibccR8
19	Pannal South	Harrogate	Oatlands & Pannal and Spofforth with Lower Wharfedale & Tockwith	https://maps.app.goo.gl/2q8Qux44drbvocS76
20	Pannal North	Harrogate	Oatlands & Pannal	https://maps.app.goo.gl/3u4aq5qJ1SK281WAA
21	Colburn Lorry Park	Rich	Hipswell & Colburn	https://maps.app.goo.gl/SFbjsXkRCQF4Q5Uf9
22	Richmond	Rich	Richmond	https://maps.app.goo.gl/azqEiKEq6NfXFp7K9
23	Ashfield Carehome	Ryedale	Malton	https://maps.app.goo.gl/TPecQR7HgMUmbGvEA
24	Pickering	Ryedale	Pickering	https://maps.app.goo.gl/5EsRV9GZ3CJWjegk6
25	Foxholes	Ryedale	Thornton Dale & Wolds	https://maps.app.goo.gl/3zhmW6rqM5TWTRyz9
26	Huttons Ambo	Ryedale	Sheriff Hutton & Derwent	https://maps.app.goo.gl/qZzCtYBspG5MV Moo7
27	St Hilda's School, Ampleforth	Ryedale	Amotherby & Ampleforth	https://maps.app.goo.gl/gMGNUuQ4dPP9ivvk8
28	Stepney Road, Scarborough	Scarb	Falsgrave & Stepney	https://maps.app.goo.gl/riwLGjBa867jxF1s6
29	Moor Lane, Newby	Scarb	Newby	
30	Seamer	Scarb	Seamer	

No.	Site Name	Location	Elect Div	Map Link
31	Eastfield	Scarb	Eastfield AND Weaponness & Ramshill	https://maps.app.goo.gl/7XTh1bKMrTKgHWpm8
32	Osgodby	Scarb	Eastfield	https://maps.app.goo.gl/yrJYMoTfwN2ew6Y58
33	Scarborough - Woodlands Drive	Scarb	Woodlands	https://maps.app.goo.gl/MbVRCkcT2xdfUhdK9
34	Eastfield - Musham Bank	Scarb	Eastfield	https://maps.app.goo.gl/cdCFA3MDqc7g9cYCA
35	Rievaulx Road, Whitby	Whitby	Whitby West	https://maps.app.goo.gl/GNVsv3qA5dGoyNzY9
36	California Road, Whitby	Whitby	Whitby Streonshalh	https://maps.app.goo.gl/STxioRFL78aXZXoM9
37	Green Lane, Whitby	Whitby	Whitby Streonshalh	https://maps.app.goo.gl/1SeUmkmCgHQNmXCU6
38	Whitby - Extra Care	Scarb	Whitby Streonshalh	https://maps.app.goo.gl/k8Rf7yCC2AMFUw9J8
39	Scalby School site	Scarb	Newby	https://maps.app.goo.gl/8wWveGR5kBD2WHo2Y6
40	Burn Airfield	Selby	Thorpe Willoughby & Hambleton	https://maps.app.goo.gl/M5Q3mAdRrv6K3LG27
41	Burn - Barff View	Selby	Thorpe Willoughby & Hambleton	https://maps.app.goo.gl/KQ9o6cheoQkvJWpc6
42	Land at Osgodby - next to free school once permitted. Exclude the school land.	Selby	Cliffe & North Duffield	https://maps.app.goo.gl/1o8KX49Fs274xKX47
43	Ryther - Land at Woodbine grange - land between settlement	Selby	Cawood & Escrick	https://maps.app.goo.gl/iGJFQBfLtpEvLtg8
44	Drax Primary School Field	Selby	Camblesforth & Carlton	https://maps.app.goo.gl/mdnTBoayvccxDYnv6
45	Carlton school	Selby	Camblesforth & Carlton	https://maps.app.goo.gl/m5k5e7HDedNCVQJK6
46	Allerton Waste Park	Harrogate	Ouseburn	https://maps.app.goo.gl/lf26ZBctwrQnoETq5

No.	Site Name	Location	Elect Div	Map Link
47	Eskdale School	Scarb	Whitby West	https://maps.app.goo.gl/SQ1r36SUWWfiZNQA

APPENDIX B –

Protocol for Decision-Making in respect of the Local Plan Call for Sites where NYC is both landowner and Planning Authority

Introduction and Purpose

This Protocol establishes a framework to guide the North Yorkshire Council (the Council) in its dual role as landowner and local planning authority (LPA) when deciding whether to include land it owns, or in which it has an interest, within the Local Plan Call for Sites.

The objectives of this Protocol are to:

- Ensure compliance by Officers and Members with statutory and regulatory obligations and the Council's Constitution;
- Promote fairness and impartiality in decision-making processes whether it be by Committee or pursuant to schemes of delegation;
- Implement robust governance mechanisms that identify, manage and mitigate conflicts of interest or the perception of such;
- Promote transparency and accountability in decision-making and adherence to best practice.

Legal Framework

Currently the key legislation relevant to the preparation of Local Plans are:

- Planning and Compulsory Purchase Act 2004 (PCPA 2004)
- Town and Country Planning (Local Planning) (England) Regulations 2012 (SI 2012/767).

The Town and Country Planning (Local Planning) (England) Regulations 2012 specify the requirements for local development documents. Regulation 5(1) mandates that documents prepared by LPAs must include statements regarding the allocation of sites for specific types of development or use, as well as site allocation policies intended to guide planning decisions.

The Council also has a role as a landowner and can acquire land or dispose of land it owns subject to certain duties. The Localism Act 2011 provides the Council with a general power of competence enabling it to do anything which individuals may do, unless specifically prohibited. In submitting land as part of the Call for Sites the Council is not disposing of land but is looking to safeguard the potential that an area of land may have in supporting the future development of North Yorkshire. Inclusion of land in the Call for Sites does not provide any guarantee that such land will be allocated in the Local Plan.

North Yorkshire Local Plan Context – and the Call for Sites

The Council is in the early stages of preparing a Local Plan for North Yorkshire which will guide development through to 2045. As part of the preparation process a 'Call for Sites' commenced in April 2024 and the Council's Planning Policy and Place Team has requested that sites proposed for development are submitted by the end of November 2025. The Council in its role as landowner needs to consider whether it wishes to make submissions in relation to its own landholdings.

It is recognised by the Council that identifying sites for potential future development can be contentious and may be the subject of opposition and this can be further impacted by its dual role as LPA and landowner

Decision-making by the Council as landowner on sites to be considered for submission as part of the Call for Sites.

Pursuant to the Council's Constitution matters relating to the Council's land ownership are broadly executive functions. Executive decisions may be taken by the Council's Leader, Executive, Executive sub-committees (in line with their Terms of Reference), individual Executive Members (in line with the Executive Members' Delegation Scheme) and officers (in line with the Council's Officers' Scheme of Delegation and directorates' internal schemes of sub-delegation). Decisions taken by committees and individuals under delegated powers must be consistent with:

- statutory requirements and restrictions;
- the Council's budget and policy framework;
- the financial limits and procedures set out in the revenue or capital budgets and Financial, Contract and Property Procedure Rules;
- other Constitution provisions; and
- codes of conduct for officers and Members.

The decision on which sites owned by the Council are to be submitted as part of the Call for Sites is to be considered and determined by the Executive.

Key Decisions

The decision regarding which landholdings of the Council are to be submitted as part of the Call for Sites will be a key decision (falling under (i)(bb) below) and will need to be identified on the corporate Forward Plan:

Key decisions.

(i) A key decision means a decision made in connection with the discharge of a function which is the responsibility of the Executive and which is likely:

(aa) to result in the Council incurring expenditure, or making savings, which are significant having regard to the Council's budget for the service or function to which the decision relates; or

(bb) to be significant in terms of its effects on communities living or working in an area comprising two or more electoral divisions in the area of the Council.

Prior to any decision being taken by Executive on Council landholdings to be included within the Call for Sites, individual Division Members will be notified of sites within their division. Parish and Town Councils will be advised of sites included from their areas. Parties such as tenants who may also have an interest in the land will also be notified.

Governance and Separation of Interests

The Executive

As for any decision taking Members taking part in the Executive Meeting shall have regard to their register of interests and Member 's Code of Conduct and consider whether they could have any disclosable pecuniary or other interests which would impact on them taking part in the decision.

Key Council Officers

The Corporate Director Resources, Assistant Director Property and Procurement together with the Strategic Land Manager and Estates Manager Commercial Major Projects are the key officers responsible for and leading on the identification of sites for submission as part of the Call for Sites. These Officers and their teams shall have no involvement in issues or decision-making relating to the subsequent allocation of sites as part of Local Plan process.

The Corporate Director of Community Development, Assistant Director Regeneration and Planning, Heads of Planning and the planning teams shall have no involvement in any decision making with regard to the selection of sites the Council submits as part of the Call for Sites.

When the Corporate Property Board are discussing identification of sites for submission as part of the Call for Sites or feedback on the potential sites for submission, the Corporate Director for Community Development should consider recusing themselves from such discussion.

Legal Services Officers

The Assistant Chief Executive Legal and Democratic has overall responsibility for the Legal Service with the Head of Property, Planning and Environment having day to day management across both the Legal Property and Planning and Environment teams.

Should legal advice be required by the Corporate Director Resources, Assistant Director Property and Procurement, Strategic Land Manager and Estates Manager Commercial Major Projects in relation to the submission of landholdings identified by the Call for Sites this will be dealt with by the Property Legal Team who in this matter would report directly to the Assistant Chief Executive Legal and Democratic.

The Head of Legal Property, Planning and Environment and any member of the Legal Planning and Environment Team shall have no involvement with providing any legal advice to the Corporate Director of Resources , Assistant Director Property and Procurement, Strategic Land Manager and Estates Manager Commercial Major Projects in relation to the selection or the submission of sites as part of the Call for Sites and officers in the Property Legal team shall not be involved in providing any legal advice to the Corporate Director of Community Development, Assistant Director Regeneration and Planning, Heads of Planning and the planning teams in respect of the Call for Sites.

Council Members who sit on Council Planning Committee/ Development Plan Committee

The notification of proposed sites to be submitted as part of the Local Plan Call for Sites by officers to Members does not, of itself, give any Member of a Council Planning Committee or OFFICIAL

the Development Plan Committee any declarable interest or prejudice their ability to take part in any Planning Committee or Development Plan Committee. Should any Member of these Committees have concerns as to their position once notified in respect of the Call for Sites please feel free to contact the Head of Legal Property, Planning and Environment or any member of their team to discuss any issues.

Approval of the Protocol

It is proposed that this Protocol be provided to the Corporate Director Resources in consultation with Corporate Director Community Development, the Executive Member for Open to Business and the Deputy Leader of the Council and Executive Member for Finance and Resource for approval.

Review

This Protocol shall be reviewed periodically to reflect any changes in the Council Constitution and evolving legislation.

APPENDIX C – EQUALITY IMPACT ASSESSMENT

Initial equality impact assessment screening form			
This form records an equality screening process to determine the relevance of equality to a proposal, and a decision whether or not a full EIA would be appropriate or proportionate.			
Directorate	Corporate Resources		
Service area	Commercial, Property and Procurement		
Proposal being screened	Call for Sites exercise		
Officer(s) carrying out screening	Stewart Brown		
What are you proposing to do?	Submit NYC owned sites into the NYC Call for Sites portal for consideration by the Planning Policy & Place team		
Why are you proposing this? What are the desired outcomes?	The CfS exercise is a key priority in the Corporate Property Strategy. The desired outcome from this exercise is to submit these sites (as identified by Property Services) to the CfS portal for consideration by the Planning Policy & Place team.		
Does the proposal involve a significant commitment or removal of resources? Please give details.	No		
Impact on people with any of the following protected characteristics as defined by the Equality Act 2010, or NYCC’s additional agreed characteristics			
As part of this assessment, please consider the following questions:			
<ul style="list-style-type: none"> • To what extent is this service used by particular groups of people with protected characteristics? • Does the proposal relate to functions that previous consultation has identified as important? • Do different groups have different needs or experiences in the area the proposal relates to? 			
If for any characteristic it is considered that there is likely to be an adverse impact or you have ticked ‘Don’t know/no info available’, then a full EIA should be carried out where this is proportionate. You are advised to speak to your Equality rep for advice if you are in any doubt.			
Protected characteristic	Potential for adverse impact		Don’t know/No info available
	Yes	No	
Age		X	
Disability		X	
Sex		X	
Race		X	
Sexual orientation		X	
Gender reassignment		X	
Religion or belief		X	
Pregnancy or maternity		X	
Marriage or civil partnership		X	
NYC additional characteristics			

People in rural areas		X	
People on a low income		X	
Carer (unpaid family or friend)		X	
Are members of the armed forces community		X	
Does the proposal relate to an area where there are known inequalities/probable impacts (e.g. disabled people's access to public transport)? Please give details.	Not at this stage		
Will the proposal have a significant effect on how other organisations operate? (e.g. partners, funding criteria, etc.). Do any of these organisations support people with protected characteristics? Please explain why you have reached this conclusion.	This proposal is purely, at this stage, to seek approval to submit new, potential development sites. An EIA to assess the effect on other organisations will be undertaken when development progresses which will further assess any impact..		
Decision (Please tick one option)	EIA not relevant or proportionate:	✓	Continue to full EIA:
Reason for decision	To seek approval to upload details of the new development sites.		
Signed (Assistant Director or equivalent)	Kerry Metcalfe, Assistant Director Commercial Property and Procurement		
Date	7TH October 2025		

Appendix D - Climate change impact assessment

The purpose of this assessment is to help us understand the likely impacts of our decisions on the environment of North Yorkshire and on our aspiration to achieve net carbon neutrality by 2030, or as close to that date as possible. The intention is to mitigate negative effects and identify projects which will have positive effects.

This document should be completed in consultation with the supporting guidance. The final document will be published as part of the decision making process and should be written in Plain English.

If you have any additional queries which are not covered by the guidance please email climatechange@northyorks.gov.uk

Please note: You may not need to undertake this assessment if your proposal will be subject to any of the following:

Planning Permission
Environmental Impact Assessment
Strategic Environmental Assessment

However, you will still need to summarise your findings in in the summary section of the form below.

Please contact climatechange@northyorks.gov.uk for advice.

Title of proposal	Call for Sites – submissions for Council owned land
Brief description of proposal	To identify and submit new and potential development sites to the NYC Call for Sites for consideration by the Planning Policy & Place team.
Directorate	Resources
Service area	Commercial, Property and Procurement
Lead officer	Kerry Metcalfe
Names and roles of other people involved in carrying out the impact assessment	n/a
Date impact assessment started	8 th October 2025

Options appraisal

Were any other options considered in trying to achieve the aim of this project? If so, please give brief details and explain why alternative options were not progressed.

N/A – the aim of the project is to identify NYC owned land and sites that have the potential for development

What impact will this proposal have on council budgets? Will it be cost neutral, have increased cost or reduce costs?

Please explain briefly why this will be the result, detailing estimated savings or costs where this is possible.

It is too early to say or estimate at this stage.

Any potential impact on council budgets will, be considered via the Property Management Group and Corporate Property Board whom will determine whether to invest, sell, transfer sites subject to detailed analysis of the various options open to NYC.

Any future decisions regarding strategy and delivery options will need to recognise the Council's legal obligations in procurement legislation, the disposal of land and subsidy control legislation, as well as the Council's own Procurement and Contract Procedure Rules and Property Procedure Rules.

<p>How will this proposal impact on the environment?</p> <p>N.B. There may be short term negative impact and longer term positive impact. Please include all potential impacts over the lifetime of a project and provide an explanation.</p>	<p>Positive impact (Place a X in the box below where</p>	<p>No impact (Place a X in the box below where</p>	<p>Negative impact (Place a X in the box below where</p>	<p>Explain why will it have this effect and over what timescale?</p> <p>Where possible/relevant please include:</p> <ul style="list-style-type: none"> • Changes over and above business as usual • Evidence or measurement of effect • Figures for CO₂e • Links to relevant documents 	<p>Explain how you plan to mitigate any negative impacts.</p>	<p>Explain how you plan to improve any positive outcomes as far as possible.</p>
<p>Minimise greenhouse gas emissions e.g.</p>	<p>Emissions from travel</p>		<p>X</p>			

How will this proposal impact on the environment? N.B. There may be short term negative impact and longer term positive impact. Please include all potential impacts over the lifetime of a project and provide an explanation.		Positive impact (Place a X in the box below where	No impact (Place a X in the box below where	Negative impact (Place a X in the box below where	Explain why will it have this effect and over what timescale? Where possible/relevant please include: <ul style="list-style-type: none"> • Changes over and above business as usual • Evidence or measurement of effect • Figures for CO₂e • Links to relevant documents 	Explain how you plan to mitigate any negative impacts.	Explain how you plan to improve any positive outcomes as far as possible.
reducing emissions from travel, increasing energy efficiencies etc.	Emissions from construction		X				
	Emissions from running of buildings		X				
	Other		X				
Minimise waste : Reduce, reuse, recycle and compost e.g. reducing use of single use plastic			X				
Reduce water consumption			X				
Minimise pollution (including air, land, water, light and noise)			X				

<p>How will this proposal impact on the environment?</p> <p>N.B. There may be short term negative impact and longer term positive impact. Please include all potential impacts over the lifetime of a project and provide an explanation.</p>	<p>Positive impact (Place a X in the box below where</p>	<p>No impact (Place a X in the box below where</p>	<p>Negative impact (Place a X in the box below where</p>	<p>Explain why will it have this effect and over what timescale?</p> <p>Where possible/relevant please include:</p> <ul style="list-style-type: none"> • Changes over and above business as usual • Evidence or measurement of effect • Figures for CO₂e • Links to relevant documents 	<p>Explain how you plan to mitigate any negative impacts.</p>	<p>Explain how you plan to improve any positive outcomes as far as possible.</p>
<p>Ensure resilience to the effects of climate change e.g. reducing flood risk, mitigating effects of drier, hotter summers</p>		<p>X</p>				
<p>Enhance conservation and wildlife</p>		<p>X</p>				
<p>Safeguard the distinctive characteristics, features and special qualities of North Yorkshire's landscape</p>		<p>X</p>				
<p>Other (please state below)</p>						

Are there any recognised good practice environmental standards in relation to this proposal? If so, please detail how this proposal meets those standards.

Summary Summarise the findings of your impact assessment, including impacts, the recommendation in relation to addressing impacts, including any legal advice, and next steps. This summary should be used as part of the report to the decision maker.

This Call for Sites programme is being completed by Property Services and is an initial site finding exercise. The submission of these sites for consideration as part of the CfS process does not mean that they will be taken forward for development. Hence the assessments detailed above. The sites will need to be assessed by Planning Policy & Place team, alongside all other submitted sites, using the same methodology and consultation process.

Any sites that are eventually allocated for development could have a climate impact, but each site will need to be assessed and considered on its own merits at the time. Any negative climate impacts will be mitigated where possible.

Sign off section

This climate change impact assessment was completed by:

Name	Stewart Brown
Job title	Strategic Land Manager
Service area	Commercial, Property and Procurement
Directorate	Resources / Community Development
Signature	
Completion date	8th October 2025

Authorised by relevant Assistant Director (signature):

Kerry Metcalfe, Assistant Director – Commercial, Property and Procurement

Date: 8th October 2025