

**RYEDALE
DISTRICT
COUNCIL**



Sustainability Appraisal and Strategic Environmental Assessment

Site Selection Process and Policy Development

Ryedale Plan - Local Plan Sites Document Publication

Ryedale District Council

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1. Introduction

1.1 This paper outlines the Sustainability Appraisal assessment process that Ryedale District Council has undertaken to inform the policies and allocations identified in the Local Plan Sites Document. The Sustainability Appraisal process covers two distinct stages:

- The appraisal of all site submissions and potential site combination options using a Site Selection Methodology, to assess the sustainability credentials of sites in a comparative manner; and
- The appraisal of the subsequent policies and proposed land allocations to ensure that all appropriate mitigation measures are included in the site specific policies

1.2 The assessment process is multi-faceted, and multi-layered to allow the consideration of the sustainability merits of the sites which have been submitted to the Council prior to 2004, up to the production of the Publication Version of the Local Plan Site Document. There are over 660 site submissions, which have been submitted over a considerable period of time, and it has been important to the Local Planning Authority that the assessment of those sites is undertaken in a transparent manner, which allows the Stakeholders to clearly understand the decisions made regarding the consideration of sites and formulation of policy.

1.3 The assessment of sites embodies the Sustainability Appraisal which was developed for the Local Plan Strategy component of the Ryedale Plan. However, further work was undertaken to provide a more locally-specific, finer grain to the Sustainability Appraisal process.

1.4 A critical component of the Sustainability Appraisal the Site Selection Methodology, which comprises a series of settlement-specific tables. Due to their size they are not apprehended to this document but should be treated as an appendix to this document, and read on that basis.

2. Sustainability Appraisal Framework- Scoping and Legal Requirements

2.1 Sustainability Appraisal of planning policy is a legal requirement. It is an assessment by which Plans are iteratively tested against environmental, social and economic sustainability objectives. These objectives have been derived through local consultation and consultation with statutory consultees to ensure that social, economic and environmental issues are fully considered and integrated when policy choices are made. It ensures that the effects of a plan on sustainability issues are identified and to ensure that ways of mitigating adverse effects or maximising beneficial effects are considered. It also embodies the requirements of Strategic Environmental Assessment (SEA) European Union Directive 2001/42/EC, which must be complied with. This Directive requires a formal Strategic Environmental Assessment of all plans and programmes which are likely to have a significant effect on the environment.

2.2 Sustainability Appraisal and Strategic Environmental Assessment are required to be undertaken in conjunction with the preparation of Development Plan Documents to ensure

that the environmental, social and economic issues are fully integrated into emerging policies and strategies prior to their formal adoption.

- 2.3 Government guidance on carrying out Sustainability Appraisals indicates that the report must show how the Strategic Environmental Assessment Directive's requirements have been met. This should be done by indicating where the information required by the Directive is provided in the report. Appendix 1 summarises the Directive's requirements and shows where these have been dealt with in this report or at other stages of the Sustainability Appraisal process.
- 2.4 A Sustainability Appraisal Scoping Report was adopted by Council in 2009. In early 2014, targeted consultation was also undertaken to review and update the Sustainability Appraisal Scoping Report. This helped to confirm that the sustainability appraisal objectives remain relevant and that their inclusion within the SSM framework remains appropriate. The scoping update consultation was also used to identify local sustainability issues for different settlements in the settlement hierarchy in order to support a more locally specific and 'finer grained' application of the Site Selection Methodology (SSM). This Scoping Report, was refreshed for factual updates in July 2015, and again updated in the Autumn of 2016 as a result of further consultation undertaken in November -December 2015.

Local Plan Objectives

- 2.5 From the Scoping Report, a series of objectives were developed, and these were then incorporated into framing questions in the Site Selection Methodology.

Social

Housing - Addressing the Needs

- Acute shortage of affordable housing
- Meeting the housing requirements of an aging population
- Loss of young people
- Pressure for second homes / holiday homes
- Access to services and facilities

Access to Health care / facilities

- Especially for those in the remoter rural areas without access to a private car
- Limited provision of open space and sporting provision in the villages

Open Space and Recreation Facilities

- Especially for those in the remote rural areas without access to a private car to use facilities in towns
- Limited provision of open space and sporting provision in the villages

Access to Education

- low pupil numbers in the remoter rural areas so some schools may face the prospect of closure;
- Sixth-form provision is provided at Malton, Norton, Pickering and Ampleforth
- Poor literacy and numeracy within the working population

- The educational attainment of the working population is poor
- The need to improve the skills of Ryedale's working population

Accessible Transport

- high levels of car ownership, especially in the villages
- limited public transport services

Economic

Ensuring a strong economy

- need to maintain the current high levels of employment
- pressure to redevelop industrial land for housing
- lack of adequate start-up sites
- lack of expansion sites for smaller firms already located in Ryedale.

Protecting the rural economy

- declining services and facilities in the villages
- reliance on agriculture and agricultural services for employment
- reliance on tourism for certain parts of the district

Environmental

Protecting the Landscape and Character of Ryedale

- Predominantly rural
- Wide range of landscapes, much of which is protected by national designations
- Attractive market towns and villages
- Historic buildings, Conservation Areas, Historic Parks and Gardens, and archaeological sites

Climate Change

- Large areas of the District are in s 2 and 3
- Low rates of renewable energy production

Pollution

- pollution (e.g. air, noise and water quality) levels are generally low, although there are localised pockets of pollution e.g.: air quality at Butcher Corner, Malton

Maximising energy, water efficiency and minimisation of waste

- need to continue to encourage recycling and composting

Good design of development

- need to maintain sympathetically designed buildings

Locally-Specific Sustainability Issues

2.6 In 2014 the Sustainability Appraisal Framework was updated, and key place-specific information was included to identify settlement, and indeed site-specific sustainability considerations.

Settlement	Local (Place Specific) Issue	Key Information Sources
Malton and Norton	<ul style="list-style-type: none"> • Ability of social and physical infrastructure to cope with additional development due to timing - in particular transport and schools • Additional capacity needed at both primary and secondary school levels • The need for extra-care facilities • Highest concentration of affordable homes need in the district • Lack of open space provision especially for children and young people, both indoor and outdoor sports provision, allotments and cemeteries / churchyards • Traffic congestion through the towns • Sewerage capacity – constraints in Norton • River Derwent Special Area of Conservation (SAC) and 500m buffer which identifies the area of a presumption against development “unless it can be demonstrated that through an appropriate assessment that there will be no adverse effect on the integrity of the SAC alone or in combination with other plans and projects.” • River Derwent SSSI • SINCs <ul style="list-style-type: none"> ○ Malton Bypass Cuttings ○ Lady Spring Wood ○ Bazeleys Lane • A number of ponds present in Norton • Green Infrastructure Corridors - <ul style="list-style-type: none"> ○ Derwent ○ Rye ○ Howardian Hills • Visually Important Undeveloped Areas (VIUA) throughout the towns • The Howardian Hills AONB designation is immediately to the west of Malton • Grade 2 and 3 Agricultural Land surrounds Malton and Norton • Scheduled Monuments <ul style="list-style-type: none"> ○ Orchard Fields – Roman Fort and Site of Malton Castle, Malton ○ Old Malton Priory Church, Old Malton ○ The Three Dykes or Five Riggs, Langton 	<ul style="list-style-type: none"> • The Ryedale Plan: Local Plan Strategy (2013) • Habitats Regulation Assessment (2009) • The Ryedale Plan: Local Plan Strategy Examination document • Reference DDH20 – Settlement Analysis (2012) • Ryedale Special Qualities Study Report (2011) • North East Yorkshire Strategic Flood Risk Assessment (2006) and update (2010) • EA Flood Map, Surface Water Map and Groundwater map • Local Plan Strategy SA Report (May 2012) • Howardian Hills AONB Management Plan (2009-2014) • Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ • Natural England - Green Infrastructure dataset • Landscape Character Assessment • Air Quality Study

Settlement	Local (Place Specific) Issue	Key Information Sources
	<ul style="list-style-type: none"> • archaeologically significant areas of Mediaeval and post-Mediaeval character • A large number of Listed Buildings (especially around Castlegate, Yorkersgate and Market Place, Malton and Town Street, Old Malton) • Malton, Old Malton and Norton Conservation Areas • Areas subject to flood as identified on the Environment Agency FloodMap Floodzones 2 and 3 and Drainage Sensitive Area • Areas of the towns at risk of surface water flooding as identified by the Environment Agency • Groundwater Source Protection Zone - Howe Hill Norton • Air Quality Management Area in Malton/Norton 	<ul style="list-style-type: none"> • 2012 Air Quality Updating and Screening Assessment
Pickering	<ul style="list-style-type: none"> • Pressure for second homes / holiday homes in the town and surrounding area • The need for extra-care facilities • The lack of open space provision especially for children and young people, indoor and outdoor sports provision, allotments and burial space • Additional capacity needed at both primary and secondary school levels • Improvements needed at junctions, and further visitor parking needed • Proximity of North York Moors Special Area of Conservation (SAC) and the 10km buffer which covers the whole of Pickering. The HRA requires a golden plover bird survey and an “appropriate management plan” for recreational pressures to be in place before any Greenfield land comes forward. • SSSI – Newbridge Quarry, Newtondale, Haugh and Gundale Slacks • SINCs <ul style="list-style-type: none"> ○ Keld Head Springs ○ The Motte at Pickering Castle ○ Outgang Road Pond and grassland • High number of ponds and presence of meta-population of Great Crested Newts • “Fringe of the Moors” Area of High Landscape Value to the north of the town. • Visually Important Undeveloped Areas (VIUA) in the town • Grades 2, 3 and 4 Agricultural Land surrounds Pickering, with the grade 4 to the south east of the town. • Green infrastructure corridor – Pickering Beck • Scheduled Monuments <ul style="list-style-type: none"> ○ Pickering Castle ○ Beacon Hill 	<ul style="list-style-type: none"> • The Ryedale Plan: Local Plan Strategy (2013) • Habitats Regulation Assessment (2009) • The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012) • Ryedale Special Qualities Study Report (2011) • Planning applications ecological surveys • North East Yorkshire Strategic Flood Risk Assessment (2006) and update (2010) • EA FloodMap, Surface Water Map and Groundwater Map • HSE PADHI+ • Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ • Natural England - Green Infrastructure dataset

Settlement	Local (Place Specific) Issue	Key Information Sources
	<ul style="list-style-type: none"> ○ St Nicholas' Medieval Hospital 550m east of Brickyard Farm ● Archaeologically significant areas of Mediaeval and post-Mediaeval character especially the evidence of strip fields surrounding the town ● A large number of Listed Buildings (especially around Hungate and Market Place) ● Pickering Conservation Area ● Areas subject to flooding as identified on the Environment Agency FloodMap Floodzones 2 and 3 ● Areas of the town at risk of surface water flooding as identified by the Environment Agency ● Groundwater source protection Zones to the north of the A170 – Keld Head Zones 1 and 2 ● Potential coalescence of Pickering with Middleton ● Proximity of Notifiable Pipelines 	<ul style="list-style-type: none"> ● Landscape Character Assessment ●
Kirkbymoorside	<ul style="list-style-type: none"> ● The need for extra-care facilities ● Sewerage capacity – limited to west and south of town ● Deficiencies in market town amenity space and open space provision especially for children and young people, indoor sports provision and allotments ● Additional capacity needed at primary school level ● Proximity of North York Moors Special Area of Conservation (SAC) and the 10km buffer which covers the whole of Kirkbymoorside. The HRA requires a golden plover bird survey and an “appropriate management plan” for recreational pressures to be in place before any Greenfield land comes forward. ● Scheduled Monuments <ul style="list-style-type: none"> ○ Neville Castle ○ Starfits Round Barrow ○ Vivers Hill Castle ● A large number of Listed Buildings (especially around the Market Place) ● Kirkbymoorside Conservation Area ● SINC - Manor Vale ● A pond to the south of Slingsby Garth ● “Fringe of the Moors” Area of High Landscape Value to the north, west and east of the town. ● Visually Important Undeveloped Area (VIUA) between Kirkbymoorside and Keldholme ● Grade 3 Agricultural Land surrounds Kirkbymoorside ● Green infrastructure corridor – Dove Ryedale ● archaeologically significant areas of Mediaeval and post-Mediaeval character to the west and east of the town 	<ul style="list-style-type: none"> ● The Ryedale Plan: Local Plan Strategy (2013) ● Habitats Regulation Assessment (2009) ● The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012) ● Ryedale Special Qualities Study Report (2011) ● North East Yorkshire Strategic Flood Risk Assessment (2006) and update (2010) ● EA FloodMap and Surface Water Map ● HSE PADHI+ ● Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ ● Natural England - Green Infrastructure dataset ● Landscape Character

Settlement	Local (Place Specific) Issue	Key Information Sources
	<ul style="list-style-type: none"> • The areas subject to flooding EA FloodMap zones 2 and 3 are near the River Dove which flows to the east of the town through Keldholme. • Areas of the town at risk of surface water flooding as identified by the Environment Agency • Proximity of notifiable pipelines 	Assessment
Helmsley	A separate SA was produced for Helmsley as part of the production of the now adopted Helmsley Plan.	
Amotherby / Swinton	<ul style="list-style-type: none"> • Additional capacity will be needed for primary education • Howardian Hills AONB designation is to the south of the villages • Green infrastructure corridor – Rye and Howardian Hills • SINC – Amotherby Lane • Green infrastructure corridors – Rye and Howardian Hills • A pond west of Seven Wells, Amotherby • Visually Important Undeveloped Area (VIUA) in Amotherby • Grades 2 and 3 Agricultural Land surrounds Amotherby and Swinton • Scheduled Monuments <ul style="list-style-type: none"> ○ Dovecote at Appleton le Street ○ 5 x round barrows near Easthorpe Lodge and Cottages • Potential coalescence of settlements • HSE notifiable site - BATA Amotherby • Areas of the village at risk of surface water flooding as identified by the Environment Agency • No Children's play space 	<ul style="list-style-type: none"> • The Ryedale Plan: Local Plan Strategy (2013) • The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012) • HSE PADHI+ • Defra - Agricultural Land Classification Map • Howardian Hills AONB Management Plan (2009-2014) • EA Surface Water Map • Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ • Natural England - Green Infrastructure dataset • Landscape Character Assessment • Open Space Study 2006 (JMP)
Ampleforth	<ul style="list-style-type: none"> • Additional capacity will be needed for primary education • No sewerage capacity • Proximity of North York Moors Special Area of Conservation (SAC) and the 10km buffer which covers the village • Part of the village is within the North York Moors National Park 	<ul style="list-style-type: none"> • The Ryedale Plan: Local Plan Strategy (2013) • The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis

Settlement	Local (Place Specific) Issue	Key Information Sources
	<ul style="list-style-type: none"> • The remainder is within the Howardian Hills AONB • Green infrastructure corridor - Rye • Grades 3 and 4 Agricultural Land surrounds Ampleforth • A number of Listed Buildings throughout the village including Ampleforth College • Ampleforth Conservation Area • Scheduled Monuments <ul style="list-style-type: none"> ○ 6 x Dropping Gill round cairns ○ 3 x Pry Rigg round barrows ○ Double Dykes on Painter Rigg ○ Studford Rigg • Areas of the village at risk of surface water flooding as identified by the Environment Agency 	<p>(2012)</p> <ul style="list-style-type: none"> • Howardian Hills AONB Management Plan (2009-2014) • EA Surface Water Map • Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ • Natural England - Green Infrastructure dataset • Landscape Character Assessment
Beadlam and Nawton	<ul style="list-style-type: none"> • Demand for affordable housing • Additional capacity may be needed at Ryedale School depending on phasing and location of sites • Limited sewerage capacity • Proximity of North York Moors Special Area of Conservation (SAC) and the 10km buffer which covers the village • “Fringe of the Moors” Area of High Landscape Value • SINC - Pinfold House Meadow Nawton • Green infrastructure corridor – Dove Ryedale • Visually Important Undeveloped Area (VIUA) in Nawton • Grade 3 Agricultural Land at Beadlam with grade 2 at Nawton • A number of Listed Buildings with a greater concentration in Nawton) • Areas of the village at risk of surface water flooding as identified by the Environment Agency • Scheduled Monuments <ul style="list-style-type: none"> ○ Pockley Gates round barrow ○ Round Barrow east of Riccal Bridge ○ Beadlam Minor Romano-British villa ○ Stoney Cross - Wayside Cross 	<ul style="list-style-type: none"> • The Ryedale Plan: Local Plan Strategy (2013) • The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012) • EA Surface Water Map • Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ • Natural England - Green Infrastructure dataset • Landscape Character Assessment
Hovingham	<ul style="list-style-type: none"> • Limited sewerage capacity • Part of the village is within the Howardian Hills AONB • SSSI – Wath Quarry 	<ul style="list-style-type: none"> • The Ryedale Plan: Local Plan Strategy (2013) • The Ryedale Plan:

Settlement	Local (Place Specific) Issue	Key Information Sources
	<ul style="list-style-type: none"> • Green infrastructure corridors – Rye and Howardian Hills • Visually Important Undeveloped Areas (VIUA) throughout the village • Grades 2 and 3 Agricultural Land surrounds Hovingham • Scheduled Monuments <ul style="list-style-type: none"> ○ Round Barrow at Wath Farm ○ 4 x round barrows at Moor House Farm ○ Round Barrow west of Calf Close Wood ○ 4 x Round Barrows north of Wool Knoll • A high number of Listed Buildings spread throughout the village • Hovingham Conservation Areas • Areas subject to flood as identified on the Environment Agency FloodMap zones 2 and 3 • Areas of the village at risk of surface water flooding as identified by the Environment Agency 	<ul style="list-style-type: none"> • Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012) • North East Yorkshire Strategic Flood Risk Assessment (2006) and update (2010) • EA FloodMap and Surface Water Map • Howardian Hills AONB Management Plan (2009-2014) • Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ • Natural England - Green Infrastructure dataset • Landscape Character Assessment
Rillington	<ul style="list-style-type: none"> • Access to the A64 • The Yorkshire Wolds Area of High Landscape Value to the south of the A64 • Limited sewerage capacity • Scheduled Monument – Iron Age Barrow cemetery, East Field • Green Infrastructure Corridors – Derwent and Wolds • Grades 2 and 3 Agricultural Land surrounds Rillington • Areas of the village at risk of surface water flooding as identified by the Environment Agency • A few Listed Buildings throughout the village 	<ul style="list-style-type: none"> • The Ryedale Plan: Local Plan Strategy (2013) • The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012) • EA surface Water Map • Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ • Natural England - Green Infrastructure dataset • Landscape

Settlement	Local (Place Specific) Issue	Key Information Sources
		Character Assessment
Sherburn	<ul style="list-style-type: none"> • Additional capacity required for primary school • Access to the A64 • No sewerage capacity • The Yorkshire Wolds Area of High Landscape Value is to the south of the A64 • Green Infrastructure Corridor – Wolds • Visually Important Undeveloped Areas (VIUA) in the village • Grade 3 Agricultural Land • Scheduled Monuments <ul style="list-style-type: none"> ○ 1 x round barrow NE of Lawson’s Wold Farm ○ 9 x round barrows of Prodhams Wold Farm • A few Listed Buildings throughout the village • Areas of the village at risk of surface water flooding as identified by the Environment Agency 	<ul style="list-style-type: none"> • The Ryedale Plan: Local Plan Strategy (2013) • The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012) • EA surface Water Map • Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ • Natural England - Green Infrastructure dataset • Landscape Character Assessment
Sheriff Hutton	<ul style="list-style-type: none"> • No sewerage capacity • Grades 3 and 4 Agricultural Land surrounds Sheriff Hutton • Visually Important Undeveloped Areas (VIUA) in the village • Scheduled Monuments <ul style="list-style-type: none"> ○ Sherriff Hutton Castle and early garden ○ Ringwork and bailey south of St Helen and Holy Cross Church • Sheriff Hutton Conservation Area • Numerous ponds close to the village • protected park and garden – Sheriff Hutton Hall (including Listed Buildings) • Areas of the village at risk of surface water flooding as identified by the Environment Agency 	<ul style="list-style-type: none"> • The Ryedale Plan: Local Plan Strategy (2013) • The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012) • EA surface Water Map • Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ • Natural England - Green Infrastructure dataset • Landscape

Settlement	Local (Place Specific) Issue	Key Information Sources
		Character Assessment
Slingsby	<ul style="list-style-type: none"> • No sewerage capacity • Howardian Hills AONB designation to the south of the village • Visually Important Undeveloped Areas (VIUA) throughout the village • Scheduled Monuments <ul style="list-style-type: none"> ○ Slingsby Castle ○ Iron Age Barrow Cemetery ○ Iron Age Settlement ○ Numerous round barrows and linear dykes at High Baxenhowe and Fryton West Wood to Slingsby Banks Wood • A large number of Listed Buildings throughout the village • Slingsby Conservation Area • SINC - Slingsby Bank Verges • Green infrastructure corridors – Rye and Howardian Hills • Grades 2 and 3 Agricultural Land surrounds Slingsby • Listed Buildings • Areas of the village at risk of surface water flooding as identified by the Environment Agency 	<ul style="list-style-type: none"> • The Ryedale Plan: Local Plan Strategy (2013) • The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012) • Howardian Hills AONB Management Plan (2009-2014) • EA surface Water Map • Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ • Natural England - Green Infrastructure dataset • Landscape Character Assessment
Staxton and Willerby	<ul style="list-style-type: none"> • Affordable housing viability is weak • Additional capacity required for primary school • Access to the A64 • No sewerage capacity • The Yorkshire Wolds Area of High Landscape Value is to the south of the A64 • SINC – Staxton Sand Pit • Green Infrastructure Corridor – Derwent • Grade 3 Agricultural Land • Visually Important Undeveloped Areas (VIUA) in the village • A few Listed Buildings throughout the village • Small areas of the village at risk of surface water flooding as identified by the Environment Agency • Scheduled Monuments <ul style="list-style-type: none"> ○ Site of Hospital of St Mary, Staxton ○ 4 x round barrows, Staxton Brow 	<ul style="list-style-type: none"> • The Ryedale Plan: Local Plan Strategy (2013) • RDC Affordable Housing viability Study Report – Entec (2010) • The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012) • EA surface Water Map • Historic Environment Record

Settlement	Local (Place Specific) Issue	Key Information Sources
	<ul style="list-style-type: none"> ○ Staxton Brow entrenchment 	<p data-bbox="1137 259 1437 394">/ Heritage Gateway http://www.heritagegateway.org.uk/gateway/</p> <ul style="list-style-type: none"> ● Natural England - Green Infrastructure dataset ● Landscape Character Assessment
Thornton le Dale	<ul style="list-style-type: none"> ● Limited sewerage capacity ● Proximity of North York Moors Special Area of Conservation (SAC) and the 10km buffer which covers the village ● Eilers Wood and Sand Dale Special Area of Conservation (SAC) and SSSI and buffer ● North York Moors National Park boundary is through the village ● Green Infrastructure Corridor – Dalby Beck ● Ponds close to the village ● Grades 2 and 3 Agricultural Land surrounds Thornton le Dale ● Areas of the village at risk of surface water flooding as identified by the Environment Agency ● Groundwater source protection Zones – Keld Head Zone 3 ● A large number of Listed Buildings throughout the village 	<ul style="list-style-type: none"> ● The Ryedale Plan: Local Plan Strategy (2013) ● The Ryedale Plan: Local Plan Strategy Examination document Reference DDH20 – Settlement Analysis (2012) ● EA surface Water Map and Groundwater Map ● Historic Environment Record / Heritage Gateway http://www.heritagegateway.org.uk/gateway/ ● Natural England - Green Infrastructure dataset ● Landscape Character Assessment

Part 1. Site Assessment

3. Site Selection Methodology (SSM)

3.1 In the undertaking the first part of the Sustainability Appraisal, it is the Site Selection Methodology tables which record the site assessment framework of sites. This is then applied comparatively, and overlain with other wider considerations, which are set out below. A generic SSM table is appended to this document in Appendix 2.

3.2 The SSM itself has been developed through consultation with stakeholders and specific consultation was undertaken on SSM principles in 2009 and 2010. A detailed draft of the methodology was agreed for consultation by Council in March 2011 and the final version of the SSM was agreed by members of the Policy and Resources Committee in February 2013. The SSM varies slightly depending on whether the Settlement is a Market Town or a Service Village (in terms of site size), and further settlement specific matters are considered for Malton and Norton, including the Air Quality Management Area, Strategic Transport Modelling. A link to the Selection Methodology is below:

http://www.ryedaleplan.org.uk/attachments/category/13/Site_Selection_Methodology_v3.pdf

3.3 Sustainability Appraisal and site assessment is a process of continual refinement. It is important to note that the Local Planning Authority (LPA) may receive new information, which can change the relative position/consideration of these sites. It is also important to bear in mind that the Local Planning Authority can only consider the sites which have been submitted to it for consideration.

3.4 The Site Selection Methodology (SSM) has been prepared to inform choices over site allocations, and provide a clear, objective element of factual site assessment, as an operational component of the Sustainability Appraisal; the questions asked in the SSM are the site-specific questions of the Sustainability Objectives. It is important to note that in the population of the site selection methodology tables uses a colour-coding to provide some comparative ability, and indicate key sensitivities. However, the SSM does not ascribe any numeric value to that 'scoring'. To do so would artificially contrive the assessment sites and potentially distort their performance, and give a false assessment of the site's performance, individually and comparatively. For example, depending on the objective question a -- (deep red) in itself does not automatically rule the site out further, but may require further exploration to confirm the position in more detail.

3.5 The SSM does not ultimately give the answers to which sites *should* come forward, merely indicate which have performed best through the framework, first as a site, and then in comparison with other sites in the same settlement. The application of the SSM has shown that in the same settlement a number of sites can perform in a broadly comparable manner, again a reason not to apply a numeric/formulaic approach to site evaluation. There is a further assessment which needs to look at deliverability and developability matters (important to ensure allocations do come forward); socio-economic matters such as those around maximising the delivery of wider community benefits such as affordable housing, and other social infrastructure; or the settlement-specific choices such as those experienced at

Kirkbymoorside where socio-economic situations could be a substantial component of the decision making process.

3.6 The SSM is split into three stages which are as follows:

Stage 1 – is an initial sift of sites which do not fit the strategic principles of the Local Plan Strategy (i.e. the Settlement Hierarchy) or which are subject to constraints that would prevent the site from coming forward in principle, these are concerned with insurmountable constraints concerning flood risk, heritage assets, biodiversity matters. It also includes a site size threshold. This is 0.3ha for sites in the Market Towns and 0.15ha for the Service Villages.

Stage 2 – is comprised of three types of assessment.

- (i) Key strategic considerations – accessibility, highways and flood risk, which were identified as factors which should be given specific weight in the site selection process.
- (ii) Considers sites against a range of thematic issues, which cover the range of environmental constraints and opportunities.
- (iii) Deliverability of sites in terms of physical, commercial, legal or other factors and also considers the likely ability of sites to contribute to the infrastructure required to support planned growth.

Stage 3 – Summarises the conclusions of the Stage 2 assessment following the Stage 1 'sift'. The collation of the information allows a comparison of the relative merit of sites to be made. This has then been tabulated into identifying a group for the sites. The groupings are:

Group1: Sites which fail Stage 1 of the SSM and that are not considered to be suitable for allocation;

Group 2: Sites where it is considered that there is no reasonable prospect/ very unlikely that concerns identified at Stage 2 of the SSM can be mitigated or sufficiently mitigated, or there are compelling reasons which indicate that a site is not considered to be deliverable/developable;

Group3: Sites where issues have been identified as part of the Stage 2 assessment. Mitigation could be used to the reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs.

Group 4: The site generally performs well across each of the stages of the SSM.

This Sustainability Appraisal reports the site assessment process in that format.

3.7 As discussed earlier, the SSM is a tool to help inform the decision making process. It is not a 'scientific model' that automatically generates the 'best' development sites based on specific technical weightings. The application of the Site Selection Methodology has demonstrated that very few sites can be developed for new uses without any implications and even sites which are relatively unconstrained may be unsuitable for a single reason.

- 3.8 The SSM has been informed to date by a combination of technical evidence which has been provided by other organisations; site visits; information provided by the landowners and developers who have submitted sites; production of specialist technical reports for cumulative and strategic matters (traffic, air quality); wider technical documents such as those on landscape character, and settlement form and character; responses from statutory consultees (including those with a specific technical input) and the local community and the application of planning judgement. The approach is designed to ensure that decisions on sites are made using as much information as possible and in a way which is transparent. The SSM has been applied using currently available information, and consultation on the assessment process has clearly indicated this. There has been on-going refinement of SSM tables and they have been populated with information provided to support the process in an on-going way. Conversely, absence of information about a site's developability/developability does hinder the site's consideration, particularly concerning matters of financial viability, and mitigation of constraints, or simply understanding how a site is proposed to come forward.
- 3.9 Late site submissions represent particular challenges. Whilst accepting the presence of such submissions, the Local Planning Authority cannot add such sites into technical work on an ad hoc basis, particularly when it examines cumulative impacts. Such sites have also not been subjected to a commensurate level of scrutiny to that of other site submissions, such as consultation with statutory consultees. Since the 2015 Sites Consultation, the Local Planning Authority has been clear that the onus is on the site submitter to provide a level of information about the site's development which demonstrates that their site submission performs better than a site which the Local Planning Authority has consulted upon as a preferred/option site. However, the Local Planning Authority must also be open and impartial and consider site submissions on their merits, and if such a scenario is presented where a better performing site is identified, then this should be taken forward, on a settlement-by-settlement basis.
- 3.10 In summary, planning judgement around site assessment is significantly informed by a Sustainability Appraisal. It will be the principal means by which sites are taken forward through the allocations process; informed by a robust, considered and transparent framework which ensures that the social, economic and environmental considerations of sustainability are central to the decision making process.
- 3.11 The SSM tables have been compiled on a settlement basis, and are a key operational element of the Sustainability Appraisal, and should be treated as an appendix to this document. Due to their size they are viewable by following the links on the web page:

<http://www.ryedaleplan.org.uk/local-plan-sites>

4. Strategic Considerations

Spatial Approach

- 4.1 The key assessment criteria for the operation of the Site Selection Methodology is the extent to which the location of the site complies with the Settlement Hierarchy as set out in the adopted Local Plan Strategy. This is considered in Stage 1. A key tenet of the Sustainability Appraisal of the Local Plan Strategy was the concentration of housing and employment land in settlements which were best able to accommodate the development, through established synergies with the delivery of services and facilities; promoting sustainable patterns of living and working in the District. As such, the majority of housing and employment land is attributed to the Market Towns, with a proportion of the housing requirement attributed to 10 Service Villages (which are so designated (in the majority) through the presence of a regular bus service, grocery shop and primary school).
- 4.2 On this basis, the first consideration was whether a site was adjacent to a settlement where an allocation could be in principle considered. If it was clearly neither adjacent nor in proximity, then the site was discounted. This has resulted in over 300 sites which are Discounted Sites. They have not been taken through the SSM because they are sites of a situation where they are either not in the Parishes of the Market Towns/ Service Villages, or not adjacent to the built form of the Market Towns or Service Villages. Huttons Ambo Parish contains sites adjacent to York Road Industrial Estate in Malton, and these were considered, despite being not in the Parish of Malton because of their physical proximity to the settlement.

Strategic Sites

- 4.3 A small number of site submissions, particularly in Malton and Norton, have been so large in the size that their resulting development would be of a scale of which if it was to be delivered would take up the majority of housing land provision, or exceed it, in effect being defined as Strategic to the delivery of the Plan, and on the basis that if it did not come forward, it would necessitate a different Plan approach. As such, reliance on such sites is considered, appraised and discounted in the strategic components of the Development Plan. The Local Plan Strategy identified that Strategic Sites were not to be relied upon to form part of the Development Plan. As such these very large submissions have not progressed through the SSM, but most have come forward in smaller parcels, and these have been considered further through the SSM on that basis.

Distribution of Residual Requirement and Existing Permissions for Housing, Employment and Retail Commitments and Developments

- 4.4 Policy SP2 of the Local Plan Strategy sets out the general principles for the delivery of housing in both the distribution across the Settlement Hierarchy, and the broad quantum of development. Whilst Policy SP2 does set out a broad requirement to each of the Market Towns (1500 homes to Malton and Norton, 750 Pickering 300 Kirkbymoorside and 150 to Helmsley), it does not do this for the Service Villages. The 300 homes ascribed to that tier, are to be 'as equitably as possible', distributed across the Service Village Tier of 10 villages. As such the developability and deliverability of sites as individual sites needs to be viewed in

conjunction with existing permissions and completions, both in the settlement in which the sites are submitted, and other Service Village settlements.

- 4.5 As part of that wider consideration of impact on sustainability objectives, there is also a need to bear in mind the impact of planning permissions on a settlement-by-settlement basis, across the other settlements. A number of larger sites are under construction and some nearing completion. Some of these Commitment Sites (identified in SD1, SD12 and SD14 of the Local Plan Sites Document) are under construction, and therefore have not been subjected to the full comparative assessment through the Site Selection Methodology. Both residential and employment and retail sites not yet started have been assessed through the stage 1 and key stage 2 elements of the SSM including accessibility, conformity with spatial strategy, and no adverse harm to interests of acknowledged importance concerning biodiversity/heritage assets, or adverse levels of flood risk. They have all performed well, with the exception of residential sites at Langton Road, Norton.
- 4.6 The iterative Sustainability Appraisal process of site assessment has significantly informed how the 20% land supply buffer is to be implemented. The Local Plan Strategy does not prescribe how this supply buffer is to be identified, and the land supply buffer was consulted on in 2015 (Sites Consultation) as being distributed proportionally over the various tiers in the settlement hierarchy, with the intention to allocate sufficient land accordingly. However, the site assessment work has identified that there are site sensitivities and constraints at particular settlements, in conjunction with the delivery of permitted schemes which are completed, commenced and or committed housing schemes, across the Settlement Hierarchy which have rendered a strict proportional approach contrary to SA objectives. As such, the delivery of the buffer is met through a combination of existing permissions, both completions and commitments, and through the best-performing site allocations, whilst still reflecting the provisions of the settlement hierarchy.
- 4.7 Employment land and sites for retail development need to reflect further specific parameters such as impact on amenity, access to markets, and impact test consideration. The Local Plan Strategy sets out the employment land requirements, with a focus on Malton and Norton, with between 29.6ha to 36ha of land, 5.55ha to 6.75ha in Pickering, and 1.85ha to 2.25ha to be shared between Kirkbymoorside and Helmsley. Retail developments also require the need to take into account the sequential test and retail impact tests to ensure that there are no adverse impacts on the vitality and viability of the Town Centre. In respect of comparison retail development, with 5,394m² of floor space attributed to Malton and Norton, and 1156m² of floor space to be each attributed to Pickering and Helmsley. Permissions for convenience and comparison (non-food) retail have met the quantitative within the Plan period to date meet the Plan requirements, and so they are identified as being commitments to be carried forward. The site assessment work has identified these as the best performing sites in relation to other sites submitted in terms of developability and deliverability.
- 4.8 The Local Planning Authority (LPA) is satisfied that it is appropriate for the inclusion of Commitment Sites, as a principle, in terms of their sustainability, when they are compared with other sites submitted for consideration through the allocations process. This has been undertaken in SSM. The LPS is a post NPPF compliant plan, which itself is subject to Sustainability Appraisal. As a result, the sustainability credentials of both residential development, employment land sites and retail applications have been scrutinised as part of the planning application consideration, through the use of the emerging, and then adopted,

LPS. Where developments have been granted on appeal, their treatment in the Plan is also subject to the SSM so that they can too be subject to the same appraisal considerations.

4.9 Larger applications have a corresponding capacity to affect the supply. In order to not oversupply, and to ensure that the Local Plan Sites Document is fit for purpose, such applications have the potential to be identified as commitments. Most of the larger permitted schemes are under construction, reflecting strong delivery. A small number are not, commenced but are indicated to, if the permission expires, the principle of their development is set out in a Development Plan- to ensure delivery of the Plan requirement. These applications are the substantial housing, employment and retail schemes which are meeting identified needs, and are located in Market Towns and Service Villages. In terms of residential development, they also make up approximately 80% of the current residential permissions, and for employment and retail requirements nearly the full Plan figure. Clearly to discount such sites would mean the Local Plan Sites Document was delivering a level of development contrary to that which is provided in the LPS, and place disproportionate impacts on those settlements which have experienced permissions to date.

4.10 It is acknowledged that there is no absolute guarantee that allocations will be developed out. However, such uncertainty of delivering the Plan's housing requirement is minimised in the following ways:

- The Local Planning Authority has sought to obtain confirmation from site submitters that they have commensurate viability testing of their proposals, within the context of plan-compliant levels of affordable housing, any site-specific infrastructure, and the Community Infrastructure Levy.
- In terms of calculating the supply a non-implementation factor is included and this is taken off the smaller sites. In terms of the larger sites granted consent, most of these are being built out now, with at least 200 homes per year being delivered.
- Whilst landowners can have multiple reasons for seeking planning permission, planning permissions on the larger sites represent the clearest indication possible to the LPA that such sites are viewed by the development industry as being deliverable and developable. This too is an important element to consider in ensuring that planned rates of housing and employment land are indeed delivered.
- The Local Planning Authority is also including within the supply the 20% NPPF buffer (despite not being a persistent under-deliverer of housing) to assist in ensuring that the planned rates of housing are delivered.
- To ensure delivery of allocations, and as a last resort, the Council, as Local Planning Authority will consider using its Compulsory Purchase Powers to acquire sites. It has experience of this through the undertaking of the Helmsley Plan.

5. SSM Stage 1 Site Assessment Factors

Size of site

- 5.1 In terms of seeking to ensure mutual social, economic and environmental benefits are secured through the delivery of new residential development, and proportionally assessing sites, the site size threshold is particularly important. In the first stage of the SSM, the site size threshold chosen for Service Villages was 0.15 ha (c. 5 units at 30 dph) and in the Market Towns 0.3ha (c.10 units at 30 dph) meant that sites capable of delivering less than this would not be taken forward through the allocations process. A large number of the sites submitted were very small sites, which would only deliver one dwelling or at the most, a handful. Whilst such sites could be viewed as reducing impact on both the setting of settlements and the wider landscape, and the form and character of a settlement (SA Objectives C2 and C5, respectively); in reality they would still have some incremental impact on settlement form and character, which could be significant in sensitive areas, such as Conservation Areas. Of particular concern is that reliance on such sites place an incremental, but disproportionate, cumulative impact on the operation and delivery of key facilities, services and infrastructure. Such sites bring no site-specific contributions, and limit delivery of affordable housing. These small sites would not have a *requirement* to provide housing which meets the needs of Ryedale's elderly population, and the provision of on-site open space would also not be achievable. These are key elements of sustainability appraisal objectives A1, A2, A6, A3. Whilst a Developer could indicate that they would wish to provide for these matters, there is no legal basis for which the Council can then require delivery of such features if there is no policy basis, in terms of compliance with the Local Plan Strategy.
- 5.2 In the 2015 Sites Consultation, for the Market Towns of Malton, Norton and Pickering the Council has presented a series of relatively larger site submissions as potential site options. These are not, by default, chosen for their size; there are other sites which are larger or comparable sized sites. The chosen sites are considered to represent sites which, when assessed through the Site Selection Methodology, their overall performance represents best means of delivering positively against the sustainability appraisal objectives. These sites are, generally, more limited in their constraints/impacts. Where there are specific constraints, these will need to be appropriately mitigated. An example of this is site 387 in Pickering, where proximity to Waste Water Treatment Works and an Industrial Estate would preclude development due to amenity impacts, the site size allows the formation of buffer zones which can be used by less sensitive uses. A number of these sites also have developer interest which whilst not being a pre-requisite, it is an important indicator that the site is deliverable, and that indicative master plans have been prepared which, whilst not being absolute, demonstrate how sites are envisaged to be developed, and can help to demonstrate provision of formal open space and green infrastructure. Two of the sites, and potentially further sites, have illustrated the capacity to bring forward land for primary schools in Pickering, Malton and Norton. Whilst the delivery of such facilities would be within the control of the Education Authority (North Yorkshire County Council), and is also a matter of funding availability; one of the biggest challenges is securing land in the first instance for such a use when it is a lesser return on the land value.
- 5.3 In Spring 2017 the Planning White Paper has promoted the delivery of smaller sites, and defines those of less than 0.5ha, and placed an expectation on emerging plans to respond to

this by ensuring 10% of the supply is smaller sites. This is direct response to calls from the development industry to provide a range of site sizes to support the range of house-builders, and to provide opportunities for a wider range of housing tenures. Being prior to Publication, it represented a timely point to consider the ability of a range of smaller sites across the Market Towns and Service Village Tier, as the SSM still assessed sites of 0.3ha and 0.15ha. There are considered to be a small number of such sites, but due to the large number of smaller sites which already have received permission, the site allocations are represented by a medium and larger sites, which are the best performing and deliverable sites through the Sustainability Appraisal Process, and small sites are not identified as allocations. It should also be noted that redevelopment schemes within Policy Designation would already be supported in principle with the Local Plan Strategy, Policy SP2.

Flood Risk and Surface Water Considerations

- 5.4 SA Objective C4 is concerned with ensuring future development is not vulnerable to flooding, nor will increase the risk of flooding elsewhere. Ryedale's settlements, particularly Malton, Norton and Pickering have experienced serious flooding incidents. Consequently, the Site Selection Methodology placed particular importance on the level of flood risk, as the NPPF requires. Sites identified as 3B (undeveloped and 3 sites) are either wholly, or in part, excluded from further consideration for allocation. The SMM then looks at the level of flood risk, and applies a sequential approach whereby sites of higher flood risk are discounted when sites are available in 1. Levels of flood risk are highest in Norton, and a number of Brownfield sites close to the River Derwent were ultimately prevented from being classified as Group 3 sites because the flood risk was so high, and that sequentially other sites were available, deliverable and developable which would mean despite their proximity to the town centre and Brownfield status, they would represent sites which were not suitable for development. Indeed, sites in 2 (or areas of sites) can also be precluded from the developable area of a site due to the availability of sites which have a 1 status. This approach is endorsed by the Environment Agency.
- 5.5 The Site Selection Methodology also identified the areas where surface water run-off was a concern. To ensure that the risk of flooding is not increased, there would be a general presumption that surface water attenuation would be undertaken to ensure run-off rates did not exceed the existing (Greenfield) level. Some of the sites proposed as potential development sites are covered by a Ground Source Protection Zone 1 designation (covering 116 and 347 and a small component of 387 in Pickering) and this has the potential to preclude the use of sustainable drainage systems without the use of adequate safeguards to protect the ground water from contamination. It is considered that through further technical specification and, the appropriate safeguards can be established in principle, so Hydrogeological Risk Assessments are not required until planning application stage. This would be indicated as a Development Principle.

Designated Heritage and Biodiversity Assets

- 5.6 Objective C5 of the SA is concerned with the conservation and enhancement of the historic/cultural environment. The District is rich in archaeological remains, and other designated heritage assets such as Listed Buildings and Conservation Areas. In terms of complying with the relevant legislation which protects such features, the Site Selection Methodology treated such features as absolute constraints where physical harm could occur. Site 370 in Rillington is the site of an Iron-Age Barrow Scheduled Monument. Given that the designation covered the site, any development would harm the integrity of that feature. The site was accordingly discounted from Stage 1 of the SSM. There were few instances of direct impacts, and so the consideration of heritage assets continued in greater detail in Stage 2
- 5.7 Objective C1 is concerned with protecting biodiversity and geo-diversity, and the consideration of biodiversity/geodiversity is considered at various stages of the site assessment process. Under the duty of the NERC Act, Local Planning authorities are required, in the exercising of their functions, to ensure that biodiversity is conserved. An assessment of existing designations (local/national or international) identified in the SSM tables. No sites were submitted which had any designation directly on the site. However, some sites were in very close proximity to the River Derwent SAC and some SINC sites.
- 5.8 Associated with the SSM is the twinned assessment process through the Habitats Regulation Assessment. This is operation of the Habitats Directive, which seeks to protect the integrity of Natura 2000 sites and requires a Habitats Regulations Assessment to be undertaken to assess the adverse effects of the Plan or project on Natura 2000 sites, which includes Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites. The key principle is to adopt the precautionary approach and to preserve the integrity of sites.
- 5.9 Habitats Regulations Assessment is, principally, a two-stage process. The first element is the Screening Assessment, and if necessary, the second stage is Appropriate Assessment. The Screening Assessment determines whether the Plan is likely to give rise to significant effects which would affect achievement of the sites' conservation objectives. If a 'likely significant effect' is potentially identified; the precautionary principle must be applied and an Appropriate Assessment must be undertaken. Significant effects can be defined as any effect that may reasonably be predicted as a consequence of a plan or project that may affect the achievement of conservation objectives of the features for which the site was designated, but excluding trivial or inconsequential effects (*de minimis*). To support an evaluation of the impacts on Natura 2000 sites, bird surveys were conducted to assess the sites' contribution to providing habitats for Qualifying Species which relate to the SPA designation of the North York Moors.
- 5.10 The sites which were appraised through the SSM and concluded to have some potential, were then assessed specifically through the Screening Assessment, which is a matrix of information about nature of SPA/SAC, distance from potential sites, form of development proposed and evaluation of the nature of potential impacts. The Screening Assessment concluded that for the assessed sites, excluding Malton and Norton, the development of any of the sites will not have any likely significant effect on the conservation objectives of any Natura 2000 sites. The scale, location and positive in-combination effects with other Plans

and Strategies (particularly the Local Plan Strategy which sets key development parameters) mean the preferred site options in Pickering, Kirkbymoorside, and the Service Villages of Amotherby/Swinton, Rillington, Sheriff Hutton and Slingsby (and other potentially considered sites at the Service Village Tier) are not capable of having likely significant effects on the conservation objectives of Natura 2000 sites.

5.11 The Screening Assessment, for the sites in Malton and Norton, was unable to conclude for certain, at this stage, whether significant effects will occur or not, but it can be concluded that they are possible ('likely significant effects'). Even with the positive in-combination effects identified through the operation of the Local Plan Strategy. Potential effects may arise in relation to preferred sites in Malton and Norton concerning:

- Effects on water quality in the River Derwent SAC and Lower Derwent SAC, SPA and Ramsar from increased run-off and diffuse pollution;
- Effects on species in the River Derwent SAC from any need (resulting from increased rates of run-off) to alter water level controls or provide additional flood defences; and
- Increased recreational pressure on the Derwent leading to disturbance.

On that basis, an Appropriate Assessment was undertaken to identify conclusively any adverse effects on the integrity of a SPA or SAC and, if necessary, identifies mitigation measures which will reduce (ideally eliminate) those effects. As such the Sites in Malton and Norton which were identified as being potential allocations were taken through Appropriate Assessment. The findings were then fed into the Site Assessment work, and into the SSM.

5.12 In the SSM this is considered in question 7: "Sites which cause significant harm to national/international nature conservation sites (species or habitat) or would involve substantial harm or loss to designated heritage assets will not be considered further." The HRA Screening concluded that only for sites in Malton and Norton Appropriate Assessment would be required. This was undertaken for the option choices consulted upon in the 2015 Sites Consultation, and site 450 once a clearer position around deliverability was obtained. This has meant that for the other sites submitted in Malton and Norton they have not been subjected to Appropriate Assessment. The SSM performance on this question was either a (++) or a (--), and the result would have significant implications for the site's subsequent performance. Through the Appropriate Assessment Likely Significant Effects could be ruled out on the option choice sites, subject to appropriate mitigation, and other avoidance measures. A small number of sites where they are in close proximity to the River with no information about mitigation have received a (--). Other sites have not been colour coded, but there is information about the nature of the site, the overall HRA screening findings, and reasons why the site was not subjected to Appropriate Assessment. It was considered that this was a proportionate response to identifying that further information would be needed to consider such sites further, without discounting the sites outright.

6. SSM Stage 2: Site Assessment Factors

Accessibility

- 6.1 Accessibility of the site to access key services and facilities within settlements was identified as being a key assessment element in the SSM, it aligns to the following SA objectives of A1, B3, C3, which are concerned with ensuring that new development improves access to shops, facilities, jobs, improving business opportunities, reducing long-distance commuting by car, and links to C9 (concerned with protection of natural resources, including air quality). For the Market Towns the SSM assessed site accessibility to the nearest bus stop, Commercial Limits, Employment Areas, Primary School, Secondary School, Doctors Surgery and for Malton and Norton specifically, the distance to the Hospital and Railway Station. For The Service Villages this included nearest bus stop, Primary School (Secondary School), and local shop. Distances are walking distances and were formulated from real time walking undertaken. This led to the development of isochrones, which are specific zones of time taken to a particular feature. They utilise roads, provide a uniform and consistent means of the assessment in a general way; they may not identify every cut through. Accessibility is also a settlement-specific consideration: it also a function of topography, and so in considering the sites, Officers have been mindful of where walking uphill may be required. Particularly concerning some settlements where there is strong linearity of form, or key facilities are already not centrally located (schools being a common example), the relative accessibility of the sites across a settlement would be looked at, rather than absolute performance in the isochrones. There is also circumstances where Service Villages share facilities and may then have relatively poorer accessibility than other sites in other settlements, but that would be recognised and not necessarily count against a site. One Service Village (Nawton and Beadlam) has no village shop, but was identified in the Local Plan Strategy as a Service Village due to the presence of one of four, non fee-paying secondary schools in the District.

Heritage Assets

- 6.2 Heritage assets in the SSM were considered both in terms of designated assets, and non-designated assets. Performance of the site through the SSM was considered on the basis of known information, and where sites were indicated as having sensitivity concerning historic assets (in particular archaeological), further studies were sought to evaluate the significance of the archaeology identified to confirm whether it was acceptable to consider development of the site. If such evidence was not provided, the Local Planning authority could not rely on progressing a site, without the clear knowledge of whether there was archaeology which would preclude development. This has been undertaken at sites in Slingsby, Pickering and Staxton. Other sites were discounted based on their performance at stage 2; and related to Listed Buildings, or character of the Conservation Area. Whilst there was rarely an anticipated loss of designated asset, the setting could be irrevocably harmed and thus result in unacceptable harm to the significance of a heritage asset, and thus would be sufficient to mean that such sites should not be capable of being taken forward.
- 6.3 A further consideration of development sites is the presence of "Strip Fields". These are a important non-designated heritage asset present in a number of settlements in the District.

These are the relic land boundaries (hedgerows) from Mediaeval farming practices. They have become, over time, rare within the Vale of Pickering, but a significant number exist in the land surrounding Pickering, some around Kirkbymoorside, a single area in Malton and none in Norton. Having both an intrinsic value as a non-designated heritage asset, and identified by Historic England as being important to retain; they significantly contribute to the setting of the settlements of Pickering and Kirkbymoorside, by bringing a more enclosed, softer landscape to the land surrounding the towns. They were accordingly identified in the SA as being a locally-specific feature which required particular consideration, as being a heritage asset, they are finite features, which when lost, are not replicable. In assessing whether sites which contain such features are appropriate to be developed, this requires an understanding of the quality of the strip field systems in that particular site, and their contribution to the setting of the town. The Site Selection Methodology provides the ability to consider such features. In the Selection Methodology the impact on these features is considered based on their level of intactness and their visual prominence, which influences their contribution to the setting of the settlement. In the grouping exercise, which follows the SSM, it is therefore a matter of judgement as to whether in the planning balance it is appropriate for the loss of such a feature. Group 3 sites, amongst other factors, have either no strip fields, or include strip fields which have become so degraded that their contribution to the setting of the town has become less than significant. Group 2 sites, amongst other factors, are sites which are visually prominent, with relatively intact strip fields identified, this is on the basis that the loss of a strip field to development cannot be mitigated. However, the presence of the Strip Fields must be balanced against other sustainability objectives. In the 2015 Sites Consultation, a group 2 site in Kirkbymoorside (156), which is part of a strip field system was considered as a option for development. Considering the constraints identified on other sites submitted, and the relatively low performance on the accessibility to the town centre of other option sites; site in question is well located to the town centre and the existing form of the Town. It is also a single field, and it is located next to the modern estate-type development. Therefore, development of the site would result in the loss of a single historic strip field; on balance Site 156 would represent the most appropriate site to allocate from the range of Group 2 sites.

Settlement Form and Character - Wider Landscape Sensitivities

- 6.4 Coalescence issues are identified in a number of Settlements in Ryedale: (Malton/Old Malton; Pickering/Middleton; Kirkbymoorside/Keldholme and Kirby Mills; Amotherby/Swinton and Staxton/Willerby). Some settlements, such as Nawton/Beadlam and Pickering/Keld Head have already physically merged. It is recognised that the distinctive identity of settlements is important to retain; it is valued by the local communities, and is a recognition of the intrinsic historic character of settlements and their individual development patterns. SA Objective A4 is concerned with maintaining and promoting the distinctiveness of identifiable communities. In the SSM question 11 asks whether or not coalescence issues will occur. A number of sites have been grouped into category 2 due to their capability to cause coalescence, as there is no means of mitigating the impact of coalescence because the use of landscape barriers (such as trees) does not mitigate the overall impact. Some sites are on the edge of a settlement which has experienced coalescence issues, but

through the use of sensitive landscaping and retaining some degree of separation, the individual identities have the potential capacity to be retained.

- 6.5 Form and character impacts on settlements are one of the key elements of the SSM once key attributes are considered. There is a general presumption that sites will be expected to be well related in form and situation to the existing settlement, so that they can be well integrated into the existing settlement both visually and physically, and this is both from the perspective of views from within the settlement, and longer distance views. It is also important to consider that character of site. This includes perceptible matters such as ambience and sense of enclosure and exposure, and what contribution to the setting of the settlement the site currently makes through any distinctive features, their relative rarity i.e. whether they are atypical, and their capacity/sensitivity to change.

Best and Most Versatile Land

- 6.6 Land around the settlements of Malton, Norton and Pickering is predominantly classified as "Best and Most Versatile" (BaMV) in terms of agricultural productivity. A designation which identifies to varying degrees the productivity of land. There is an SA objective to protect, amongst other natural resources, productive soils (C10). A number of site options being proposed in the largest settlements of Malton, Norton and Pickering are relatively large sites, all of which are categorised as being "Best and Most Versatile" agricultural land. This is directly in contravention of SA Objective C10. However, in a rural area such as Ryedale, the loss of the land from agricultural production must be balanced against:
- The Policy approach of the Local Plan Strategy, which seeks to concentrate development in and around those settlements which have a commensurate level of facilities, services and accessibility to those facilities and services which improve access for residents of those new dwellings, reducing the need to travel: SA objectives A1, A3, C3, B1, B3;
 - Concerning the delivery of wider community benefits such as the provision of educational facilities including land for a primary school, area of open space for formal sports provision (SA Objective A1);
 - These sites are, by their nature, farmed more intensively. As such, through the development of gardens, and landscaping, there is an opportunity to make net biodiversity gains leading to a much more diversified selection of habitats and the development of a more comprehensive pattern of green infrastructure corridors (SA Objective C1); there is also a net benefit to water quality of, in particular, the River Derwent SAC, which is subject to diffuse pollution from agricultural runoff which is detrimental to water quality and conservation objectives of the SAC designation (SA Objectives C1 and C9) ; and
 - The previously developed sites (in particular the Woolgrowers site- a site in Norton) have a level of contamination and flood risk which makes them challenging and sequentially less preferable to develop, and as such these sites would need to be considered as part of a much more large-scale comprehensive development scheme, for which there is not the delivery capability in this plan period. Sites need to be available, deliverable and developable.

Economic Development - Conversion of Employment Land to Residential

- 6.7 The SSM process considers the merits of individual sites and helps draw comparisons between sites. It is not however, designed to address the situations where the alternative site uses are sought for specific socio-economic reasons. An example of this is demonstrated by a site at Kirkbymoorside (454). It is understood that the existing site/facility may not longer suitable for a long-standing company's business requirements. The Company has indicated that it may need to relocate to a new purpose built facility in order to remain competitive and to ensure its long term sustainability. It is understood that the business is currently committed to remaining within Ryedale to help minimise disruption to existing employees, particularly those that are locally based. The company is working with developers and adjacent landowners (Site 259) to explore how the redevelopment of the factory site and adjacent expansion land could facilitate its relocation.
- 6.8 This redevelopment, however, would be on land to the south of the A170, which was identified in the Local Plan Strategy as a general area of restraint. The redevelopment of existing employment land can often prove controversial, especially in locations where there are limited sources of new employment land. SA Objective B1 is concerned with maintaining and enhancing employment opportunities. However, the retention of the existing site as an employment site needs to be balanced against the extent to which the site is likely to be attractive to alternative business users, and the need to support an existing local employer (which is SA Objective B3). The site is constrained by surrounding residential development; has antiquated buildings; and there are contamination issues. Any re-locating business would find these matters a significant disincentive. Without the redevelopment of site 454, Site 259, the land to the south and east of the site, is unlikely to be able to be developed in full given its proximity to the operational factory and the existing amenity issues which are present in vicinity of the site, and the policy presumption which identified that supply of land should be limited south of the A170 at Kirkbymoorside.

Employment Sites - Site Considerations

- 6.9 The SA evidence base acknowledges a number of key features within Ryedale's economic-demographic profile. It has a higher level of aging population, with a corresponding lower proportion of young people between 18-30 being retained in the District. Agriculture and tourism are key employers in the District, and these are seasonal and lower paid. Conversely, the district also has a strong micro-engineering presence with various indigenous firms. There is also a drive to enhance the food production/manufacturing sector, through the designation of the Food Enterprise Zone Local Development Order on the recently approved site for the Livestock Market and agri-business park close to Malton.
- 6.10 In terms of the number of employment land submissions they are significantly lower in number compared to residential submissions. Employment land allocations are made for unfettered B use classes, as such they have specific requirements in terms of avoiding areas of residential development, whilst being reasonably accessible in order for staff, goods and services to move effectively around the towns, to other areas within Ryedale, and beyond. There are other matters such as mitigating their potential for significant environmental impact. Employment land supply is fuelled and driven by where businesses

seek to locate. This informs the Employment Land Review, which is a key evidence based document which informs production of the Local Plan Strategy.

Health and Safety

- 6.11 A small number of sites are, by virtue of their location in relation to particularly sensitive uses/operations, subject to consultation and appraisal through the assessment framework which is provided by the Health and Safety Executive (HSE). Based on GIS information on the location of high pressure gas pipelines, high voltage power lines, and hazard sites, sites were assessed against these features. There is only one hazard site and the level of risk to person and property is evaluated in terms of the type of proposed use, the scale of the development (number of dwellings/Floor space/employees), and the proximity of the development to the site - the closer to the site, the greater the risk. Sites use a concentric zoning, pipelines a parallel zoning. Two outcomes are possible: "Advise Against Development", or "Do not Advise Against Development". If sites are assessed to be in the former category, they cannot be considered further through the process, and it is treated as an absolute constraint.

7. SSM Stage 2: Site Assessment Factors - Cumulative Considerations

- 7.1 Cumulative considerations are those matters where the interaction between sites needs to be considered. This is particularly pertinent in respect of impacts on traffic generation and movement, and air quality. It is also relevant in matters of ecology, and understanding how the similarly performing sites, are then considered against the residual requirement.

Highways

- 7.2 Highway modelling work was commissioned to assess those sites which were performing better in the Site Selection Methodology, this covered Malton and Norton together and Pickering. The role of modelling work is not to define which specific mix of sites provides the least impact on traffic movements across the network, but elucidates how certain combinations of sites affect the road network, in terms of the operation/capacity of key junctions. Nor does the modelling provide the ability to measure the specific impacts of a particular development on the traffic network. The work concluded that of the sites assessed a Norton-focus, with the provision of a link road between Beverly Road and Scarborough Road provided net improvements to the road network across the towns, by reducing the amount of traffic passing through Norton, and increasing the use of the A64 Brambling Fields interchange, an approach which has been acknowledged by Highways England. The findings at Pickering concluded that junction capacity levels would increase to being over-capacity, if the largest site (387) was included in full, but not to a level which was objected to by the Highway Authority.

Air Quality

- 7.3 In terms of the consideration of air quality matters, Malton is subject to an Air Quality Management Area. The Council has identified that there is a need to superimpose traffic and air quality work onto the site options to help identify which site/combination of sites have least impact on traffic and air quality in the central road network. On completion of the highway modelling work, this allowed the examination of how different combinations of sites would affect air quality in Malton and Norton, with a view to ensuring that there was no worsening of the existing situation. The study concluded that there would be different outcomes depending on the sites chosen, particularly if sites which relied on passing through Butcher Corner were chosen, but also that due to technological developments, air quality will improve over the life of the Plan. SP17 will require compliance, and as Development Principles the capability for EV charging is to be expected in all allocations for residential development.

Habitat Regulations Assessment

- 7.4 The Screening Assessment and Appropriate Assessment have considered the in-combination effects of Plan, in terms of options for sites, and the identified allocations in conjunction with the committed sites. This is discussed earlier in this report.

8. SSM Stage 2: Site Assessment Factors - Development Principles

- 8.1 Some components of the SSM, and therefore the SA process, have sought to obtain further information, where is it reasonable and necessary to do so. Some matters are only really capable of being considered once a layout of a site is available to be considered. This is not something that all site submitters are able to provide, and in terms of allocation would not be expected. Nevertheless the Local Plan Sites Document, will set out Development Principles which will ensure that matters which are identified in the site assessment process which will need mitigation.

Energy Efficiency, Reducing Carbon Emissions and Building Sustainability

- 8.2 SA Objectives C6 to C8 inclusive are concerned with minimising the environmental footprint of new buildings and the developments in which they are situated. Concerning SA Objective C8 (efficient use of land), that has been able to be considered based on whether there are areas of the site which cannot be developed, such as due to a high level of flood risk on the site (or part of the site), and whether that could allow the discounted land for other features as part of the development (as identified in sites 200, 387 and site 324). Concerning the Objectives around sustainable building, reducing Greenhouse Gas emissions, and encouragement of renewable and low carbon energy, the Site Selection Methodology currently has limited information at this stage concerning these particular matters. This is because at this early stage of consideration, most site submissions are submitted on the basis of establishing principle, and to provide detail on the above matters would not be necessary at this stage. Some sites did provide a higher level of information concerning these matters. But in considering the wider sustainability of those sites, such as their accessibility, or form and character issues; in the planning balance, these matters outweighed the proposed building sustainability, and as such were not considered suitable to progress. Information around building sustainability, and energy efficiency will be provided as part of a planning application, in accordance with the Local Plan Strategy.

Residential Amenity

- 8.3 Protection of a high quality environment is covered by SA Objective C9, and the relevant SSM prompts concern assessing whether noise, light, dust (or other amenity nuisance such as smells) cause nuisance to new users or whether the new development would cause such nuisance to existing users. Key issues for consideration have been the proximity of industrial estates, and waste water treatment works. Yorkshire Water has sought to implement a 250m buffer zone around their waste water treatment works, and this would be applied to site 387 in Pickering. Concerning Industrial estates, their nature as unfettered sites for industrial activities means that the development of adjacent sites for residential development without appropriate mitigation results in both the residential amenity of the new occupants being unacceptably compromised, and eventually, the operations of the industrial estate can become fettered, causing businesses to relocate, to the detriment of the employment base. This would be contrary to SA Objectives B1 and B3. Concerns around residential amenity

from a privacy/loss of daylight, overbearing effects can be considered within the context of the siting scale and design of buildings, and this will be considered in the later stages of the site allocations process in terms of consideration of existing proximal residents, to establish whether some general principles are required. Through the planning application stage the impacts on the proposed buildings can be considered.

Biodiversity and Geodiversity

- 8.4 Examination of whether development could be capable of enhancing biodiversity is undertaken. This would also involve consideration around the presence of trees and whether any ancient woodland is part of the site. Sites which demonstrated some potential in the assessment process were also considered through the Habitats Regulations Assessment, and for sites in Malton and Norton, considered through Appropriate Assessment. The Local Planning Authority has not identified species through any bio-data records, as some of this information could be sensitive. There is also a need to recognise that whilst it is important to note any habitats of significance, the presence/absence of species would be most appropriately considered through a full ecological survey (informed by habitats present/close by) undertaken to consider any planning application, given the potential passage of time. As such if there are any identified ecological sensitivities, these can be referred to in Development Principles. Most geodiversity sites are formed from former quarry faces/pits, railway cuttings, or other geomorphological features of glacial origins, dry valleys, glacial deposits, spring deposits, Kirkham Gorge, which are either distanced from existing development, or where development potential is very limited by the resulting landform and ground conditions.

9. Stage 3: SSM Grouping Tables

Amotherby and Swinton

Site Findings and Comparative Assessment Grouping Conclusions of SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
3	Land South-East of BATA's Manufacturing & Distribution Site, Amotherby	1	Fails Stage 1 of the Site Selection Methodology (employment use within Service Village) and therefore is not carried forward/suitable for allocation.
381	Amotherby Pump House, High Street, Amotherby	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
489	Land East of Gas Storage and North of the Cricket Pitch, Amotherby	1	Fails Stage 1 of the Site Selection Methodology (employment use within Service Village) and therefore is not carried forward/suitable for allocation.
540	Land East of Low Lane and North of Rye View, Swinton	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
612	Amotherby Pump House, High Street, Amotherby	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
61	Bentley's Garage, South of B1257, Amotherby	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (amenity issue) can be sufficiently mitigated in conjunction with delivering a meaningful level of housing. Site is a brownfield site
161	Land West of 11-19 West Street, Swinton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (access concerns) can be sufficiently mitigated.
178	Land east of East Street, Swinton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (access concerns) can be sufficiently mitigated.
181	Land West of Amotherby Lane, Amotherby	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The Health and Safety Executive advise against development due to the proximity of BATA HSE site.
254	Land West of 11-19 West Street, Swinton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (access concerns) can be sufficiently mitigated.

Site ID	Location	Outcome grouping	Principal reason for outcome
346	Land East of Low Lane and North Of Lowfield Lane, Swinton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues as separated from the settlement and access concerns) can be sufficiently mitigated.
371	Malton Foods Site, High Street, Amotherby	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues due to scale of site) can be sufficiently mitigated.
455	Land south of High Street and East of Swinton Lane, Swinton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues as separated from the settlement and access concerns) can be sufficiently mitigated.
456	Land south of High Street and West of Swinton Lane, Swinton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
478	Land East and South of Low Farm, East Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (access concerns) can be sufficiently mitigated.
537	Land East of East Street (2) Swinton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (access concerns) can be sufficiently mitigated.
538	Land East of East Street (3) Swinton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (access concerns) can be sufficiently mitigated.
566	Land East of 1-4 East Street , Swinton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues access concerns) can be sufficiently mitigated.
635	Land west of East Field and north of High Street, Amotherby	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (source protection zone vulnerability) can be sufficiently mitigated.
636	Land opposite Lime Kiln Farm, and south of the B1257, Amotherby	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues due to settlement coalescence) can be sufficiently mitigated.
8	Land to east of properties on Main Street, and north of St. Helens, Amotherby	3 (2015) (approximate yield 19 dwellings) 2 (2016)	Some potential for development was identified at Stage 2 of the Site Selection Methodology and mitigation (amenity and setting of heritage assets) is potentially achievable. However, there are concerns raised by environmental health regarding the level of noise from BATA, and the need to consider the impacts of this across the development of the site. The site submitter

Site ID	Location	Outcome grouping	Principal reason for outcome
			maintains that the noise levels are acceptable and mitigation through design led features will be sufficient.
148	Land North of B1257 and South of Amotherby Primary School, Amotherby	3 (approximate yield 59 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation (concerning ground source protection zone) is potentially achievable.
341	Land north of Meadowfield Close and west of Low Lane Swinton	3 (2015) 2 (2016) (approximate yield 24 dwellings)	Some potential for development was identified at Stage 2 of the Site Selection Methodology. But it has been established that mitigation concerning the access is not achievable, and it is considered that a better level of residential amenity can be provided at other locations.
Late submission site 667 was received too late to be evaluated through the SSM. Received 27.09.2017			

Ampleforth

Site Findings and Comparative Assessment Grouping Conclusions of SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
288	Land East of Station Road and South of St Hildas Walk	Site is under development	
544	Land at College Garth, Main Street	Site is under development	
111	Land West of Brookfields, Main Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. These concerns are: harm the character of the Conservation Area, the setting of Listed Buildings and the form and character of Ampleforth as a whole.
224	Land West of Station Road	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The site is of a scale which is disproportionate to the form and character of the settlement, and the setting of the Conservation Area. Also there are access issues. A reduced site area is also

Site ID	Location	Outcome grouping	Principal reason for outcome
			potentially unachievable.
545	Scott Farm, East Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The site is not physically related to Ampleforth and the road access is unsuitable from the village.
547	Land Between Athelstan and Windhill, East Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The site is not physically related to Ampleforth and the road access is unsuitable from the village.
616	Land West of the Bungalow, Main Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. These concerns are: harm the character of the Conservation Area, the setting of Listed Buildings and the form and character of Ampleforth. Also there are concerns over the access.
632	Land south of Back Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The issues concern the coalescence with the college area, the site is incongruous and visually prominent and is of a scale which is discordant with the existing village. The access road to the site is sub-standard.
160	Land East of Station Road	4 (approximate yield 21 dwellings)	A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations. In combination with 288 which is under development site performs well and could interlink with this site.

Nawton and Beadlam

Site Findings and Comparative Assessment Grouping Conclusions of SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
55	Land West of Station Road and North of Beckett Close, Nawton	Developed	
367	OS Field No.1521 (West of Wombledon Aerodrome), South of Sykehead Lane, Nawton	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation

Site ID	Location	Outcome grouping	Principal reason for outcome
611	Land South of Sykehead Lane, Nawton	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation
639	Land to west of Gale Lane, Beadlam	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation
13	Land East of Southfields, Main Street, Beadlam	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (access) can be sufficiently mitigated. Site submitter is no longer interested in developing site.
54	Land South of A170, Snape Hill, Nawton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
105	Land South of A170 and North of Station Road, Nawton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
147	Land North and West of 1-6 High Lane, Beadlam	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
154	Valley View Lodges, Station Road, Nawton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
261	Land South of A170, Snape Hill, Nawton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
267	Land South of High Lane, West of The Croft and North of A170, Beadlam	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
481	Land south of Birklands, Main Street, Beadlam	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
522	Land adjoining Ashton House, Nawton	2	Some potential for development was identified at Stage 2 of the Site Selection Methodology. However, planning permission has been recently granted on the access to the site for a

Site ID	Location	Outcome grouping	Principal reason for outcome
			dwelling thereby blocking the access.
610	Land South of A170, Snape Hill, Nawton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on form and character of settlement) can be sufficiently mitigated.
173 /252	Land to the West of Beckett Close, Nawton	4 (approximate yield 20 dwellings)	A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations.

Hovingham

Site Findings and Comparative Assessment Grouping Conclusions of SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
30	Farm Buildings at Hall Farm	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement, and use is for employment) and therefore is not carried forward/suitable for allocation
31 N	Land North of Mowbray Crescent	2-3	See site submission 643
31S	Land South of Mowbray Crescent	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The site's size and configuration means the land is not developable.
32	Land South of 6 Pasture Lane	Almost developed	
373	Land South of 1-10 Mowbray Crescent	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The site's size and configuration means the land is not developable.
374	Land North of Mowbray Crescent and East of Main Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. Adverse impact on the setting of the Listed Worsley Arms and associated buildings, and the Flood risk. A smaller site area may mitigate these issues.
375	Land East of Hall Farmhouse, Main Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. Form and character issues with the site, with adverse impact on the Conservation Area and Flood

Site ID	Location	Outcome grouping	Principal reason for outcome
			Risk
643	Land North of Mowbray Crescent	3 (approximate yield 32 dwellings)	Revised site area of 375 Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation to address concerns over form and character issues, issues on the setting of Listed Buildings and the flood risk.

Kirkbymoorside

Site Findings and Comparative Assessment Grouping Conclusions of SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
163	Land to the Rear of Moorside Nurseries	Site is now developed	
5	Land North of 2 Dove Way and West of Kirby Mills Road, Kirby Mills	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold and flood risk) and therefore is not carried forward/suitable for allocation.
43	Former Gas Works at Kirby Mills	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold and flood risk) and therefore is not carried forward/suitable for allocation.
132	Sunnycroft, Village Street, Keldholme	1	Fails Stage 1 of the Site Selection Methodology (not compliant with SP1, as in Keldholme) and therefore is not carried forward/suitable for allocation.
145	Land North of 4 Ravis Square	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
209	Land North of Howe End	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
212	Land Between Woodleigh and The Bungalow, Swineherd Lane	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
260	Land east of Gillamoor Road	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
349	Land South of Lund Barn, Ings Lane	1	Fails Stage 1 of the Site Selection Methodology (tourism and leisure use) and therefore is not carried forward/suitable for

Site ID	Location	Outcome grouping	Principal reason for outcome
			allocation.
488	Land East of 49 Piercy End	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
541	Land West of Kirkby Mills Road and South of A170, Kirkby Mills	1	Fails Stage 1 of the Site Selection Methodology (flood risk) and therefore is not carried forward/suitable for allocation.
554	Land behind 53 Piercy End	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
556	Land North of Howe End	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
577	Land at Cooks Motor Co, New Road	1	Fails Stage 1 of the Site Selection Methodology (below site size threshold) and therefore is not carried forward/suitable for allocation.
622	Field adjacent to Dove Way, Kirby Mills Industrial Estate	1	Some potential for employment development identified at Stage 2 of the Site Selection Methodology, although there are serious flood risk issues which would need to be explored, and ability to mitigate demonstrated, before it would be capable of allocation. As such it was consulted upon as a group three. As a result of sites consultation and Environment Agency's objection. This site is deemed to fail the sequential test, and is 3b (on the two significant parts of the site)
10	Land North of Village Street, Keldholme	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (coalescence and adjacent to the sports field, and identified as being part of a historic strip field system) can be sufficiently mitigated
28	Land South of New Road	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues and identified as being part of a historic strip field system) can be sufficiently mitigated
40	Land adjacent to Alderson House, Kirby Mills	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
56	Land North of Village Street, Keldholme	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.

Site ID	Location	Outcome grouping	Principal reason for outcome
87	Old Brickworks, North of Swineherd Lane (1)	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
156	Land South of Swineherd Lane and East of Springfield Lane	2 (approximate yield 30 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology and some landscape mitigation is potentially achievable, with on balance greater accessibility than other sites. However the site is in group 2 because the site is part of a recognised strip field system. Its development would lead to incremental erosion of this feature, and this cannot be mitigated.
157	Land South of Dunromin, A170	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues, and identified as being part of a historic strip field system) can be sufficiently mitigated. HSE response "Advise Against Development" due to proximity to high pressure gas pipelines.
158	Land West of Alderson House	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
159	Land East of Ings Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
162	Old Brickworks, North of Swineherd Lane (2)	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
210	Land South of Carter Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
213	Land South of Carter Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
294	Land South of A170	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated. The site is recognised as part of a historic strip field system, the loss of which cannot be mitigated.
385	Land South of Carter Lane and East of Ings Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
389	Former Russell's	2	Some potential for development identified at

Site ID	Location	Outcome grouping	Principal reason for outcome
	site, New Road	(approximate yield 45 dwellings)	Stage 2 of the Site Selection Methodology and mitigation (concerning contamination) is potentially achievable. The site is a brownfield site, which already has an extant planning permission for residential development. However, the site is currently owned by Tesco Stores Plc, with consent for a small supermarket. This expired in January 2016. There is no information to suggest that another retailer will not pursue the retail consent on the site, and therefore the site cannot be considered as a deliverable site.
411	Land South of 1-2 Swineherd Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues including coalescence) can be sufficiently mitigated. The site is recognised as part of a historic strip field system, the loss of which cannot be mitigated.
413	Former Gas Works, Kirkby Mills Road	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
433	Land and Buildings at Kirklands, Carter Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
436	Land East of Keldholme Poultry Farm, Swineherd Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues including coalescence) can be sufficiently mitigated. The site is recognised as part of a historic strip field system, the loss of which cannot be mitigated.
437	Land East of Keldholme Poultry Farm and South of Swineherd Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues including coalescence) can be sufficiently mitigated. The site is recognised as part of a historic strip field system, the loss of which cannot be mitigated.
467	Land North of Keldholme Cottages, Village Street, Keldholme	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues including coalescence) can be sufficiently mitigated. The site is recognised as part of a historic strip field system, the loss of which cannot be mitigated.
509	Land East of Ings Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character

Site ID	Location	Outcome grouping	Principal reason for outcome
			issues) can be sufficiently mitigated.
524	Land South of A170 and East of Ings Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
552	Land South of Gawtersike Lane and West of Springfield	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
563	Land to the south and east of Carter Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated.
628	Land surrounding Broad View, north of the A170	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues) can be sufficiently mitigated. HSE standing advice "Advise Against Development" due to proximity to high pressure gas pipelines.
637	Land at and north of former Highway Depot, Manor Vale Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (amenity and contamination issues) can be sufficiently mitigated.
102	Land North and West of West Fields	3	Some potential for development identified at Stage 2 of the Site Selection Methodology (landscaping) is potentially achievable. Site has planning consent. (225 dwellings)
201	Land North of Keld Head Close and East of Wayvale Close	3 (approximate yield 18 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation (through landscaping) is potentially achievable.
265	Old Brickworks, Land North of Swineherd Lane (3)	3 (approximate yield 8 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation (landscaping) is potentially achievable. This site is a brownfield site.
259	Land East of West Lund Lane and North of Gawtersike Lane	3 (approximate yield 86 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology.
345	Land North of Waydale Close and East of Gillamoor Road	3 (approximate yield 62 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation to reflect accessibility and landscape sensitivities (through a reduced site area) is potentially achievable.

Site ID	Location	Outcome grouping	Principal reason for outcome
431	Land North and South of Keld Head Road	3 (approximate yield 211 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation to reflect accessibility and landscape sensitivities (through a significantly reduced site area, which focuses to the northern part of the site) is potentially achievable.
454	Sylatech, Ings Lane	3 (approximate yield 38 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation (contamination) is potentially achievable. This is a potential brownfield site, and is adjacent to existing residential development.
58	Land North of Wains Field	4	A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations Developed in part with an extant planning consent (29 Units in total)

Consideration of New Site Submissions

657 now has planning permission.

661 is a site which would need further information about the precise means of access before it could be considered further and would be accorded group 2 status. However, in terms of the employment land supply, 657 has now met the residual requirement.

644 is a site which would be accorded Group 2 status on account of form and character issues and the lack of a feasible access.

666 is a site which would be accorded group 2 status on account of being part of a strip field system, and the area being important to the form and character of the area.

Malton and Norton Residential

Site Findings and Comparative Assessment Grouping Conclusions of SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
119	Westfield Nurseries, Scarborough Road, Norton	Site Developed or under construction	
143 (372, 388)	Land West of Outgang Road and North of Broughton Road, Malton	Site Developed or under construction	
244	Barton Cottage, York Road, Malton	Site Developed or under construction	
269	The Hawthorns, Beverley Road, Norton	Site Developed or under construction	
287	Cheesecake Farm, Beverley Road, Norton	Site Developed or under construction	
297	Land North of Sutton Farm, Langton Road, Norton	Site Developed or under construction	
453	Westfield Nurseries, Scarborough Road, Norton	Site Developed or under construction	
243 350,325	Coronation Farm, Westgate, Old Malton	Site with planning permission	
282 (581)	Land North of Pasture Lane, Malton	Site with planning permission	
323	Land North of Dickens Road	Site with planning permission	
262	Land to the west of Langton Road	Site with planning permission	
1	County Bridge Works, Castlegate, Malton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
99	Range of Outbuildings at Norton Lodge, Beverley Road, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.

127	Land to the Rear of 115-119 Scarborough Road, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
137	Land East of Westfield Way, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to the scale of the site being so large that it would be a Strategic Site, and the policy presumption in the Local Plan Strategy was not to consider Strategic Sites.
193 a	Former Travis Perkins Yard & Land Adjacent to Water Lane Car Park, Yorkersgate, Malton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
193 b	Former Travis Perkins Yard & Land Adjacent to Water Lane Car Park, Yorkersgate, Malton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
247	Manor Farmyard, Town Street, Old Malton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
326	Allotments West of 53 Town Street, Old Malton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
327	Land Rear of 67 Middlecave Road, Malton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
471	Land South of the River Derwent and West of Welham Road, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to the scale of the site being so large that it would be a Strategic Site, and the policy presumption in the Local Plan Strategy was not to consider Strategic Sites.
505	125 Scarborough Road, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
523	Land North of Middlecave Road and East of A64	Group 1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
655	655a Land to the North of Villa Farm 655b Land to the West and East of Villa Farm 655c Land to the East of Norton Grove Stud	Group 1	Fails Stage 1 of the Site Selection Methodology due to not being in accordance with the Spatial Strategy (Policy SP1) of the Local Plan Strategy. Also particular parts of site 655a would be adjacent to River Derwent SAC (655a), with associated flood risk, and not accessible without railway crossing.

2 (118)	Former Gas Works, Sheepfoot Hill, Malton	Group 2	Sites where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (Flood risk and contamination) of the Site Selection Methodology can be mitigated. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable
103, 187, 302	Land Behind 139 to 189 Welham Road, Norton	Group 2	Sites where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology can be mitigated. These relate issues around adverse impact on the form and character of Norton, impact on setting of Listed Buildings. Also the concerns regarding the provision of access and the existing road in the site's vicinity (Whitewall/Bazeley's Lane). As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
104	Land West of The Avenue, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (Flood risk, contamination and significant infrastructure requirements) of the Site Selection Methodology can be mitigated. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable at this time.
121	Former Woolgrowers Site north of Park Road, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (Flood risk, contamination and significant infrastructure requirements) of the Site Selection Methodology can be mitigated. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable at this time.
122, 623	Land to the South of Lakeside Way, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (Flood risk- sequentially less preferable site) of the Site Selection Methodology can be mitigated. Also the access delivery is not demonstrated to be viable. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
123	35 York Road, Malton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (concerning form and character issues) of the Site Selection Methodology can be mitigated. Also site is proposed for a further single dwelling not contributing to wider needs.
190	Land South of 102 Welham Road, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (concerning form and character issues- ribbon develop) of the Site Selection Methodology can be mitigated.
191/ 417	Land South of Lakeside Way, Norton	Group 2	The access delivery is not demonstrated to be viable, nor consideration of the remediation of the former fish ponds. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.

195	Land to the West of Langton Road and East of Sutton Farm, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (substantial harm to the setting of the Listed Building) of the Site Selection Methodology can be mitigated.
196	Land Between High Beck Mill and Lakeside Way, Norton	Group 2	The access delivery is not demonstrated to be viable, nor consideration of the remediation of the former fish ponds. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
208	Thackray's Yard, North of Town Street, Old Malton	Group 2	No demonstrable access. The site is in occupation, with no clear prospect of relocation. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
245	Land South of Highfield Road, Malton	Group 2	The remediation of the contamination which is present on the site has not been demonstrated to be viable. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
246	Malton Tennis Club, Old Maltongate, Malton	Group 2	The site contains valued sporting facilities the commensurate relocation of which has not been conclusively established. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
262	Land to the West of Langton Road, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (substantial harm to the setting of the Listed Building) of the Site Selection Methodology can be mitigated.
273	Ashfield House, Old Malton Road, Malton	Group 2	The site is in occupation, with no clear prospect of relocation. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
285	Malton School, Middlecave Road, Malton	Group 2	The site is of a size where the noise issues of the A64 could not be addressed satisfactorily. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
319 (645)	Land east of 101-188 Welham Road North of Belle Vue Farm, Whitewall, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (substantial harm to the setting of the Listed Building, and adverse impact on the form and character of Norton, accessibility concerns) of the Site Selection Methodology can be mitigated. Also the concerns regarding the provision of access and the existing road in the site's vicinity (Whitewall/Bazeley's Lane). As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
320 (646)	Land east of 101-139 Welham Road, Norton	Group 2	Also the concerns regarding the provision of access and the existing road in the site's vicinity (no access demonstrated). As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.

321 (647)	Land north of Belle Vue Farm, Whitewall, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (adverse impact on the form and character of Norton, accessibility concerns) of the Site Selection Methodology can be mitigated. Also the concerns regarding the provision of access and the existing road in the site's vicinity (Whitewall/Bazeley's Lane). As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
322 (648)	Land east of 101-139 Welham Road, and Land north of Belle Vue Farm, Whitewall, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (adverse impact on the form and character of Norton, accessibility concerns) of the Site Selection Methodology can be mitigated. Also the concerns regarding the provision of access and the existing road in the site's vicinity (Whitewall/Bazeley's Lane). As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
423	Rawlings Agricultural Depot, St Peters Street, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (Flood risk- sequentially less preferable site) of the Site Selection Methodology can be mitigated. Also the access delivery is not demonstrated to be viable. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
474	Land North of the A64 and East of Outgang Lane, Malton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (concerning form and character issues and wider landscape sensitivity) of the Site Selection Methodology can be mitigated.
476	Land East of Langton Road and North of Bazeley's Lane, Norton	Group 2 (Northern component of site has planning permission)	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (adverse impact on the form and character and setting of Norton, accessibility concerns) of the Site Selection Methodology can be mitigated.
479	Land At Norton Grove, Scarborough Road, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (adverse impact on the form and character and setting of Norton) of the Site Selection Methodology can be mitigated.
506	Land East of Southlea, off Lascelles Lane, Old Malton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (adverse impact on the form and character and setting of Old Malton and the Old Malton Conservation Area) of the Site Selection Methodology can be mitigated.
510	Land West of Whitewall Corner, Welham Road, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (adverse impact on the form and character and setting of Norton) of the Site Selection Methodology can be mitigated.

526	Field West of Welham Road and opposite 109 - 163 Welham Road, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (adverse impact on the form and character and setting of Norton) of the Site Selection Methodology can be mitigated.
608	Land East of Westfield Way, Norton, Norton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (amenity issues and form and character issues) of the Site Selection Methodology can be mitigated for the use of the site for residential purposes.
627	Land north of 26-10 The Avenue, Norton	Group 2	There is no demonstrable access. As such, there are compelling reasons which indicate that a site is not considered to be deliverable/developable.
62	Manor Farmyard, Town Street, Old Malton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern ensuring character and appearance of the Old Malton Conservation Area is preserved/enhanced. Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs, although unlikely to meet wider needs of settlement.
649 (88)	Land at Norton Lodge, Norton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern mitigation around the scale of site. Mitigation could be used to reduce impact/achieve an acceptable form of development if they are required to meet development needs. The site has the capability to meet wider needs of the settlement by virtue of its size and location. There are positive indications that the site is deliverable and developable.
100/ 192	Old Ryedale House, Old Malton Road, Malton	Group 2 site (originally Group 3)	<p>A site where issues have been identified as part of the Stage 2 assessment. These primarily concern mitigation around the scope of development on the site. Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs, although unlikely to meet wider needs of settlement.</p> <p>Planning permission has been secured and is underway for a single dwelling. The position of that dwellings precludes the wider use of the site. Access is not achievable from the northern part of the site.</p>
194	Land to the West of 72-126 Welham Road, Norton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern mitigation around the scope of development on the site. Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs, although this site is unlikely to meet wider needs of settlement, and require significant infrastructural input.

218 (108, 281)	Land North of Castle Howard Road, West of Castle Howard Drive and East of A64, Malton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern mitigation around the impact of the site on the setting of the AONB. Mitigation could be used to reduce impact/achieve an acceptable form of development, this will be through ensuring that the height of buildings and their ability to be read within the landscape is considered carefully. The site has the capability to meet wider needs of the settlement by virtue of its size and location. There are positive indications that the site is deliverable and developable.
249	Land South of Castle Howard Road, Malton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern mitigation around the impact of the site on a more site-specific level. The site has the capability to meet wider needs of the settlement by virtue of its size and location. There are positive indications that the site is deliverable and developable.
324	Land South of Westgate Lane and North of Green Lane, Malton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern mitigation around the impact of the site on a more site-specific level, including access and amenity consideration with the proximity of the A64, and loss of strip fields (which have become so fragmentary they are not readable as such features). The site has the capability to meet wider needs of the settlement by virtue of its size and location.
450	Ryedale House, Old Malton Road, Malton	Group 2 (2015) Group 3 (2016)	Site achieved Group 2 status as the building is in occupation, with no clear prospect of relocation, indicating that the site is not considered to be deliverable/developable. Confirmation received that site will be made available, and a resolution to dispose has been made.

Consideration of New Site Submissions

656 site - Limited information, the site was not subjected to the strategic transport modelling. The site would be capable of delivering c.500 dwellings. Group 2 Status.

660 site - Failed SSM at stage1, as at 105ha would be a strategic site, which it is clear in the Local Plan Strategy that strategic sites were not considered appropriate. Group 1 status.

Malton and Norton Other

Site Findings and Comparative Assessment Grouping Conclusions of SSM - Other - Employment and Retail

Site ID	Location	Outcome grouping	Principal reason for outcome
21	Land at Cherry Farm, Huttons Ambo (West of York Road Industrial Estate)	Site Developed or under construction	
250 / 442	Livestock Market, Spital Street, Malton	Site with planning permission	
452	Land and Buildings at Wentworth Street Car Park, Wentworth Street, Malton	Site with planning permission	
572	Land North of Edenhouse Road, Malton	Site with planning permission	
573	Land South of Edenhouse Road, Malton	Site with planning permission	
588	Land West of Edenhouse Road and North of Freehold Lane, Old Malton	Site with planning permission	
68	Beckhouse, A64 Scagglethorpe	Group 1	Fails Stage 1 of the Site Selection Methodology due to not being in accordance with Spatial Strategy (Policy SP1) of the Local Plan Strategy.
184a	Land at Norton Parks Farm and Norton Grove Stud, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology due to significant flood risk, harm to the Derwent SAC and the setting of St Mary's Priory Church
184b	Land at Norton Parks Farm and Norton Grove Stud, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology due to significant flood risk and harm to the Derwent SAC
184c	Land at Norton Parks Farm and Norton Grove Stud, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology due to harm to the Derwent SAC and significant flood risk
184f	Land at Norton Parks Farm and Norton Grove Stud, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology due to not being in accordance with Spatial Strategy (Policy SP1) of the Local Plan Strategy.
184g	Land at Norton Parks Farm and Norton Grove Stud, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology due to significant flood risk and not being in accordance with the Spatial Strategy (Policy SP1) of the Local Plan Strategy.
184h	Land at Norton Parks Farm and Norton Grove Stud, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology due to not being in accordance with the Spatial Strategy (Policy SP1) of the Local Plan Strategy.
185	Land Off Hugden Way, Norton	Group 1	Fails Stage 1 of the Site Selection Methodology due to significant flood risk.

567	Land South of Wyse House Farm, Wise House Lane, Old Malton	Group 1	Fails Stage 1 of the Site Selection Methodology due to not being in accordance with the Spatial Strategy (Policy SP1) of the Local Plan Strategy.
542	Land North of Beck House, Scagglethorpe	Group 1	Fails Stage 1 of the Site Selection Methodology due to not being in accordance with the Spatial Strategy (Policy SP1) of the Local Plan Strategy.
543	Land East of Beck House, Scagglethorpe	Group 1	Fails Stage 1 of the Site Selection Methodology due to not being in accordance with the Spatial Strategy (Policy SP1) of the Local Plan Strategy.
654	Field No SE 8074 6058 East of A169 and Land East of Eden House	Group 1	Fails Stage 1 of the Site Selection Methodology due to not being in accordance with the Spatial Strategy (Policy SP1) of the Local Plan Strategy.
655	655a Land to the North of Villa Farm 655b Land to the West and East of Villa Farm 655c Land to the East of Norton Grove Stud	Group 1	Fails Stage 1 of the Site Selection Methodology due to not being in accordance with the Spatial Strategy (Policy SP1) of the Local Plan Strategy. Also particular parts of site would be adjacent to River Derwent SAC (655a), with associated flood risk.
379	Malton Waste Water Treatment Works, Rye Close, York Road Industrial Estate, Malton	Group 2	Sites where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology can be mitigated. The key issue is that the site remains in active use.
474	Land North of the A64 and East of Outgang Lane, Malton	Group 2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 (concerning form and character issues and wider landscape sensitivity) of the Site Selection Methodology can be mitigated.
184d	Land at Norton Parks Farm and Norton Grove Stud, Norton	Group 2	Sites where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology can be mitigated. The key issue is the effect on the setting of listed properties.
184e	Land at Norton Parks Farm and Norton Grove Stud, Norton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern form and character issues.
578	Land North of A64 and South of Wise House Lane, Old Malton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern mitigation around the impact of the site on a more site-specific level. The site has the capability to meet wider needs of the settlement by virtue of its size and location. There indications that the site is deliverable and developable.
579	Land North of Wise House Lane and East of A169, Old Malton	Group 3	A site where issues have been identified as part of the Stage 2 assessment. These primarily concern mitigation around the impact of the site on a more site-specific level. The site has the capability to meet wider needs of the settlement by virtue of its size and location. There are indications that the site is deliverable and developable.
248	Land West of York	Formerly	Due to concerns regarding achievement of a suitable

	Road Industrial Estate, York Road, Malton	considered to be a Group 2 site, revised to Group 3	access this site was previously identified as having issues with delivery of a suitable access and was identified as a Group 2 site. However, in light of representations made by both Highways England and the Highway Authority, subject to consideration of a smaller site, then the site is considered to be a group 3 site.
608	Land East of Westfield Way, Norton	Group 3	Planning permission expired, but site which was subject to the Extension of Time was considered suitable as an employment site

Pickering

Site Findings and Comparative Assessment Grouping Conclusions of SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
38/216/351	The Nurseries, Whitby Road	Site is now developed	
199	Land Adjoining Daniel Europe Limited (Emerson Group), East of Outgang Lane	Site has outline consent	Performs generally well as an employment site, but meeting smaller-scale needs
96	Land North of Ruffa Lane	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
197	Land Fronting onto Middleton Road, Spring Head, Keld Head.	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
256	Land West of 151 Middleton Road, Keld Head	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
268	Pickering Highways Area Office, Vivis Lane	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
272	Highways Depot, Vivis Lane	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
329	Land West of Malton Road, South of Tofts Road and North of Kirby Misperton Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to distance of the site from the settlement.
482	Land South of Tofts Road and North of Kirby Misperton Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to distance of the site from the settlement.
495	H L Halder Ltd, Vivis Lane	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.

496	New Crown Offices & Savanna, Whitby Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size.
576	Northern Events Arena, Malton Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to the proposed use of tourism/leisure not being subject to allocation.
615	Malton Road Engineering, Malton Road	1	Fails Stage 1 of the Site Selection Methodology and is not considered to be suitable for allocation due to site size and distance of the site from the settlement.
90	Barnes Nurseries, Goslipgate	2	A site where issues have been identified as part of the Stage 2 assessment (The site has 2, and reduced accessibility and form and character issues), as such irrespective of any mitigation, the site fails the sequential test.
93	Land North of Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (access cannot be identified) can be mitigated. The site contains identified Strip Field Systems.
110	Land North of Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (access cannot be identified) can be mitigated. The site also contains identified Strip Field Systems.
117	Land at Mickle Hill, South of Crossgate Lane and Outgang Road	2 (undeveloped area)	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE response is advise against development (southern component); harm to intact and visually prominent strip field system complex; and form and character issues based on the elevated topography) can be mitigated.
130	The Lodge, Middleton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Trees subject to TPO, and lack of developable area) can be mitigated. Site to be considered on the basis of the removal of the VIUA.
135	Land North of Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to identified Strip Field Systems; accessibility concerns and form and character issues) can be mitigated.
138	Land at Keld Head Hall, Middleton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character) can be mitigated.

139	Land South of Thornton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Amenity concerns with proximity to the industrial estate; accessibility concerns) can be mitigated. Site also contains identified Strip Field Systems.
140	Land South of 49-79 Firthland Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues concerning form of site as a limb projection) can be mitigated. Site is also a field identified as part of a Strip Field Systems.
146	Land North of Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (absence of an access) can be mitigated or sufficiently mitigated. There are compelling reasons which indicate that a site is not considered to be deliverable/developable due to landownership complexities.
149	Land West of Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues concerning the linear, narrow form of site) can be mitigated. Site is also a field identified as part of a Strip Field Systems.
150	Land South of Thornton Road and East of Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Amenity concerns with proximity to the industrial estate; accessibility concerns) can be mitigated. Site also contains identified Strip Field Systems.
151	Land South of West Pasture and West of Goslipgate	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues concerning form of site as a limb projection; 2 (with sequentially preferable sites)) can be mitigated. Site is also a field identified as part of a Strip Field Systems.
152	Land East of Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Amenity concerns with proximity to the industrial estate; presence of SINC (pond) with limited developable area) can be mitigated.

198	Land West of Outgang Lane	2 (Employment)	A site where issues have been identified as part of the Stage 2 assessment (reduced accessibility and includes development of a single field in an identified strip field system). Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The wider landform and landscape sensitivity is lower than other sites. This site was re-graded to a group 2 site in response to Historic England's comments and site 650.
203	Land South of Hugden Close and East of Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Amenity concerns with proximity to the industrial estate, poor accessibility) can be mitigated. Site is also a field identified as part of a Strip Field Systems.
204	Land West of Barnes Nurseries, Goslipgate	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (2 with sequentially preferable sites; form and character issues concerning form of site as a limb projection) can be mitigated. Site is also a field identified as part of a Strip Field System.
206	Land South of Keld Head Hall Middleton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character) can be mitigated.
228	Land South of Middleton Road at Keld Head	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character) can be mitigated.
229	Barnes Nurseries, Goslipgate	2	A site where issues have been identified as part of the Stage 2 assessment (The site has 2, and reduced accessibility and form and character issues), as such irrespective of any mitigation, the site fails the sequential test.
355	Land South and East of Keld Head Hall, Middleton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character) can be mitigated.
360	Land at Mickle Hill, South of Crossgate Lane and Outgang Road	2(undeveloped area)	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE response is advise against development (southern component); harm to intact and visually prominent strip field system complex; and form and character issues based on the elevated topography) can be mitigated.

380	Keld Head Waste Water Treatment Works, Westgate Carr Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character; and the proximity to the Keld Head SINIC) can be mitigated.
386	Land North of 117-119 Ruffa Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (form and character issues concerning form of site as an elevated, limb projection distanced from the main settlement; identification as a mineral safeguarded area, and poor accessibility) can be mitigated.
414	Sunquest, Whitby Road	2	Some concerns identified at Stage 2 of the Site Selection Methodology (access uncertainties, limit developable area). Unlikely to meet wider needs.
449	Ryedale Swimming Pool, Mill Lane	2	Site displays potential with low landscape sensitivity. However concerns regarding the loss of the pool, with no identified replacement means site currently cannot mitigate the loss of this facility, and is therefore in group 2.
497	Land North of Hatcase Lane, West of High Back Side and East of Whitby Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to the setting of Pickering Conservation Area, a Visually Important Undeveloped Area; and harm to trees) can be mitigated. Limited developable area.
498	Land North of 37 Westlands	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to the setting of Pickering Conservation Area and the Pickering Castle; no access is identified) can be mitigated.
500	Land West of Keld Head Farm Cottages, Keld Head	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to setting of Keld Head Conservation Area, form and character issues concerning reduced identity of Keld Head and loss of rural character; and coalescence issues with Keld Head/Pickering and Middleton; and poor accessibility) can be mitigated. Site includes Strip Field Systems.
504	Land North of Thornton Road and East of Whitfield Avenue	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Site is part of a Visually Important Undeveloped Area, prominent entrance to the town; part of an intact visually prominent Strip Field System; poor accessibility) can be mitigated.

512	The Oaks, 110 Outgang Road, Pickering and the land to the rear thereof.	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE recommends advise against development; form and character issues as a discordant limb of development; an important part of an intact visually prominent Strip Field System) can be mitigated.
525	Land North and East of the cemetery, Whitby Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (adverse impact on experience and longer term viability of the cemetery, localised landscape sensitivities) can be mitigated. Site's development would include an identified Strip Field System.
589	Land West of Hugden Lane Farm, Outgang Lane	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE recommends advise against development; form and character issues as a discordant limb of development; an important part of an intact visually prominent Strip Field System; no access demonstrated; poor accessibility) can be mitigated.
590	Land South of 104 to 110 Outgang Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (HSE recommends advise against development; form and character issues as a discordant limb of development; an important part of an intact visually prominent Strip Field System; no access demonstrated) can be mitigated.
604	Land East of Middleton Car and Commercials, Main Street, Middleton	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Site is adjacent to Middleton so not adjacent to Pickering; coalescence issues with Keld Head/Pickering and Middleton; and poor accessibility; harm to setting of Scheduled Monument St. Nicholas' Hospital) can be mitigated. Also an identified Strip Field System.
620	Land North of Haygate Villa, Malton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Form and character concerns, site distanced from settlement, strongly rural character would be harmed) can be mitigated. Also an identified Strip Field System. Access concerns.
624	Land west of Outgang Lane	2	A site where issues have been identified as part of the Stage 2 assessment (reduced accessibility and includes development of a single field in an identified strip field system). Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The wider landform and landscape sensitivity is lower than other sites.

630	Land opposite 117-119 Ruffa Lane,	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Form and character concerns, perpetuation of ribbon development, access concerns; poor accessibility) can be mitigated. Site would also not provide a meaningful contribution to addressing needs.
631	Land to the south and east of Sunnyside, Ruffa Lane, Pickering	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (Form and character concerns as would be an isolated site, access concerns; poor accessibility, site is part of a Visually Important Undeveloped Area, and contributes significantly to the eastern entrance of Pickering) can be mitigated. Site would also not provide a meaningful contribution to addressing needs.
634	Land and buildings and Butt Dyke Close Farm, Thornton Road	2	There are compelling reasons which indicate that a site is not considered to be deliverable/developable. The site is a working farm, and no evidence has been provided to show when that operation will cease. Site performs well as a small scale employment site in other regards.
640 (462)	Land east of Malton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to intact and visually prominent strip field system complex; and form and character issues based on the distance from the settlement) can be mitigated.
641 (484)	Land south of Eastgate House, Malton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to intact and visually prominent strip field system complex; and form and character issues based on the distance from the settlement) can be mitigated.
642 (485)	Land east of Malton Road	2	A site where it is considered that there is no reasonable prospect/very unlikely that concerns identified at Stage 2 of the Site Selection Methodology (harm to intact and visually prominent strip field system complex; and form and character issues based on the distance from the settlement) can be mitigated.

116	Land to the north of Middleton Road and east of Crook Lane	3 (Theoretical yield of 117)	A site where issues have been identified as part of the Stage 2 assessment (the site currently has at its western extent a single strip field system, the development will not contribute to coalescence directly, but landscaping could create a better edge to that which currently exists, and soften its appearance, the site is also in Ground Source Protection Zone 1). Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs.
142	Land South of Outgang Road and North of Crossgates Lane	3 (Theoretical Yield of 11)	The site performs well in the SSM, but is currently in use, and no indication of availability has been provided. The site would yield only a limited number of dwellings, but is a potential Brownfield site well related to the town.
200	Land West of Malton Road and Haygate Lane	3 (Theoretical Yield of 108)	A site where issues have been identified as part of the Stage 2 assessment (2 for western limb of the site (could use as a green infrastructure opportunity); includes development of a single field in an identified strip field system but not visually prominent or intact; access will also need consideration). Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The wider landform and landscape sensitivity is lower than other sites.
271	5 Whitby Road	3 (Theoretical Yield of 10)	The site performs well in the SSM, but is currently in use, and no indication of availability has been provided. The site would yield only a limited number of dwellings, but is a potential Brownfield site well related to the town.
347	Land East of Whitby Road and North of Corbie Way/ Marshall Drive	3 (Theoretical Yield of 180)	A site where issues have been identified as part of the Stage 2 assessment (The site is within a zone 1 Ground Source Protection Zone; access will also need consideration). Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The wider landform and landscape sensitivity is lower than other sites.

205/ 387	Land South of Firthlands Road and West of Greenlands Road	3 (Theoretical Yield of 265-312)	A site where issues have been identified as part of the Stage 2 assessment (A very small part of the site is within a zone 1 Ground Source Protection Zone; Site within proximity of the Waste Water Treatment Works, and industrial estate; access will also need consideration for a site of this size; there would be the development of fields which are identified as being Strip Fields). Mitigation could be used to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The site can ensure development is distanced from the waste water treatment works and industrial estate; the wider landform and landscape sensitivity is lower than other sites, the site relates well to the existing built form of the town, and the Strip field systems in this site submission are neither as prominent nor intact as others around the settlement, ensuring that those field systems which are particularly sensitive are retained. The site is of a scale which can provide land to meet wider community facilities such as land for a school, and sports provision.
650	Land south of Enterprise Way and East of Outgang Lane	3 (Employment)	Site where issues have been identified as part of the Stage 2 assessment. These are: use of the eastern limb of the site due to its open views and disassociation with the town, and appropriate protection for the Great Crested Newts. Mitigation could be used/applied to reduce impact/achieve an acceptable form of development on sites within this group if they are required to meet development needs. The site is well related to the industrial estate, and means to mitigate contamination is identified. Access options are available.

Consideration of New Site Submissions

Since the consultation, the agents for site 117/360 have revised the site extent, reflecting the development of the Mickle Hill Complex to the north, and excluding the fields to the eastern half of Mickle Hill (site submission 659).

The site has been considered against the SSM methodology, and is still a Group 2 site. This is because of the importance of Mickle Hill in terms of the Strip field Systems, and the presence of the 'Advise Against Development' due to the presence of High Pressure Gas Pipelines.

Changes in site considerations at Pickering

Sites which were group 3 which became group 2 through the findings of the consultation:

Sites 90 and 224 were identified as group 2/3 sites, due to the flood risk. However, due being in 2, this means that in terms of the operation of the sequential test for assessing flood risk in relation to development potential, these sites would be discounted as land in 1 was both deliverable and developable, as such they become Group 2 sites. This was confirmed by the Environment Agency.

198, 624 are the same site extent, submitted for differing uses, and Historic England Objected to their inclusion as group 3 sites due to the intact Strip Field Systems. The Local Planning Authority did not identify the site for either employment or residential use (or a mix). This was in no small part to the capability of other sites to be considered as more viable and appropriate options, which would be capable of meeting the full spectrum of needs resulting from the development, and because there were sites which had the ability to be developed either without detriment to any strip field complex, or be a site where the impact could be balanced against delivering wider objectives. Because the site does have more intact field systems than others, the sites now attain Group 2 status.

Site 116 became a site which the Local Planning Authority could not consider taking through the allocations process, and so would become a Group 2 site. Although a new contact for the site was provided, only some information was provided to determine that the site was both deliverable and developable, and could deliver a plan-compliant level of affordable housing. The issues regarding, loss of strip field, landscaping impacts, and the Ground Source Protection Zone sensitivity remain without an acknowledgement which recognises these sensitivities and a willingness to respond to them.

Proposed Employment Land Allocation:

Site 650, the preferred employment site, was considered on the basis that the Eastern limb would be deleted from the submission. The Eastern Limb was a parcel of land which had a number of constraints associated with its inclusion. In submissions made by the Agent, as part of the Sites Consultation 2015 this limb has now been deleted. As such site 650 is the proposed employment land allocation.

Rillington

Site Findings and Comparative Assessment Grouping Conclusions of SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
125	Land West of High Street, east of the Playing Field	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
231	Land North of Malton Road and East of West Moor Lane	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation. Also, concerns from Highways Agency regarding impact on A64 and form and character issues as a result of the size of the site.
255	Land south of Park Farm, Low Moorgate	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
290	Land East of Ellis Patents Ltd, High Street	1	Fails Stage 1 of the Site Selection Methodology (employment use within Service Village) and therefore is not carried forward/suitable for allocation.
370	Land South of 1-10 Eastfield, Scarborough Road, and East of Pine Tree Avenue	1	Fails Stage 1 of the Site Selection Methodology (Objection from English Heritage as site is a Scheduled Monument) and therefore is not carried forward/suitable for allocation.
441	Land South of 8 Collinsons Lane	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
518	Land North of the Railway line and South of Villa Farm, Rillington	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation.
141	Land South of Sands Lane and North of A64	2	<p>Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character and highway access can be sufficiently mitigated.</p> <p>Currently there are, however, alternative sites at the settlement which are capable of being delivered which better protect/enhance the form and character of the settlement.</p>
144	Land North East of Collinsons Lane and South of Southlea	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character can be sufficiently mitigated.
182	Land & Buildings at Park Farm	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character, and

Site ID	Location	Outcome grouping	Principal reason for outcome
			identified harm to the setting of designated heritage assets.
223	Land North of Park Farm, Low Moorgate	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character, and identified harm to the setting of designated heritage assets.
232	Land North of Rectory Farm, Low Moor Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character, impact on designated heritage assets and highway access can be sufficiently mitigated.
233	Church Farm, Westgate	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning impact on designated heritage assets and highway access can be sufficiently mitigated. Currently there are, however, alternative sites at the settlement which are capable of being delivered which better protect/enhance the form and character of the settlement.
412	Land West of 27-31 Low Moorgate	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning highway access can be sufficiently mitigated.
515	Land north of Scarborough Road and south of Sands Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character and highway access can be sufficiently mitigated.
516	Land to the north of Birtley Court and west of Rillington Manor	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character and highway access can be sufficiently mitigated.
517	Land to the west of Park Farm, Rillington	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character due to size of site objection from Highways Agency regarding impact on A64.
175	Land North of Scarborough Road and South of Sands Lane	3 (approximate yield 23 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology as the site has a better physical link with the settlement and mitigation concerning access onto the A64 will require further investigation. A report has been produced by the site submitter to assess the feasibility. Currently there are, however, alternative sites at the settlement which are capable of being delivered with appropriate highway mitigation, and protect/enhance the form and character of the settlement

Site ID	Location	Outcome grouping	Principal reason for outcome
536	Land behind 50 and 52 Low Moorgate	3 (approximate yield 3 dwellings)	<p>Some potential identified through the Site Selection Methodology.</p> <p>Currently there are, however, alternative site(s) at the settlement which are capable of being delivered which better protect/enhance the form and character of the settlement, and provide opportunity for a range of housing mix.</p>
633	Land at 43 Scarborough Road	3	<p>Site is subject to planning permission.13/01425/FUL for 4 dwellings</p> <p>Currently there are, however, alternative site(s) at the settlement which are capable of being delivered which better protect/enhance the form and character of the settlement, and provide opportunity for a range of housing mix.</p>
638 With previous subs: 176/286/291/292/536 (site 536 subsequently excluded)	Land to east of Low Moorgate and north of Manor View	4 (approximate yield 27 dwellings in total)	<p>A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations.</p> <p>Planning permission covers phase 1 (within Development Limits) with 10 units.</p>

Sherburn

Site Findings and Comparative Assessment Grouping Conclusions of SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
348	Land South of High Street (A64) and East of Low Mill	1	Fails Stage 1 of the Site Selection Methodology (proposed use) and therefore is not carried forward/suitable for allocation.
126	Land North of High Street and west of St. Hilda's Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (uncertainties over the delivery of the access) can be sufficiently mitigated
605	Land East of Springfield Terrace, High Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character can be sufficiently mitigated.
253	Land West of The Pastures, High Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character can be sufficiently mitigated.
251	Land North of Sand Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character can be sufficiently mitigated.
77	Land to east of Corner House Farm, High Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character and residential amenity can be sufficiently mitigated.
71	Land to south and east of Manor Farm, High Street	3	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation (reduced site area) is potentially achievable. Currently there are, however, alternative sites at the settlement which are capable of being delivered which better protect/enhance the form and character of the settlement (This site is now a 'minded to approve' planning application for 73 dwellings)
283	Land to rear of The Old Vicarage, Vicarage Lane	4 (approximate yield 4 dwellings)	A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations (This site was subject to planning approval which has expired)
264 (12/74)	Land to the north of East Beck Close	4 (approximate yield 8 dwellings)	A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations (site 12 and 74 do not identify the access)

Sheriff Hutton

Site Findings and Comparative Assessment Grouping Conclusions of SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
75	Land to west of Sheriff Hutton Industrial Estate	-	Developed
101	Land South of Halfway House, Main Street	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation. Also harms setting of Scheduled Monument (Sheriff Hutton Castle)
70	Land to East of Cottage Farm	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character, site is distanced from settlement
51	Peckett's Yard, Church End	3 (approximate yield 15 dwellings)	A site which generally performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations
658	Land at Cornborough Road	2	Site submission since 2015 consultation A site which generally performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations. Questions over deliverability with submission of 663.
663	Land at Cornborough Road	3	Site submission since 2015 consultation A site which generally performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations. Small site.

Consideration of New Site Submissions

658	Land at Cornborough Road	2	Site submission since 2015 consultation A site which generally performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations. Questions over deliverability with submission of 663.
663	Land at Cornborough Road	3	Site submission since 2015 consultation A site which generally performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations. Small site.
664 (70)	Land to East of Cottage Farm	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character, site is distanced from settlement

Slingsby

Site Findings and Comparative Assessment Grouping Conclusions of SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
532	Land East of Wheatlands Court and South of The Bungalow, Railway Street	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
427	Slingsby Sports Club, Church Lane	1	Fails Stage 1 of the Site Selection Methodology due to the harm identified to designated heritage assets. Some parts of the site also were 3b, which are not capable of mitigation and therefore is not carried forward/suitable for allocation.
428	Land East of Railway Street	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. The site would adversely impact on the form and character of the settlement.
444	Land North of Slingsby Sports Ground and West of 1-2 The Lawns, Church Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology can be sufficiently mitigated. These issues concern: form and character, setting of designated heritage assets, flood risk and access issues. Landowner has withdrawn site from consideration.
429	Castle Farm, High Street	3 (conversion scheme only)	<p>Some potential for development identified at Stage 2 of the Site Selection Methodology. The site includes Listed Buildings, making the site only capable of conversion.</p> <p>Currently there are, however, alternative sites at the settlement which are capable of being delivered which will complement the form and character of the settlement, and provide a more meaningful level of housing.</p> <p>The site is mostly within Development Limits.</p>
464	Land South of 14 Aspen Way and North of Malton Road	3 (approximate yield 24 dwellings)	A site which performs well through all three stages of the Site Selection Methodology, this is subject to it being considered in combination with site 430, as part of the impact on form and character of the settlement, and subject to appropriate site-specific considerations, particularly the access.
430	Land East of The Balk and South of Aspen Way	4 (approximate yield 73 dwellings) (includes 464)	A site which performs well through all three stages of the Site Selection Methodology, subject to appropriate site-specific considerations. Includes site 464, this is also submitted by the landowner separately.

Staxton and Willerby

Comparative Assessment Grouping Conclusions of the SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
69	Land South of The Green and West of Kiln Field.	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
434	Land South of The Green and West of Kiln Field.	1	Fails Stage 1 of the Site Selection Methodology (site size) and therefore is not carried forward/suitable for allocation.
72 (112,557)	Land North of Ings Close.	2	Unlikely that as part of Stage 2 of the Site Selection Methodology that the site is deliverable/developable in view of land ownership complexity.
112 (72,557)	Land North of Ings Close	2	Unlikely that as part of Stage 2 of the Site Selection Methodology that the site is deliverable/developable in view of land ownership complexity.
557 (72,557)	Land North of Ings Close	2	Unlikely that as part of Stage 2 of the Site Selection Methodology that the site is deliverable/developable in view of land ownership complexity.
480	Land East of Mayfield Villas, Main Street, Staxton	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning the delivery of the access can be sufficiently mitigated.
591	Land South of the Old Vicarage, Wain's Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character can be sufficiently mitigated.
177	Land West of Church Walk	2	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation (form and character) is potentially achievable in 2015. However, no indication that mitigation is achievable. as such Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character can be sufficiently mitigated. Subsequent significant archaeology findings.
217	Land West of Grange Avenue	2	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation (form and character) is potentially achievable in 2015. However, no indication that mitigation is achievable. as such Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology concerning an adverse impact on settlement form and character can be sufficiently mitigated. Subsequent significant archaeology findings.

Thornton le Dale

Comparative Assessment Grouping Conclusions of the SSM

Site ID	Location	Outcome grouping	Principal reason for outcome
97	Land to the south of the A170 and East of Hurrell Lane	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation
592	Land East of Sewage Works, Thornton Lane	1	Fails Stage 1 of the Site Selection Methodology (Flood risk) and therefore is not carried forward/suitable for allocation. Also HSE advise against development due to high pressure gas pipelines
593	Land North of Wilton Road	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation
594	Land North of Wilton Road and South of Outgang Lane	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation
595	Land East of Hurrell Lane	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation. Also HSE advise against development due to high pressure gas pipelines
596	Land South of A170 and West of Eastfield Drain	1	Fails Stage 1 of the Site Selection Methodology (fails to comply with SP1 as not adjacent to settlement) and therefore is not carried forward/suitable for allocation
82	Land West of Thornton Lane	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (HSE advise against development) can be sufficiently mitigated
465	Land North of East Hill, Wilton Road	2	Unlikely/ no reasonable prospect that concerns identified at Stage 2 of the Site Selection Methodology (form and character as site is not adjacent to the settlement) can be sufficiently mitigated
109	Land North of High Street	3 (approximate yield 61 dwellings)	Some potential for development identified at Stage 2 of the Site Selection Methodology and mitigation to address concerns over: form and character issues and the presence of higher vulnerability to ground water further north, could be mitigated through a reduced site area.

Consideration of New Site Submissions

Site 662 - Land at Easthill House (1.1ha)

This site was assessed through the SSM. The SSM concluded that the site was a group 3 status. The site displayed some potential, subject to considerations around the presence of trees on the site, particularly on the eastern boundary. This site now has planning permission and is identified as commitment.

Part 2:

10. Appraisal of Subsequent Policies and proposed site allocations

Sustainability Appraisal Objectives (See Scoping Report)

	Objective
A1	To ensure that all groups of the population have access to health, education, leisure and recreation services that are required
A2	To provide the opportunity for all people to meet their housing needs
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.
A4	To maintain and promote the distinctiveness of identifiable communities
A5	To reduce crime and the fear of crime
A6	To develop a more balanced population
B1	To maintain and enhance employment opportunities
B2	To maintain and enhance the vitality of the countryside, villages and town centres
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors
B4	To diversify the local economy
C1	To protect and enhance biodiversity and geo-diversity.
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity
C3	Reduce long distance commuting and congestion by reducing the need to travel.
C4	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere

	Objective
C5	To conserve and where appropriate enhance the historical and cultural environment.
C6	To reduce the emission of greenhouse gases
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale
C8	To make the most efficient use of land
C9	To maintain a high quality environment in terms of air, soil and water quality
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible

Method Used to Appraise the Policies

10.1 The following scoring system was set out in the revised SA/SEA Scoping Report (October 2009) which differs slightly from the scoring system established in the previous SA/SEA (2007) by the “insufficient data” category being replaced by the “Uncertain Impact” category and the addition of a “no direct link” category. This methodology has been taken forward into the Scoping Report (2014 and update).

Sustainability Appraisal Scoring System

Symbol	Score	Definition
++	Strongly Positive impact	Positively influencing change in accordance with the objective.
+	Positive impact	Policy is consistent with meeting the objective
=	Neutral impact	The policy will have a neither a positive nor a negative impact upon this objective
-	Negative impact	The policy may hinder achievement of this objective.
--	Strongly negative impact	The policy would hinder achievement of this objective.
U	Uncertain Impact	The policy may hinder achievement of this objective, but may have no negative impact. This will depend upon implementation.
O	No direct link	There is no direct link between the nature of the policy and the nature of the objective.

10.2 In addition the nature of the effects are considered in terms of:

- Direct or indirect
- Long term, short term, temporary or permanent
- Local or wider in geographical context

Policy SD1 Existing Residential Commitments

	Objective	All Existing Permissions as Commitments	Larger Site Commitments Only	Larger Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
A1	To ensure that all groups of the population have access to health, education, leisure and recreation services that are required	<p style="text-align: center;">+</p> <p>This depends on the location of the development. Some smaller schemes in the rural areas will not have the same level of access as those sites on the edge of the market towns</p>	<p style="text-align: center;">++</p> <p>The larger sites are those which accord with the principle of the Local Plan Strategy, and are located in settlements with good levels of access to facilities and services.</p> <p>The larger sites could be defined depending on the site's situation within the settlement hierarchy.</p>	<p style="text-align: center;">++</p> <p>The larger sites are those which accord with the principle of the Local Plan Strategy, and are located in settlements with good levels of access to facilities and services</p>	<p>What constitutes larger site? Sites in the Service Villages may be considerably smaller than those in the Market, but their contribution to the Service Villages themselves and that tier is important.</p>
A2	To provide the opportunity for all people to meet their housing needs	<p style="text-align: center;">++</p> <p>Provides for the full spectrum of scenarios of housing delivery, including exception sites, and single dwellings subject to the LNO condition</p>	<p style="text-align: center;">+</p> <p>Ensures that the ability to manage the supply is maintained</p> <p>Key housing delivery sites, which make up majority of the supply would be covered, but development in the rural areas, and the open countryside would be only considered</p>	<p style="text-align: center;">+</p> <p>Ensures that the ability to manage the supply is maintained</p> <p>Key housing delivery sites, which make up majority of the supply would be covered, but development in the rural areas, and the open countryside would be only</p>	<p>What constitutes larger site? Sites in the Service Villages may be considerably smaller than those in the Market, but their contribution to the Service Villages themselves and that tier is important. This is particularly in relation to the provision of affordable housing.</p>

	Objective	All Existing Permissions as Commitments	Larger Site Commitments Only	Larger Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
			through the planning application process if sites fail to be implemented	considered through the planning application process if sites fail to be implemented Ensures that the wider sustainability of key sites are considered	
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	<p style="text-align: center;">+</p> <p>Development strategy is being delivered, access to health facilities is dependent on the site's proximity to health care facilities</p>	<p style="text-align: center;">+</p> <p>Larger site submissions will provide combination of improved access to health care facilities using non-vehicular modes and recreational offer</p>	<p style="text-align: center;">+</p> <p>Larger site submissions will provide combination of improved access to health care facilities using non-vehicular modes and recreational offer</p>	Delivery of health care facilities is both a function of development, but also challenged by recruitment.
A4	To maintain and promote the distinctiveness of identifiable communities	<p style="text-align: center;">+</p> <p>These sites have been granted permission without compromising the distinctive identifiable communities . This covers sites of all sizes.</p>	<p style="text-align: center;">+</p> <p>These sites have been granted permission without compromising the distinctive identifiable communities . This covers sites of all sizes.</p>	<p style="text-align: center;">+</p> <p>These sites have been granted permission without compromising the distinctive identifiable communities. This covers sites of all sizes.</p>	

	Objective	All Existing Permissions as Commitments	Larger Site Commitments Only	Larger Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
A5	To reduce crime and the fear of crime	<p style="text-align: center;">+</p> <p>These site have been subjected to design criteria through the Local Plan Strategy</p>	<p style="text-align: center;">+</p> <p>These site have been subjected to design criteria through the Local Plan Strategy. This is particularly so of the larger, estate type developments.</p>	<p style="text-align: center;">+</p> <p>These site have been subjected to design criteria through the Local Plan Strategy. The SSM did not consider this detailed aspect in respect of sites which had already been granted planning permission.</p>	
A6	To develop a more balanced population	<p style="text-align: center;">++</p> <p>Sites have been derived from various circumstances, including larger sites in the Market Towns and the Service Villages, and smaller sites which meet locally derived needs</p>	<p style="text-align: center;">+</p> <p>Larger sites form a significant component of the supply, but such an approach will exclude smaller sites. These smaller sites can still be considered within the context of the LPS if they lapse.</p>	<p style="text-align: center;">++</p> <p>Larger sites form a significant component of the supply, but such an approach will exclude smaller sites. These smaller sites can still be considered within the context of the LPS if they lapse.</p>	What constitutes larger site? sites in the Service Villages may be considerably smaller than those in the Market, but their contribution to the Service Villages, and promoting opportunities for delivery of market and affordable housing.
B1	To maintain and enhance employment opportunities	<p style="text-align: center;">+</p> <p>Sites have been derived from various circumstances,</p>	<p style="text-align: center;">++</p> <p>Sites have been derived from various circumstances,</p>	<p style="text-align: center;">++</p> <p>Sites have been derived from various circumstances,</p>	What constitutes larger site? sites in the Service Villages may be considerably smaller than those in the Market, but

	Objective	All Existing Permissions as Commitments	Larger Site Commitments Only	Larger Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
		including larger sites in the Market Towns and the Service Villages, and smaller sites which meet locally derived needs. The ELR is clear that the Market Towns are the areas of greatest demand for new business development due to the relative accessibility of markets and employees. Smaller sites are generally located in the smaller settlements, and coming forward to primarily meet local needs	including larger sites in the Market Towns and the Service Villages, and smaller sites which meet locally derived needs. The ELR is clear that the Market Towns are the areas of greatest demand for new business development due to the relative accessibility of markets and employees.	including larger sites in the Market Towns and the Service Villages, and smaller sites which meet locally derived needs. The ELR is clear that the Market Towns are the areas of greatest demand for new business development due to the relative accessibility of markets and employees.	their contribution to the Service Villages themselves and that tier is important. There are a small, but significant number of long-standing key employers whose premises are in or close to the Service Villages.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	<p style="text-align: center;">++</p> <p>Sites have been derived from various circumstances, including larger sites in the Market Towns and Service Villages, and smaller sites which meet locally derived needs. The ELR is clear that the Market Towns are the areas of greatest demand for new business development</p>	<p style="text-align: center;">=</p> <p>Sites have been derived from various circumstances, including larger sites in the Market Towns and Service Villages, and smaller sites which meet locally derived needs. The ELR is clear that the Market Towns are the areas of greatest demand for new business development</p>	<p style="text-align: center;">=</p> <p>Sites have been derived from various circumstances, including larger sites in the Market Towns and Service Villages, and smaller sites which meet locally derived needs. The ELR is clear that the Market Towns are the areas of greatest demand for new business development</p>	As such in the larger sites commitments will include those sites granted permission in the Plan period within the Service Villages.

	Objective	All Existing Permissions as Commitments	Larger Site Commitments Only	Larger Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
		due to the relative accessibility of markets and employees. Smaller sites are generally located in the smaller settlements, and coming forward to primarily meet local needs. This can lead to provision of, for example, of live work units, provision of accommodation for agricultural workers, and the provision of residential development where there is a locally driven need in terms of employment.	due to the relative accessibility of markets and employees. However, such an approach would discount the wider contribution of smaller scale residential development which meet locally derived employment needs, and which would support vitality in the villages and the countryside.	due to the relative accessibility of markets and employees. However, such an approach would discount the wider contribution of smaller scale residential development which meet locally derived employment needs, and which would support vitality in the villages and the countryside.	
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	<p style="text-align: center;">+</p> Provision of a range of different types of residential development to meet a range of needs, including live work, small scale development in the villages and countryside to respond to the land-based economy, and that the attractive setting of Ryedale attracts those people who are not location- constrained by	<p style="text-align: center;">=</p> The larger sites are focused on the delivery of housing more generally, and in locations which employers support as it allows them to broaden their employee's opportunities to live closer to work, also in a home they may part own, rather than renting. It is felt that in general such sites will provide a more non-specific	<p style="text-align: center;">=</p> The larger sites are focused on the delivery of housing more generally, and in locations which employers support as it allows them to broaden their employee's opportunities to live closer to work, also in a home they may part own, rather than renting. It is felt that in general such sites will	

	Objective	All Existing Permissions as Commitments	Larger Site Commitments Only	Larger Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
		their work.	means to be conducive to wealth creation.	provide a more non-specific means to be conducive to wealth creation.	
B4	To diversify the local economy	<p style="text-align: center;">++</p> <p>Provision of a range of different types of residential development to meet a range of needs, including live work, small scale development in the villages and countryside to respond to the land-based economy, and that the attractive setting of Ryedale attracts those people who are not location- constrained by their work.</p>	<p style="text-align: center;">+</p> <p>The larger sites are focused on the delivery of housing more generally, and in locations which employers support as it allows them to broaden their employee's opportunities to live closer to work. The larger sites strengthen the position of the market towns to attract investment, and provide important levels of footfall.</p>	<p style="text-align: center;">+</p> <p>The larger sites are focused on the delivery of housing more generally, and in locations which employers support as it allows them to broaden their employee's opportunities to live closer to work. The larger sites strengthen the position of the market towns to attract investment, and provide important levels of footfall.</p>	
C1	To protect and enhance biodiversity and geo-diversity.	<p style="text-align: center;">+</p> <p>The scale and range of sites means that a significant proportion would not enhance biodiversity or geodiversity, but would have in the very least</p>	<p style="text-align: center;">++</p> <p>Larger sites can enhance biodiversity through the development of gardens, and landscaping, development of SDs, which bring about habitat mosaics and diversity. Green</p>	<p style="text-align: center;">++</p> <p>Larger sites can enhance biodiversity through the development of gardens, and landscaping, development of SDs, which bring about habitat mosaics and</p>	

	Objective	All Existing Permissions as Commitments	Larger Site Commitments Only	Larger Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
		ensured preservation. Larger sites can enhance biodiversity through the development of gardens, and landscaping, development of SDs, which bring about habitat mosaics and diversity. Green Infrastructure networks which have multi-functional spaces.	Infrastructure networks which have multi-functional spaces.	diversity. Green Infrastructure networks which have multi-functional spaces.	
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	<p style="text-align: center;">-</p> <p>Whilst the vast majority of decisions to grant planning permission have taken into account the qualities and character of the landscape, at the site-level there has been the appeal at Langton Road, Norton which when the site is compared to those sites which have performed well in the SSM and are proposed as allocations performed poorly, and the site displays demonstrable sensitivities and</p>	<p style="text-align: center;">-</p> <p>The appeal at Langton Road, Norton which when the site is compared to those sites which have performed well in the SSM and are proposed as allocations performed poorly, and the site displays demonstrable sensitivities and attractive features.</p>	<p style="text-align: center;">+</p> <p>Whilst the vast majority of decisions to grant planning permission have taken into account the qualities and character of the landscape, at the site-level there has been the appeal at Langton Road, Norton which when the site is compared to those sites which have performed well in the SSM and are proposed as allocations performed poorly, and the site displays demonstrable sensitivities and attractive</p>	The Langton Road site has planning permission, granted on appeal, and it is a permission and forms part of the land supply. However, when considered against the performance of other sites, the site performed poorly in respect of the impact on the setting, form and character of Norton.

	Objective	All Existing Permissions as Commitments	Larger Site Commitments Only	Larger Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
		attractive features.		features.	
C3	Reduce long distance commuting and congestion by reducing the need to travel.	<p style="text-align: center;">+</p> <p>The spatial approach has sought in the Local Plan Strategy to concentrate development in those settlements where services and facilities can be accessed, the greatest range of employment opportunities are present, and in the case of Malton and Norton- the train station. However, under the operation of SP2, development can occur to meet locally-derived needs which, indirectly may reduce commuting in some forms, but increase it for other facilities and services.</p>	<p style="text-align: center;">++</p> <p>The spatial approach has sought in the Local Plan Strategy to concentrate development in those settlements where services and facilities can be accessed, the greatest range of employment opportunities are present, and in the case of Malton and Norton- the train station. The Service Villages would also be included, and these have key facilities which reduce the need to travel for primary education, basic food and provide some public transport.</p>	<p style="text-align: center;">++</p> <p>The spatial approach has sought in the Local Plan Strategy to concentrate development in those settlements where services and facilities can be accessed, the greatest range of employment opportunities are present, and in the case of Malton and Norton- the train station. The Service Villages would also be included, and these have key facilities which reduce the need to travel for primary education, basic food and provide some public transport.</p>	

	Objective	All Existing Permissions as Commitments	Larger Site Commitments Only	Larger Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
C4	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	<p style="text-align: center;">+</p> <p>All sites granted planning permission have been sequentially preferable sites in respect of flood risk. Where they are larger sites, measures would be included to ensure that run-off is attenuated to greenfield levels.</p>	<p style="text-align: center;">+</p> <p>All sites granted planning permission have been sequentially preferable sites in respect of flood risk. Where they are larger sites, measures would be included to ensure that run-off is attenuated to greenfield levels.</p>	<p style="text-align: center;">+</p> <p>All sites granted planning permission have been sequentially preferable sites in respect of flood risk. Where they are larger sites, measures would be included to ensure that run-off is attenuated to greenfield levels.</p>	
C5	To conserve and where appropriate enhance the historical and cultural environment.	<p style="text-align: center;">+ (but see larger site commitments only</p> <p>Whilst a number of permission are granted in full, a number will still be in outline, but they will be expected to comply with policy SP12 concerning heritage assets.</p>	<p style="text-align: center;">-</p> <p>Such sites may be in outline only at this stage, and in the case of the Langton Road site. The Local Planning Authority maintain that the site has an adverse impact on the setting of a Grade II Listed heritage asset, and that other commitments and proposed allocations do not have such a sensitivity.</p>	<p style="text-align: center;">++</p> <p>Ensure that the schemes which are relied upon to deliver the plan have no adverse impacts on the setting of heritage assets. Whilst a number of permission are granted in full, a number will still be in outline, but they will be expected to comply with policy SP12 concerning heritage assets.</p>	The SSM has identified the scope and significance of heritage assets, and identified any potential impacts, and whether mitigation is achievable.

	Objective	All Existing Permissions as Commitments	Larger Site Commitments Only	Larger Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
C6	To reduce the emission of greenhouse gases	<p style="text-align: center;">U</p> <p>All existing permissions would still result in greater emissions due to the need to travel by car from many settlements in the District. The larger sites are situated on the edge of the market towns with on the whole the better levels of access to public transport, although the SSM has identified that some sites (such as those along Langton and Welham Roads would have poorer access to bus stops.</p>	<p style="text-align: center;">+</p> <p>The larger sites are situated on the edge of the market towns with on the whole the better levels of access to public transport, although the SSM has identified that some sites (such as those along Langton and Welham Roads would have poorer access to bus stops.</p>	<p style="text-align: center;">++</p> <p>By ensuring that the larger sites are well situated in respect of access to public transport.</p>	Using the isochrones to measure time.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	<p style="text-align: center;">=</p> <p>Site-specific considerations, in accordance with SP18 of the Local Plan Strategy</p>	<p style="text-align: center;">=</p> <p>Site-specific considerations, in accordance with SP18 of the Local Plan Strategy</p>	<p style="text-align: center;">=</p> <p>Site-specific considerations, in accordance with SP18 of the Local Plan Strategy</p>	

	Objective	All Existing Permissions as Commitments	Larger Site Commitments Only	Larger Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
C8	To make the most efficient use of land	<p style="text-align: center;">+</p> <p>The density of development is primarily influenced by the site context, and smaller sites are likely to be a lower densities than those which are larger sites. The consideration of the application has deemed that the proposal is acceptable in balancing efficient use of land with amenity considerations and the design context of the area.</p>	<p style="text-align: center;">++</p> <p>The density of development is primarily influenced by the site context, and smaller sites are likely to be a lower densities than those which are larger sites. The consideration of the application has deemed that the proposal is acceptable in balancing efficient use of land with amenity considerations and the design context of the area.</p>	<p style="text-align: center;">++</p> <p>The density of development is primarily influenced by the site context, and smaller sites are likely to be a lower densities than those which are larger sites. The consideration of the application has deemed that the proposal is acceptable in balancing efficient use of land with amenity considerations and the design context of the area.</p>	
C9	To maintain a high quality environment in terms of air, soil and water quality	<p style="text-align: center;">+</p> <p>Permission already granted on the basis that in the planning balance adverse impacts are minimised, although the ability to evaluate the cumulative impact of small sites is considered strategically.</p>	<p style="text-align: center;">+</p> <p>Larger sites impact on the air, soil and water quality has been minimised. It is acknowledged in the Local Plan Strategy that in terms of development, the settlements have very limited Brownfield opportunities, and</p>	<p style="text-align: center;">+</p> <p>Larger sites impact on the air, soil and water quality has been minimised. It is acknowledged in the Local Plan Strategy that in terms of development, the settlements have very limited Brownfield</p>	

	Objective	All Existing Permissions as Commitments	Larger Site Commitments Only	Larger Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
			so greenfield sites (some of which are BaMVL) are required to deliver housing and wider community facilities and infrastructure.	opportunities, and so greenfield sites (some of which are BaMVL) are required to deliver housing and wider community facilities and infrastructure.	
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p style="text-align: center;">+</p> <p>Minerals consideration is covered within the Minerals and Waste Plan. Although the SSM did highlight any mineral safeguarding areas. Building sustainability in terms of reducing fossil fuel use, and water use is considered through SP18 of the Local Plan Strategy. Some sites are approved on BaMVL, and this is considered through the application of the site through the Local Plan Strategy.</p>	<p style="text-align: center;">+</p> <p>Minerals consideration is covered within the Minerals and Waste Plan. Although the SSM did highlight any mineral safeguarding areas. Building sustainability in terms of reducing fossil fuel use, and water use is considered through SP18 of the Local Plan Strategy. Some sites are approved on BaMVL, and this is considered through the application of the site through the Local Plan Strategy.</p>	<p style="text-align: center;">+</p> <p>Minerals consideration is covered within the Minerals and Waste Plan. Although the SSM did highlight any mineral safeguarding areas. Building sustainability in terms of reducing fossil fuel use, and water use is considered through SP18 of the Local Plan Strategy. Some sites are approved on BaMVL, and this is considered through the application of the site through the Local Plan Strategy.</p>	

	Objective	All Existing Permissions as Commitments	Larger Site Commitments Only	Larger Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	<p style="text-align: center;">○</p> <p>Not directly related to housing in respect of which applications to treat as commitments. Recycling and waste management are the responsibility of NYCC, but since majority of development will occur in settlements where collection is already made- but there will be expansion of the service.</p>	<p style="text-align: center;">○</p> <p>Not directly related to housing in respect of which applications to treat as commitments. Recycling and waste management are the responsibility of NYCC, but since majority of development will occur in settlements where collection is already made- but there will be expansion of the service.</p>	<p style="text-align: center;">○</p> <p>Not directly related to housing in respect of which applications to treat as commitments. Recycling and waste management are the responsibility of NYCC, but since majority of development will occur in settlements where collection is already made- but there will be expansion of the service.</p>	<ul style="list-style-type: none"> •

Summary

Approach	++	+	=	-	--	U	O
All Existing Permissions as Commitments	4	13	1	1	0	1	1
Larger Site Commitments Only	5	10	3	2	0	0	1
Larger Site Commitments which have performed well through the SSM	7	10	3	0	0	0	1

Conclusions, Commentary and Mitigation

- 10.3 It was not considered necessary to assess each and every planning permission through the SSM, because the very small scale schemes do not make up a large component of the land supply, and are already considered through the implementation of the Local Plan Strategy. The SSM has focused, in this regard, on the larger sites (>10 dwellings) which were submitted through the development plan process, and then which were subsequently submitted through the planning application process, and which then are not yet under construction. To not consider any previous permission as a commitment was not tested as an SA alternative because it would be delivering a fundamentally different strategy to that of the Local Plan Strategy, and would be committing a level of development which was well above that which is set out in the Local Plan Strategy.
- 10.4 In terms of the **social sustainability objectives**, the treatment of all sites with permission as commitments provides the ability to consider locally derived needs, in a manner which the larger sites would inherently not be able to achieve. The Local Plan Strategy already provides the policy framework for determining such sites. However, the ability to deliver affordable housing in the areas where it is most needed is through the larger

sites, in conjunction with market housing, and these are at the Market Towns and Service Villages, and this is a primary objective of the Council. This is also aligned to providing greater access to services and facilities, as such treating larger sites, which performed best through the SSM performs well in the SA process.

- 10.5 Performance against the **economic sustainability objectives** also highlighted that there were positive benefits in treating the locally-derived housing to provide opportunities for live-work and other forms of diversified employment activity, and supporting the traditional, land-orientated industries. However, the housing in the Market Towns and Service Villages also provides housing where businesses are keen to be situated, so that they can take advantage of the population, other businesses and the better transport links. This can also bring about linked trips.
- 10.6 Performance against the **environmental sustainability objectives** is best delivered through the larger sites, and in particular those which have performed well through the Site Selection Methodology process. This has been around reducing the need to travel through non-vehicular, and public modes of transport, therefore reducing vehicle emissions, particularly in areas where air quality is currently an issue. However, some sites had greater sensitivities in respect of form and character, historic assets and landscape setting and character. Of the planning permissions which the Local Planning Authority have taken through the SSM, the Langton Road site of 476, performed poorly compared to the other sites which have been subject to SSM and granted permission. The site was one of two sites (the other being much smaller) granted permission on appeal. These sites did not perform as well as other sites in the SSM, and consequently, whilst it acknowledged broadly complying with spatial strategy, and providing some affordable housing, their development would be contrary to SA objectives C2 (landscape) and C5 (heritage and cultural environment). The option concerning larger site commitments which have performed well through the SSM has indicated as providing the most positive means of delivery of the Sustainability Appraisal Objectives in respect of sites of 10 or more. Despite the performance of the SSM in respect of this site, and the SA considerations the Local Planning Authority has evidence that the site is highly likely to be developed, and as such whilst standing by the findings of the SSM and SA, the site is included because it is an extant permission of over 90 dwellings. All the other commitments performed well.

Policy SD2 Residential Land Allocations and Development Limits

10.7 Detailed Development Limits were drawn for the 2002 Local Plan. The application of Development Limits, as a policy tool, is undertaken within the operation of Policies SP1 and SP2 of the Local Plan Strategy, these policies operate to identify areas of growth, and areas of restraint, and identify suitable types and levels of development across the district. Development Limits perform the following functions:

- To provide clear and unambiguous guidance as to where development is likely to be permitted
- To prevent the outward spread of development from settlements spoiling the countryside
- To direct development to existing settlements
- To relate development opportunities in settlements to the number of houses required in the plan period
- To ensure that new development is sympathetic in scale and location to the form and character of settlements
- To assist with the identification of 'exception' sites for affordable housing.

Such policies have already been subjected to Sustainability Appraisal, but in summary they play a key role in meeting Objectives: A1 (access to facilities and services), A2 (meeting housing need), A3 (Health), A4 (Distinctive settlements), A6 (a more balanced population), B1 (Employment generation), B2 (vitality of places) and C3 (Reducing the need to travel) they can also indirectly support other objectives.

10.8 The Local Plan Sites Document updates those limits, in respect of taking account of the sites which have been developed, committed or are allocated. In terms of the spatial approach set out in the Local Plan Strategy, where the focus is at the Market Towns and some development to the Service Villages, there has been no change in policy circumstances which would warrant a whole-scale review of the Development Limits.

10.9 Each site is subject to its own individual and comparative sustainability appraisal assessment through the SSM tables which are a separate appendix to this document. The groupings are identified in the second column, and then key mitigation for the allocations is identified.

10.10 These sites are seen as the most suitable collection of sites at the different settlements, that strike the best balance of sites which meeting needs and balancing of the social economic and environmental considerations around site development.

10.11 The application of the SSM allowed the identification of preferred sites (both for residential and employment) at some settlements for consultation in 2015. However for residential development at the Market Towns of Malton, Norton and Kirkbymoorside where there were distinct options, the groupings, resulting from the SSM tables, indicated that a range of sites could provide the appropriate land to meet residual requirements. The Site Selection Methodology provides a detailed, site-by-site appraisal, and there was a need to then compare those option choices sites, to see if any aspects of the sites 'tipped the balance' in respect of providing the best performance against the identified Sustainability Appraisal Objectives. The first and second tables below is the summary of the SA of the (2015 Consultation) option choices at

Malton and Norton and Kirkbymoorside. This is to provide a overall summary to the Site Selection Methodology Tables and the Settlement Background Papers which demonstrates how the proposed Allocations have been identified from the Option Choices and preferred sites consulted on in 2015. Pickering had option sites, but these were considered on an individual basis. The third table identifies the concluding evaluation and the mitigation measures identified for the Local Plan Sites Document, and which are Development Principles.

MALTON AND NORTON

	Objectives <i>Local (Settlement Specific) Objectives</i>	Malton-Focus	Norton-Focus
A1	<p>To ensure that all groups of the population have access to health, education, leisure and recreation services that are required</p> <ul style="list-style-type: none"> • <i>Ability of social and physical infrastructure to cope with additional development due to timing - in particular transport and schools</i> • <i>Additional capacity needed at both primary and secondary school levels</i> • <i>Lack of open space provision especially for children and young people, both indoor and outdoor sports provision, allotments and cemeteries / churchyards</i> 	<p style="text-align: center;">++</p> <p>Sites located adjacent to Principal Town, Site Submitters indicated land for a school would be available. Accessible to all key facilities.</p>	<p style="text-align: center;">++</p> <p>Site located adjacent to Principal Town, land is identified for a school, various forms of Green Infrastructure Identified. Accessible to all key facilities.</p>
A2	<p>To provide the opportunity for all people to meet their housing needs</p> <ul style="list-style-type: none"> • <i>Highest concentration of affordable homes need in the district</i> 	<p style="text-align: center;">+</p> <p>Sites have indicated that sites will deliver a level of affordable housing which is subject to viability considerations</p>	<p style="text-align: center;">++</p> <p>Developer commitment to delivering a plan-compliant level of affordable housing, in combination with wider infrastructure requirements</p>

	Objectives <i>Local (Settlement Specific) Objectives</i>	Malton-Focus	Norton-Focus
A3	To improve overall levels of health and reduce the disparities between different groups and different areas. <ul style="list-style-type: none"> <i>The need for extra-care facilities</i> 	++ Sites located adjacent to Principal Town, providing good access to facilities and services	++ Sites located adjacent to Principal Town, providing good access to facilities and services
A4	To maintain and promote the distinctiveness of identifiable communities <ul style="list-style-type: none"> <i>Visually Important Undeveloped Areas (VIUA) throughout the towns</i> 	+ Coalescence issues identified at Peasey Hills with Old Malton.	++ No coalescence issues at Norton Option.
A5	To reduce crime and the fear of crime	O All sites will be expected to comply with SP16 of the Local Plan Strategy in respect of Secured by Design principles	O All sites will be expected to comply with SP16 of the Local Plan Strategy in respect of Secured by Design principles
A6	To develop a more balanced population <ul style="list-style-type: none"> <i>Highest concentration of affordable homes need in the district</i> 	+ Recent permissions have focussed on Malton. Some concerns around the delivery capability of affordable housing.	++ Recent permissions have focussed on Malton. This site has identified provision of a plan-compliant level of affordable housing
B1	To maintain and enhance employment opportunities	O Residential developments located at the Principal Town.	O Residential developments located at the Principal Town.

	Objectives <i>Local (Settlement Specific) Objectives</i>	Malton-Focus	Norton-Focus
B2	To maintain and enhance the vitality of the countryside, villages and town centres	++ The sites are adjacent to the Principal Town.	++ The sites are adjacent to the Principal Town.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	+ The residential schemes would be adjacent to the Principal Town	+ The residential schemes would be adjacent to the Principal Town
B4	To diversify the local economy	= These are for residential development.	= These are for residential development.
C1	To protect and enhance biodiversity and geo-diversity. <ul style="list-style-type: none"> • <i>River Derwent Special Area of Conservation (SAC) and 500m buffer which identifies the area of a presumption against development “unless it can be demonstrated that through an appropriate assessment that there will be no adverse effect on the integrity of the SAC alone or in combination with other plans and projects.”</i> • <i>River Derwent SSSI</i> • <i>SINCs</i> <ul style="list-style-type: none"> ○ <i>Malton Bypass Cuttings</i> ○ <i>Lady Spring Wood</i> ○ <i>Bazeleys Lane</i> • <i>A number of ponds present in Norton</i> • <i>Green Infrastructure Corridors -</i> <ul style="list-style-type: none"> ○ <i>Derwent</i> ○ <i>Rye</i> 	++ The sites have provided means to ensure no likely significant effect on international biodiversity sites either through recreational impacts or water quality, and no adverse impact on local sites (a SINC is proximal to Castle Howard Road Site)	++ The sites have provided means to ensure no likely significant effect on international biodiversity sites either through recreational impacts or water quality, and no adverse impact on local sites.

	Objectives	Malton-Focus	Norton-Focus
	<i>Local (Settlement Specific) Objectives</i>		
	o <i>Howardian Hills</i>		
C2	<p>To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity</p> <ul style="list-style-type: none"> <i>The Howardian Hills AONB designation is immediately to the west of Malton</i> 	<p style="text-align: center;">-</p> <p>Castle Howard Road sites have higher landscape sensitivity- in respect of their landscape character, and their role in the setting of the AONB. Peasey Hills site has specific sensitivities concerning form and character of settlements- in terms of ensuring character of Old Malton is preserved, and the setting of Grade I St. Mary's Priory</p>	<p style="text-align: center;">++</p> <p>The Norton Site is within an area of lower landscape sensitivity, and which the Landscape Character Assessment identifies as having a harsh edge to the settlement, with the existing industrial estate. The development of the site, with identified boundary treatments will enhance this south-eastern edge of Norton.</p>
C3	<p>Reduce long distance commuting and congestion by reducing the need to travel.</p> <ul style="list-style-type: none"> <i>Traffic congestion through the towns</i> 	<p style="text-align: center;">+</p> <p>Sites at Principal Town, also location of the sole commuter train service in the District. Technical evidence has identified that a Malton-focus places greater levels of traffic movements, and pressures on junction capacity in the town centres. Land indicated for a school at Castle Howard Road. Air quality impacts are similar with either approach.</p>	<p style="text-align: center;">++</p> <p>Site at Principal Town, also location of the sole commuter train service in the District. Technical evidence has identified that with the provision of the link road, which allows traffic to avoid the town centre of Norton, and access Scarborough Road and gain access to the A64 via Brambling Fields. The link road helps to ensure that other junctions in the highway network are better able to cope with the planned levels of development at Malton and Norton. The link road will reduce the need to travel through the Air Quality Management Area. Land indicated on a Master Plan as land for school, with routes to access school with non-vehicular modes of travel.</p>
C4	<p>To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere</p> <ul style="list-style-type: none"> <i>Areas subject to flood as identified on the</i> 	<p style="text-align: center;">+</p> <p>Sites at Principal Town. Sites on Flood Zone 1. Surface water management plan was produced for the planning application at Castle Howard</p>	<p style="text-align: center;">++</p> <p>Site at Principal Town. Site on Flood Zone 1, small section of link road in flood Zone 3, but is essential infrastructure, and the surface water management of</p>

	Objectives <i>Local (Settlement Specific) Objectives</i>	Malton-Focus	Norton-Focus
	<p><i>Environment Agency FloodMap Floodzones 2 and 3 and Drainage Sensitive Area</i></p> <ul style="list-style-type: none"> • <i>Areas of the towns at risk of surface water flooding as identified by the Environment Agency</i> 	Road site. Some of the site at Peasey Hills would need land excluding due to the area of Flood Zone 2, and presence critical drainage area.	the site would improve the wider surface water regime across the site.
C5	<p>To conserve and where appropriate enhance the historical and cultural environment.</p> <ul style="list-style-type: none"> • <i>Scheduled Monuments</i> <ul style="list-style-type: none"> ○ <i>Orchard Fields – Roman Fort and Site of Malton Castle, Malton</i> ○ <i>Old Malton Priory Church, Old Malton</i> ○ <i>The Three Dykes or Five Riggs, Langton</i> • <i>archaeologically significant areas of Mediaeval and post-Mediaeval character</i> • <i>A large number of Listed Buildings (especially around Castlegate, Yorkersgate and Market Place, Malton and Town Street, Old Malton)</i> • <i>Malton, Old Malton and Norton Conservation Areas</i> 	<p style="text-align: center;">++/--</p> <p>Markedly different performance in terms of ability of sites to achieve the objective. Castle Howard Road has landscape sensitivity, but does not influence form and character of the town, and does not affect the setting of designated heritage assets. The Peasey Hills site however has the capacity to influence the setting and historic significance of the Grade I Listed St.Mary's Priory Church, and provides an important area of open space which allows the identify of Old Malton village and Conservation Area of Old Malton.</p>	<p style="text-align: center;">++</p> <p>No designated heritage assets would be influenced by the site's development. The Norton Site is within an area of lower landscape sensitivity, and which the Landscape Character Assessment identifies as having a harsh edge to the settlement, with the existing industrial estate. The development of the site, with identified boundary treatments will enhance this south-eastern edge of Norton.</p>
C6	To reduce the emission of greenhouse gases	<p style="text-align: center;">+</p> <p>Sites at Principal Town, also location of the sole commuter train service in the District. Technical evidence has identified that a Malton-focus places greater levels of traffic movements, and pressures on junction capacity in the town centres, with consequential impacts on air quality. Land indicated for a school at Castle Howard Road.</p>	<p style="text-align: center;">+</p> <p>Site at Principal Town, also location of the sole commuter train service in the District. Technical evidence has identified that with the provision of the link road, which allows traffic to avoid the town centre of Norton, by accessing Scarborough Road and gain access to the A64 via Brambling Fields. The link road helps to ensure that other junctions in the highway network are better able to cope with the planned levels of development at Malton and Norton. Land indicated on a Master Plan as land for school, with routes to access school with non-vehicular</p>

	Objectives <i>Local (Settlement Specific) Objectives</i>	Malton-Focus	Norton-Focus
			modes of travel.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	=	=
		This objective is concerned more with the implementation of the site- and all proposals would need to demonstrate compliance with Policy SP18 of the Local Plan Strategy.	This objective is concerned more with the implementation of the site- and all proposals would need to demonstrate compliance with Policy SP18 of the Local Plan Strategy.
C8	To make the most efficient use of land <ul style="list-style-type: none"> • <i>Grade 2 and 3 Agricultural Land surrounds Malton and Norton</i> 	=	=
		Both site option choices use greenfield sites, which are identified as being best and most versatile land. This is due to lack of available, deliverable and developable Brownfield sites. The sites would be developed at appropriate densities to reflect the context of the area. Both sites identified that land for a school would be made available.	Both site option choices use greenfield sites, which are identified as being best and most versatile land. The sites would be developed at appropriate densities to reflect the context of the area. Both sites identified that land for a school would be made available.
C9	To maintain a high quality environment in terms of air, soil and water quality <ul style="list-style-type: none"> • <i>Grade 2 and 3 Agricultural Land surrounds Malton and Norton</i> • <i>Groundwater Source Protection Zone - Howe Hill Norton</i> • <i>Sewerage capacity – constraints in Norton</i> 	-	-
		Both site option choices use greenfield sites. This is due to lack of available, deliverable and developable Brownfield sites. Both sites also identify means to ensure surface water management, and the sites are not in hydrogeologically sensitive areas. Air quality impacts are similar with either approach.	Both site option choices use greenfield sites. This is due to lack of available, deliverable and developable Brownfield sites. Both sites also identify means to ensure surface and foul water management, and the sites are not in hydrogeologically sensitive areas. Air quality impacts are similar with either approach.

	Objectives <i>Local (Settlement Specific) Objectives</i>	Malton-Focus	Norton-Focus
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p style="text-align: center;">-</p> <p>Both site option choices use greenfield sites. The sites are Best and Most Versatile Land. This is due to lack of available, deliverable and developable Brownfield sites which comply with other sustainability criteria, such as reducing the need to travel and reducing fossil fuel consumption. Water efficiency and consumption would be considered through Policies SP17 and SP18 of the Local Plan Strategy. Neither site contains minerals reserves. Malton-focus would result in more congestion, which would increase fossil fuel consumption.</p>	<p style="text-align: center;">=</p> <p>Both site option choices use greenfield sites. The sites are Best and Most Versatile Land. This is due to lack of available, deliverable and developable Brownfield sites which comply with other sustainability criteria, such as reducing the need to travel and reducing fossil fuel consumption. Water efficiency and consumption would be considered through Policies SP17 and SP18 of the Local Plan Strategy. Neither site contains minerals reserves. Norton-focus would result in development which allows better junction capacity, and the more fuel efficient use of vehicles when accessing the A64.</p>
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	<p style="text-align: center;">○</p> <p>This objective would be considered in greater detail at a later stage.</p>	<p style="text-align: center;">○</p> <p>This objective would be considered in greater detail at a later stage.</p>

SUMMARY

Approach	++	+	=	-	--	U	O
Malton- Focus	5	7	3	3	1	0	3
Norton- Focus	11	2	4	0	0	0	3

Conclusions, Commentary and Mitigation

10.12 It is clear that from the appraisal of the two different areas of focus, the development site which would provide the Norton-Focus provides substantial benefits compared to a Malton-Focus.

10.13 In terms of the **social sustainability objectives**, there was greater confirmation around the delivery of affordable housing, and the delivery of the link road would ensure that not only the impact of the proposed in terms of traffic movements would be met, background traffic would be able to use the route, ensuring that the capacity at junctions would be able to accommodate planned levels of growth at the towns.

10.14 Performance against the **economic sustainability objectives** showed that, due to the nature of the proposals, both approaches performed equally.

10.15 Performance against the **environmental sustainability objectives** showed that whilst there was some similarities (such as loss of Best and most Versatile Land), these are best delivered through a Norton-Focus, this is around the landscape sensitivities to the west of Malton (sites at Castle Howard Road), and the impacts of development on the setting of Grade 1 Listed St. Mary's Priory Church (Land to north of Peasey Hills). Compared to the lower landscape sensitivity at this part of Norton (south east). The ability of the link road to ensure that the capacity of junctions could accommodate planned levels of growth was also a significant benefit.

KIRKBYMOORSIDE

	Objective <i>Local (Settlement Specific) Objectives</i>	Option 1- Redevelopment of the Sylatech Site and adjoining land to relocate the factory and deliver 124 homes	Option 2- The development of a combination of other sites including sites 265, and a limited supply from sites 201, 345 and site 156 * *site 345 was later discounted due to evidence of a lack of delivery
A1	<p>To ensure that all groups of the population have access to health, education, leisure and recreation services that are required</p> <ul style="list-style-type: none"> • <i>Deficiencies in market town amenity space and open space provision especially for children and young people, indoor sports provision and allotments</i> • <i>Additional capacity needed at primary school level</i> 	<p style="text-align: center;">-</p> <p>Sites located adjacent a Local Service Centre. The A170 is a potential barrier to accessing services on foot.</p>	<p style="text-align: center;">+</p> <p>Sites are adjacent to a Local Service Centre, with generally good accessibility for a range of services. As a mixture of smaller sites, there is no increased provision of on-site recreation. Site 156 is close to the town centre and particularly close in respect of sports provision.</p>
A2	<p>To provide the opportunity for all people to meet their housing needs</p> <ul style="list-style-type: none"> • <i>The need for extra-care facilities</i> 	<p style="text-align: center;">+</p> <p>Provision of affordable housing is recognised.</p>	<p style="text-align: center;">+</p> <p>Provision of plan-compliant affordable housing is recognised. This would be provided across a range of smaller sites, reflecting the provision proposed at the Westfield's Site, a committed site. Sites of insufficient size to deliver Extra Care Facility.</p>
A3	<p>To improve overall levels of health and reduce the disparities between different groups and different areas.</p>	<p style="text-align: center;">=</p> <p>Sites located proximal a Local Service Centre.</p>	<p style="text-align: center;">+</p> <p>Sites are both adjacent and one is proximal (site 265) to a Local Service Centre, and provide on</p>

	Objective <i>Local (Settlement Specific) Objectives</i>	Option 1- Redevelopment of the Sylatech Site and adjoining land to relocate the factory and deliver 124 homes	Option 2- The development of a combination of other sites including sites 265, and a limited supply from sites 201, 345 and site 156 * *site 345 was later discounted due to evidence of a lack of delivery
		Scheme would provide some on-site recreational space.	balance better access to recreational facilities and services. As a mixture of smaller sites, there is no increased provision on site, but sites have been assessed in respect of their access to services and recreational facilities. Site 156 is close to the town centre and particularly close to sports provision.
A4	To maintain and promote the distinctiveness of identifiable communities <ul style="list-style-type: none"> <i>The settlements of Kirkbymoorside, Keldholme and Kirkby Mills are in close proximity</i> 	<p style="text-align: center;">=</p> Sites would not contribute to coalescence.	<p style="text-align: center;">=</p> Sites would not contribute to coalescence.
A5	To reduce crime and the fear of crime	<p style="text-align: center;">O</p> All sites will be expected to comply with SP16 of the Local Plan Strategy in respect of Secured by Design principles	<p style="text-align: center;">O</p> All sites will be expected to comply with SP16 of the Local Plan Strategy in respect of Secured by Design principles.
A6	To develop a more balanced population	<p style="text-align: center;">+</p> Sites located proximal to a Local Service Centre. Affordable housing provision is recognised.	<p style="text-align: center;">+</p> Sites located adjacent a Local Service Centre. Affordable housing provision is recognised.

	Objective <i>Local (Settlement Specific) Objectives</i>	Option 1- Redevelopment of the Sylatech Site and adjoining land to relocate the factory and deliver 124 homes	Option 2- The development of a combination of other sites including sites 265, and a limited supply from sites 201, 345 and site 156 * <small>*site 345 was later discounted due to evidence of a lack of delivery</small>
B1	To maintain and enhance employment opportunities	<p style="text-align: center;">-</p> <p>The option results in the loss of employment land for Kirkbymoorside.</p>	<p style="text-align: center;">O</p> <p>This option choice is for the provision of residential development.</p>
B2	To maintain and enhance the vitality of the countryside, villages and town centres	<p style="text-align: center;">-</p> <p>The option results in the loss of employment land for Kirkbymoorside.</p>	<p style="text-align: center;">=</p> <p>The sites for residential development are adjacent to the Local Service Centres. They will provide a range of new housing to support provision of services and facilities.</p>
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	<p style="text-align: center;">+</p> <p>The sites are adjacent to the Local Service Centres. They will provide a range of new housing. The proposed scheme would result in the loss of employment land, but if the package of development was to occur, it would facilitate the relocation of the established business.</p>	<p style="text-align: center;">=</p> <p>The sites for residential development are adjacent to the Local Service Centres. They will provide a range of new housing.</p>

	<p>Objective</p> <p><i>Local (Settlement Specific) Objectives</i></p>	<p>Option 1- Redevelopment of the Sylatech Site and adjoining land to relocate the factory and deliver 124 homes</p>	<p>Option 2- The development of a combination of other sites including sites 265, and a limited supply from sites 201, 345 and site 156 *</p> <p><i>*site 345 was later discounted due to evidence of a lack of delivery</i></p>
B4	<p>To diversify the local economy</p>	<p style="text-align: center;">=</p> <p>This proposal is for residential development.</p>	<p style="text-align: center;">=</p> <p>This proposal is for residential development</p>
C1	<p>To protect and enhance biodiversity and geo-diversity.</p> <ul style="list-style-type: none"> <i>Proximity of North York Moors Special Area of Conservation (SAC) and the 10km buffer which covers the whole of Kirkbymoorside. The HRA requires a golden plover bird survey and an “appropriate management plan” for recreational pressures to be in place before any Greenfield land comes forward.</i> <i>SINC - Manor Vale</i> 	<p style="text-align: center;">+</p> <p>Sites surround the settlement subject to Bird Survey, which found no evidence of Golden Plover. Part of the site is Brownfield.</p>	<p style="text-align: center;">+</p> <p>Sites surround the settlement subject to Bird Survey, which found no evidence of Golden Plover. Once small site is Brownfield.</p>
C2	<p>To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity</p> <ul style="list-style-type: none"> <i>“Fringe of the Moors” Area of High Landscape Value to the north, west and east of the town.</i> <i>Visually Important Undeveloped Area (VIUA) between Kirkbymoorside and Keldholme</i> 	<p style="text-align: center;">-</p> <p>Whilst the site includes a component of Brownfield, the other component (site 259) is Greenfield and not subject to any landscape designations. However, the land is relatively rural, and feels distanced from the town. The development of the full extent of the site would result in a significant incursion to the south of the</p>	<p style="text-align: center;">-</p> <p>Option two has sites that are all within the Area of High Landscape Value. They are small incremental sites, which are well -related to the built form, and to the north of the A170. Some landscape sensitivities are displayed in sites 156 and 265, and they are within the current Visually Important Undeveloped Area, by virtue of their</p>

	<p>Objective</p> <p><i>Local (Settlement Specific) Objectives</i></p>	<p>Option 1- Redevelopment of the Sylatech Site and adjoining land to relocate the factory and deliver 124 homes</p>	<p>Option 2- The development of a combination of other sites including sites 265, and a limited supply from sites 201, 345 and site 156 *</p> <p>*site 345 was later discounted due to evidence of a lack of delivery</p>
		<p>A170, a spatial principle which was identified in the Local Plan Strategy as a direction of development the town should not take. As such it is considered that this would be a negative impact on Objective C2.</p>	<p>open, elevated position on the eastern extent, as such the development principles will need to reflect this. site 265 is a Brownfield site, and 156 represents a limited incursion in to the VIUA, within the context of estate development. This is considered in the subsequent assessment table.</p>
C3	<p>Reduce long distance commuting and congestion by reducing the need to travel.</p>	<p style="text-align: center;">+</p> <p>The sites are adjacent to the Local Service Centre.</p>	<p style="text-align: center;">+</p> <p>The sites are adjacent to the Local Service Centre. Site 156 is closest to the town centre, and on more level land.</p>
C4	<p>To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere</p> <ul style="list-style-type: none"> • <i>The areas subject to flooding EA FloodMap zones 2 and 3 are near the River Dove which flows to the east of the town through Keldholme.</i> • <i>Areas of the town at risk of surface water flooding as identified by the Environment Agency</i> 	<p style="text-align: center;">+</p> <p>Sites within Flood Zone 1, and not within areas of high surface water flooding.</p>	<p style="text-align: center;">+</p> <p>Sites within Flood Zone 1, and not within areas of high surface water flooding.</p>

	Objective <i>Local (Settlement Specific) Objectives</i>	Option 1- Redevelopment of the Sylatech Site and adjoining land to relocate the factory and deliver 124 homes	Option 2- The development of a combination of other sites including sites 265, and a limited supply from sites 201, 345 and site 156 * *site 345 was later discounted due to evidence of a lack of delivery
C5	To conserve and where appropriate enhance the historical and cultural environment. <ul style="list-style-type: none"> • <i>Scheduled Monuments</i> <ul style="list-style-type: none"> ○ <i>Neville Castle</i> ○ <i>Starfitts Round Barrow</i> ○ <i>Vivers Hill Castle</i> • <i>A large number of Listed Buildings (especially around the Market Place)</i> • <i>Kirkbymoorside Conservation Area</i> • <i>archaeologically significant areas of Mediaeval and post-Mediaeval character to the west and east of the town</i> 	= Form and character issues are more relevant to the consideration of this site. There are no archaeological/designated heritage asset considerations, but it would be taking the town in a significantly new direction. As such whilst not affecting designated assets, the site would not enhance the historic and cultural environment of Kirkbymoorside.	+/- Sites 201 and 265 perform well against this objective. However, 156 is a site which includes a single strip field, and whilst not being a designated heritage asset, it is part of an important cultural landscape and once lost is not replaceable, and this would be a site specific negative impact against C5.
C6	To reduce the emission of greenhouse gases	+ The development of the two sites would be adjacent to the Local Service Centre, and provide good access to services and facilities.	+ The sites are adjacent to the Local Service Centre, and provide good access to services and facilities, particularly site 156.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	= This objective is concerned more with the implementation of the site- and all proposals would need to demonstrate compliance with Policy SP18	= This objective is concerned more with the implementation of the site- and all proposals would need to demonstrate compliance with Policy SP18 of the Local Plan Strategy.

	Objective <i>Local (Settlement Specific) Objectives</i>	Option 1- Redevelopment of the Sylatech Site and adjoining land to relocate the factory and deliver 124 homes	Option 2- The development of a combination of other sites including sites 265, and a limited supply from sites 201, 345 and site 156 * *site 345 was later discounted due to evidence of a lack of delivery
		of the Local Plan Strategy.	
C8	To make the most efficient use of land <ul style="list-style-type: none"> • <i>Grade 3 Agricultural Land surrounds Kirkbymoorside</i> 	<p style="text-align: center;">=</p> <p>The sites are adjacent to the Local Service Centre. The redevelopment would involve using some Brownfield land (although the majority of the site is Greenfield (site 259). Would also involve some use of Grade 3 land (4.14ha)- which may be Best and Most Versatile land.</p>	<p style="text-align: center;">=</p> <p>The sites are adjacent to the Local Service Centre, and provide good access to services and facilities. One small Brownfield site (265) (although the majority of the sites are Greenfield. They are identified as Grade 3 land, but are relatively small sites (1.45ha maximum) which are grazed, not cropped.</p>
C9	To maintain a high quality environment in terms of air, soil and water quality <ul style="list-style-type: none"> • <i>Green infrastructure corridor – Dove Ryedale</i> • <i>Sewerage capacity – limited to west and south of town</i> • <i>Grade 3 Agricultural Land surrounds Kirkbymoorside</i> 	<p style="text-align: center;">+</p> <p>The site is proximal to the Local Service Centre, and provides reasonable access to services and facilities. One small Brownfield site (454) although site 259 is as Grade 3 land, which is 4.14ha.</p>	<p style="text-align: center;">+</p> <p>The site is proximal to the Local Service Centre, and provide good access to services and facilities. One small Brownfield site (265) (although the majority of the sites are Greenfield. They are identified as Grade 3 land, but are relatively small sites (1.45ha maximum) which are grazed, not cropped.</p>

	Objective <i>Local (Settlement Specific) Objectives</i>	Option 1- Redevelopment of the Sylatech Site and adjoining land to relocate the factory and deliver 124 homes	Option 2- The development of a combination of other sites including sites 265, and a limited supply from sites 201, 345 and site 156 * <small>*site 345 was later discounted due to evidence of a lack of delivery</small>
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p style="text-align: center;">=</p> <p>The site is proximal to the Local Service Centre. The redevelopment would involve using some Brownfield land (although the majority of the site is Greenfield (site 259) and is 4.14ha in size.</p>	<p style="text-align: center;">+</p> <p>The sites are proximal to the Local Service Centre. One small Brownfield site (265) (although the majority of the sites are Greenfield they are relatively small sites (1.45ha maximum) which are grazed, not cropped. The amount of land in Grade 3 is substantially less with this option.</p>
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	<p style="text-align: center;">O</p> <p>This objective would be considered in greater detail at a later stage.</p>	<p style="text-align: center;">O</p> <p>This objective would be considered in greater detail at a later stage.</p>

SUMMARY

Approach	++	+	=	-	--	U	O
Option 1- Redevelopment of the Sylatech Site and adjoining land to relocate the factory and deliver 124 homes	0	8	7	4	0	0	2
Option 2- The development of a combination of other sites including sites 265, and a limited supply from sites 201, 345 and site 156 * *site 345 was later discounted due to evidence of a lack of delivery	0	11	6	2	0	0	3

Conclusions, Commentary and Mitigation

- 10.16 The summary evaluation identifies that, with Option 2 performing the best, there were few areas between the two option choices where the sites had markedly different results in terms of performance against the sustainability objectives. It should be noted that performance through the SSM had identified that these two options were the best performing when considered against the range of other sites submitted.
- 10.17 In terms of the **social sustainability objectives**, there was broad similarities in the performance, save for the reduced accessibility of Option 1, with the presence of the A170.
- 10.18 Performance against the **economic sustainability objectives** highlighted that in terms of Kirkbymoorside Option 1 would result in the loss of employment land, but acknowledged that had the relocation occurred, could have resulting in wider economic attraction for the District.
- 10.19 Performance against the **environmental sustainability objectives** identified that Option 1 would result in a greater loss of Grade 3 agricultural land. It also identified that as a direction for the town's development, south of the A170 was identified as an area where residential development should not be focused on. The sensitivities with the sites of 156 and 265, being within a Visually Important Undeveloped Area, and loss of a Strip Field, from the indentified strip field system (site 156) also resulted in constraints to the respective options performance.

SD 2-SD11 Residential Land Allocations

The format of this sustainability appraisal of this part of the Local Plan Sites Document takes a different format to the other SA frameworks; this is because the Site Selection Methodology tables provide the detailed, individual and a degree comparative assessment of site sustainability, and this is overlain with the cumulative considerations (such as air quality and traffic generation), and strategic considerations.

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
A1	To ensure that all groups of the population have access to health, education, leisure and recreation services that are required	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<p>All the sites identified are indetified in the SSM as accessible sites. The allocations reflect the strategic approach of the Plan.</p> <ul style="list-style-type: none"> • SD3: Important that the land for the school, and recreation is within the red-outline of the site. A NEAP should be provided and sufficient informal green space to provide recreational offer which minimises the use of the River Derwent. Such sites should also be capable of being accessed on foot or by cycle. • SD5: important that landscaped areas of play and fitness are included • SD6: Important that the western component of the site includes an area of open space to buffer for Green Infrastructure, recreation, flood risk mitigation, and setting of a proximal Listed Building • SD7: provide pedestrian and cycle access across the site to enhance existing PRoWs to access the town centre and recreational area • SD10: The site proposes an access to the school from the B1257, and a kiss and drop facility, with a pedestrian and cycle link to Meadowfield and an area of children's play space. • SD11: ensure that there is sufficient open space, and buffer to the trees to the Balk, to provide access onto the Balk and the village

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
A2	To provide the opportunity for all people to meet their housing needs	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<p>Material submitted to the plan making process either confirms a plan-compliant level of affordable housing, or that the site has no constraints which could affect the viability of the site. The sites are in focused in locations where housing need is greatest- the Market Towns.</p> <ul style="list-style-type: none"> • The precise mix will be considered through the planning application process in terms of the precise mix and tenure of housing, including that which is to be affordable. Sites which are capable of more than 50 dwellings will be expected to ensure that 5% of dwellings are bungalows. • It is acknowledged that SD10 will deliver only a commuted sum. • The site allocations are also a range of sizes which will allow range of developers to bring forward the sites.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<p>The sites have performed well through the SSM in respect of their ability to provide access to facilities and services.</p> <ul style="list-style-type: none"> • The sites are expected to provide informal recreational/green infrastructure • Sites SD3, SD5, SD6, SD10 have areas of open space specific identified which will meet a range of needs • The sites are also in settlements with established health care facilities, or the means to access such facilities by public transport.

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
A4	<p>To maintain and promote the distinctiveness of identifiable communities</p>	<ul style="list-style-type: none"> • SD3 - Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group 3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<p>The SSM assessment has identified that these sites in principle would be complementary in their development. They are sites which, when compared to other sites in their respective settlements also have limited landscape sensitivity. Sites SD7 and SD9 have some sensitivities, but their accessibility to the town compared to sites with similar landscape sensitivities was a key consideration. The SSM did identify mitigation:</p> <p>Subject to well defined hierarchy of streets and spaces, and subject to the following:</p> <ul style="list-style-type: none"> • SD3: integrated landscaping, the current edge of the town in this area has been identified in the Landscape Character Assessment as being 'unsightly and out of place' in respect of the Norton Grove Industrial Estate, and that development here would provide an opportunity to expand the settlement, but on a sensitive basis, with extensive tree planting, which is to reinforce the landscape character of areas of woodland which punctuate the larger fields. • SD4: specific design/siting criteria which reflects the specific build character on Old Maltongate, which is informed by large, villa-style properties set within extensive curtilages and set back from the road, a similar build context would be necessary to reinforce this. • SD5: consideration of the topography of the site; in

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
			<p>respect of the landscaping and dwelling heights, the site is well contained by the topography, but to the north is the cemetery.</p> <ul style="list-style-type: none"> • SD6: important area of Green Infrastructure to the west of the site; retention of substantive boundary hedge to the Malton Road; strategic landscaping swathe to the south; and retain views of the spire of Church of St. Peter and St. Paul (Grade I Listed) when approaching the town. This is to ensure that key features of the settlement are protected in terms of the contribution they make to Pickering. • SD7: the eastern elevation is capable of being open, and links into the important open space between Kirkbymoorside and Keldholme, landscape buffer to the eastern boundary of the site. • SP8: elevated topography, hedging very distinctive. Retention of mature boundary treatment, and limit height of the buildings to two storeys • SD9: the size of the site is important, and the site extent reflects the smallest site submission, which covered the lowest area of land; which would reflect the pre-existing build character; and ensure that the elevated and prominent nature of the site could be development sensitively, aligned to this there are sporadic buildings at this elevation along Swineherd Lane, so a broken mass of buildings would provide a development form which is reflective of the build character along the northern side of Swineherd Lane. • SD10: The frontage of the site is particularly importance as it will be an importance new entrance

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
			<p>to the village, the AONB is also to the south. The presence of the existing hedge and proposed tree planting will be important for character and appearance of the setting of the village and the AONB.</p> <ul style="list-style-type: none"> • SD11: The site has an important feature in the form of a line of Mature trees which are subject to a Tree Preservation Order, and are part of the area of the village called the Balk. They are a very distinctive feature of Slingsby and are within the Conservation Area, as such their long term retention, and ability to ensure that the development of the site is compatible with their retention should be identified. Accordingly, vehicular access would also be required from Aspen Way, and not taken through the Trees of the Balk. To ensure that the buildings sit well within the prevailing landform, which is gently sloping from the higher ground of the AONB, buildings would be no higher than two storeys, to ensure that the roof scape is visible, but not unduly prominent.
A5	To reduce crime and the fear of crime	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: 	<ul style="list-style-type: none"> • Local plan Strategy Policy SP16 expects careful design of buildings and spaces to reduce crime and the fear of crime, this is a design-specific matter which will be considered through the planning application.

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
		Group 3 <ul style="list-style-type: none"> • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	
A6	To develop a more balanced population	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 • 	<ul style="list-style-type: none"> • This will be considered through the planning application process in terms of the precise mix and tenure of housing, including that which is to be affordable. Sites which are capable of more than 50 dwellings will be expected to ensure that 5% of dwellings are bungalows. Material submitted to the plan making process either confirms a plan-compliant level of affordable housing, or that the site has no constraints which could affect the viability of the site. • It is acknowledged that SD9 will deliver only a commuted sum. • The site allocations are also a range of sizes which will allow range of developers to bring forward the sites.
B1	To maintain and enhance employment opportunities	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: 	<ul style="list-style-type: none"> • These developments are residential, and are located in settlements which accord with the settlement hierarchy of the Local Plan Strategy. The Hierarchy, in part reflects the needs of businesses and employers to have the most sustainable access to employees, markets, and aligned businesses.

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
		Group 3 <ul style="list-style-type: none"> • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 • 	
B2	To maintain and enhance the vitality of the countryside, villages and town centres	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<ul style="list-style-type: none"> • These sites are all subject SSM methodology which identifies which sites will accord with the Spatial Strategy, and they are sites which provide for managed growth in the Market Towns and key villages to provide increased markets, and greater security of need for local services and facilities.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: 	<ul style="list-style-type: none"> • These sites are all subject SSM methodology which identifies which sites will accord with the Spatial Strategy, and they are sites which provide for managed growth in the Market Towns and key villages to provide increased markets, and greater security of need for local services and facilities.

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
		<p>Group 3 site</p> <ul style="list-style-type: none"> • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	
B4	To diversify the local economy	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<ul style="list-style-type: none"> • These sites are for residential development.
C1	To protect and enhance biodiversity and geo-diversity.	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: 	<ul style="list-style-type: none"> • The sites have all been subjected the SSM assessment framework, and the sites which performed well enough to be considered as option choices were also considered through the Habitats Regulations Assessment, and in the case of Malton and Norton sites were also assessed through the Appropriate Assessment. <p>Proposed mitigation measures as part of the</p>

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
		<p>Group 2 site</p> <ul style="list-style-type: none"> • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<p>Appropriate Assessment include:</p> <ul style="list-style-type: none"> • Providing a level of recreational opportunities which provide a meaningful alternative to using the River Derwent for walking (to reduce recreational pressure) • Provide for attenuation to greenfield rates; utilising sustainable drainage systems which are three-phase to ensure that any indirect or direct contamination of the River Derwent from activities on the site are removed, and that measures during construction are considered in accordance with a CMP • All sites will be expected as per SP12 of the Local Plan Strategy to delivery net gains to biodiversity. • Sites are expected to maximise opportunities for Green Infrastructure. • Where trees are identified on the site, and they are of merit, their retention is identified.
C2	<p>To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity</p>	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<p>A significant part this is established through the SSM. The sites at Pickering have been chosen because they have been identified as not having any strip field systems on the site, and performed well in other respects through the SSM. The site in Norton (SD3) was identified as having low landscape sensitivity in the Landscape Character Assessment. The other sites have been considered within their respective settlements and provide the least sensitive sites (subject to appropriate mitigation). In conjunction with the application of policy SP1 and SP2, ensuring that residential allocations are adjacent to the existing built form of the settlement. Site-specific landscape considerations:</p> <ul style="list-style-type: none"> • SD3: integrated landscaping, the current edge of the

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
			<p>town in this area has been identified in the Landscape Character Assessment as being 'unsightly and out of place' in respect of the Norton Grove Industrial Estate, and that development here would provide an opportunity to expand the settlement, but on a sensitive basis, with extensive tree planting, which is to reinforce the landscape character of areas of woodland which punctuate the larger fields.</p> <ul style="list-style-type: none"> • SD4: specific design/siting criteria which reflects the specific build character on Old Maltongate, which is informed by large, villa-style properties set within extensive curtilages and set back from the road, a similar build context would be necessary to reinforce this. Whilst not a landscape matter, it is an important transition area between Malton and Old Malton • SD5: consideration of the topography of the site; in respect of the landscaping and dwelling heights, the site is well contained by the topography, but to the north is the cemetery. The site is elevated, and currently provides long distance views over the Vale to the Wolds. • SD6: important area of Green Infrastructure to the west of the site; retention of substantive boundary hedge to the Malton Road; strategic landscaping swathe to the south; and retain views of the spire of Church of St. Peter and St. Paul (Grade I Listed) when approaching the town. This is to ensure that key features of the settlement are protected in terms of the contribution they make to the settlement Pickering.

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
			<ul style="list-style-type: none"> • SD7: the eastern elevation is capable of being open, and links into the important open space between Kirkbymoorside and Keldholme, landscape buffer to the eastern boundary of the site. • SP8: elevated topography, hedging very distinctive. Retention of mature boundary treatment, and limit height of the buildings to two storeys • SD9: the size of the site is important, and the site extent reflects the smallest site submission, which covered the lowest area of land; which would reflect the pre-existing build character; and ensure that the elevated and prominent nature of the site could be development sensitively, aligned to this there are sporadic buildings at this elevation along Swineherd Lane, so a broken mass of buildings would provide a development form which is reflective of the build character along the northern side of Swineherd Lane. • SD10: The frontage of the site is particularly importance as it will be an importance new entrance to the village, the AONB is also to the south. The presence of the existing hedge and proposed tree planting will be important for character and appearance of the setting of the village and the AONB. • SD11: The site has an important feature in the form of a line of Mature trees which are subject to a Tree Preservation Order, and are part of the area of the village called the Balk. They are a very distinctive feature of Slingsby and are within the Conservation Area, as such their long term retention, and ability to

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
			ensure that the development of the site is compatible with their retention should be identified. Accordingly, vehicular access would also be required from Aspen Way, and not taken through the Trees of the Balk. To ensure that the buildings sit well within the prevailing landform, which is gently sloping from the higher ground of the AONB, buildings would be no higher than two storeys, to ensure that the roof scape is visible, but not unduly prominent.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<ul style="list-style-type: none"> • Sites all accord with the spatial principles of the Local Plan Strategy, and this was assessed in the SSM • The sites will be expected to identify walking and cycling routes into the settlements, and • SD3: The Link road is a critical element of ensuring that the transport movements and their impacts are minimised on the site. without a link to highway impacts on the network and consequent impacts on air quality would be detrimental. The site identifies a link road between Beverley Way and Hugden Way, this links onto Westfield Way and in order to ensure the most efficient operation of the lights at Westfield Way/Scarborough Road a MOVA system would need to be installed. •
C4	To ensure future development is resilient to climate change such as development is not	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site 	<ul style="list-style-type: none"> • All allocations have low flood risk (1) and low risk of surface water flooding- as identified in the SSM • SD6, the western part of the site would need to be excluded from the developable area and this has

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
	vulnerable to flooding, or will increase the risk of flooding elsewhere	<ul style="list-style-type: none"> • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<p>been identified as acceptable by the site submitter.</p> <ul style="list-style-type: none"> • All site submissions (Except those of less than 1ha) will need to submit a Flood Risk Assessment to ensure that surface water is attenuated to Greenfield rates • Sustainable Drainage Systems would be expected to be utilised, as all but SD5 are not subject to any groundwater source protection zone. • SD5: sustainable drainage systems which are compatible with the higher level of technical specification would be required, to ensure that there is no contamination at any stage of the development and its operation
C5	To conserve and where appropriate enhance the historical and cultural environment.	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<ul style="list-style-type: none"> • The SSM process has identified no direct impacts on designated and non-designated heritage assets, including the form and character of the settlement, but there are some sensitivities which are identified below, with indications of acceptable consideration/mitigation • SD3: integrated landscaping, the current edge of the town in this area has been identified in the Landscape Character Assessment as being 'unsightly and out of place' in respect of the Norton Grove Industrial Estate, and that development here would provide an opportunity to expand the settlement, but on a sensitive basis, with extensive tree planting, which is to reinforce the landscape character of areas of woodland which punctuate the larger fields.

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
			<ul style="list-style-type: none"> • SD4: specific design/siting criteria which reflects the specific build character on Old Maltongate, which is informed by large, villa-style properties set within extensive curtilages and set back from the road, a similar build context would be necessary to reinforce this. • SD5: consideration of the topography of the site; in respect of the landscaping and dwelling heights, the site is well contained by the topography, but to the north is the cemetery. • SD6: important area of Green Infrastructure to the west of the site; retention of substantive boundary hedge to the Malton Road; strategic landscaping swathe to the south; and retain views of the spire of Church of St. Peter and St. Paul (Grade I Listed) when approaching the town. This is to ensure that key features of the settlement are protected in terms of the contribution they make to Pickering. The ability to view the church is part of the Church's significance in terms of its important historic, communal and aesthetic contribution to Pickering. • SD11: The site has an important feature in the form of a line of Mature trees which are subject to a Tree Preservation Order, and are part of the area of the village called the Balk. They are a very distinctive feature of Slingsby and are within the Conservation Area, as such their long term retention, and ability to ensure that the development of the site is compatible with their retention should be identified. Accordingly, vehicular access would also be required from Aspen Way, and not taken through the Trees of the Balk. To

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
			ensure that the buildings sit well within the prevailing landform, which is gently sloping from the higher ground of the AONB, buildings would be no higher than two storeys, to ensure that the roof scape is visible, but not unduly prominent.
C6	To reduce the emission of greenhouse gases	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<ul style="list-style-type: none"> • Sites all accord with the spatial principles of the Local Plan Strategy- this is about locating the majority of development in areas where it allows access to services and facilities without the car • Developments will also be expected to accord with SP18 and apply the energy hierarchy. • Sites will need to identify in the development principles where the opportunities for cycling and walking are proposed, and the development principles will articulate this on a site-by-site basis. This was a key reason for the identification of SD7, because whilst the site was part of an identified strip field system, the accessibility of the site to the town centre was better than other group 3 sites. • The roll-out of electrical vehicle charging, which over time will be using increasing amounts of renewable energy sources to provide the power to such vehicles.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: 	<ul style="list-style-type: none"> • Developments will also be expected to accord with SP18 and apply the energy hierarchy.

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
		<p>Group 3 site</p> <ul style="list-style-type: none"> • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	
C8	To make the most efficient use of land	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<ul style="list-style-type: none"> • Policy SD2 identifies indicative yields for the sites which ensure that the sites would be used efficiently and still respect the context of the local build character, and any site specific requirements. • The SSM process identified the sites which resulted in the greatest impact on BaMVL land, and overlain considerations of access to facilities and services, and delivery of wider benefits. SD3 is a site which would result in a loss of BaMVL, but within the other sustainability considerations: improving air quality, improvement of traffic movements, provision of land for a school, limited landscape sensitivity the site performs on balance very well in the SSM.
C9	To maintain a high quality environment in terms of air, soil and water quality	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: 	<p>SSM and cumulative considerations at Pickering and Malton have identified the sites which ensure that key sustainability objectives are capable of being met, within the context of new development. The Local Plan Traffic Modelling identified a Norton-focus to development provides junction capacity to allow planned rates of development.</p>

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
		<ul style="list-style-type: none"> Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<ul style="list-style-type: none"> • Developments will also be expected to accord with SP18 and apply the energy hierarchy. • SD5: sustainable drainage systems which are compatible with the higher level of technical specification would be required, to ensure that there is no contamination at any stage of the development and its operation • SD3: Provide for attenuation to greenfield rates; utilising sustainable drainage systems which are three-phase to ensure that any indirect or direct contamination of the River Derwent from activities on the site are removed, and that measures during construction are considered in accordance with a CMP • All site allocations are expected to provide EV charging infrastructure so that cars in the new developments have the capacity to be hybrid/ full EV • Developments are expected to utilise green infrastructure techniques to support wider ecosystem services to ensure that air, soil and water quality
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<ul style="list-style-type: none"> • SD3 - Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group 3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: 	<ul style="list-style-type: none"> • Developments will also be expected to accord with SP18 and apply the energy hierarchy. • The SSM has identified where BaMVL is present, and where in developing such land, there are wider sustainability considerations which also need to be considered. • No proposed allocations are to be on or near mineral working as identified in the emerging Joint Minerals and Waste Plan

	Objective	Development Sites, SSM Groupings	Concluding evaluation and any identified mitigation for Local Plan Sites Document
		Group 3 <ul style="list-style-type: none"> • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	<ul style="list-style-type: none"> • SD3 -Land to the east of Beverley Road, Norton: Group 3 site • SD4 - Land to the west of Old Maltongate (Ryedale House) Malton: Group3 site • SD5 - Land to the east of Whitby Road, Pickering: Group 3 Site • SD6 - Land to the west of Malton Road, Pickering: Group 3 site • SD7 - Land to the south of Swineherd Lane, Kirkbymoorside: Group 2 site • SD8 - Land to the north of Keld Head Close, Kirkbymoorside: Group 3 site • SD9 - Brickworks site, to north of Swineherd Lane, Kirkbymoorside: Group 3 • SD10 - Land to the south of Amotherby Primary School, Amotherby: Group 3 • SD11 - Land to the south of Aspen Way, Slingsby: Group 3 	<ul style="list-style-type: none"> • Developments will also be expected to accord with SP18 and apply the energy hierarchy. • Developments will be expected to produce a CMP (Construction Management Plan) which ensures that contamination opportunities are minimised.

Policy SD 12 New Employment Land (Commitments)

10.20 Policy PS12 is made of two components, those sites which are subject to planning approvals and are identified as Commitments and those sites which are proposed as Allocations. Please note that employment sites for Helmsley are identified in the Helmsley Plan.

The commitments are:

- York Road Industrial Estate, Malton (6.8ha)
- Land at Norton Grove, Norton (0.78ha)
- Agri-business Park and Business Technology Park, Eden House Road, Malton (17.8ha)
- Land to the west of Kirkby Mills Road, Kirkbymoorside (0.71ha)

They are for B1, B2 and B8 uses.

	Objective	All Existing Employment Permissions as Commitments	Larger Employment Site Commitments Only	Larger Employment Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
A1	To ensure that all groups of the population have access to health, education, leisure and recreation services that are required	<p style="text-align: center;">+</p> <p>This depends on the location of the development. Some smaller schemes in the rural areas will not have the same level of access as those sites on the edge of the market towns</p>	<p style="text-align: center;">++</p> <p>The larger sites are those which accord with the principle of the Local Plan Strategy, and are located in settlements with good levels of access to facilities and services.</p> <p>The larger sites could be defined depending on the site's situation</p>	<p style="text-align: center;">++</p> <p>The larger sites are those which accord with the principle of the Local Plan Strategy, and are located in settlements with good levels of access to facilities and services</p>	

	Objective	All Existing Employment Permissions as Commitments	Larger Employment Site Commitments Only	Larger Employment Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
			within the settlement hierarchy.		
A2	To provide the opportunity for all people to meet their housing needs	<p style="text-align: center;">=</p> <p>As this is concerning employment, it is not possible to make specific links to meeting housing needs. Provides for the full spectrum of scenarios of different employment opportunity scenarios.</p>	<p style="text-align: center;">=</p> <p>Ensures that the ability to manage the supply is maintained; if only the larger sites are considered. Allows those key sites to be the focus. with Policy SP6 of the Local Plan Strategy providing the framework to consider other schemes.</p>	<p style="text-align: center;">=</p> <p>Ensures that the ability to manage the supply is maintained; if only the larger sites are considered. Allows those key sites to be the focus. with Policy SP6 of the Local Plan Strategy providing the framework to consider other schemes.</p> <p>Ensures that the wider sustainability of sites are considered</p>	
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	<p style="text-align: center;">O</p> <p>Employment development in accordance with SP6, larger employment sites are located in areas of higher population and provide opportunities for walking, cycling and better access to health</p>	<p style="text-align: center;">O</p> <p>Employment development in accordance with SP6, larger employment sites are located in areas of higher population and provide opportunities for walking, cycling and better access to</p>	<p style="text-align: center;">O</p> <p>Employment development in accordance with SP6, larger employment sites are located in areas of higher population and provide opportunities for walking, cycling and better access to</p>	

	Objective	All Existing Employment Permissions as Commitments	Larger Employment Site Commitments Only	Larger Employment Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
		care.	health care.	health care.	
A4	To maintain and promote the distinctiveness of identifiable communities	<p style="text-align: center;">+</p> <p>These sites have been granted permission without compromising the distinctive identifiable communities. This covers sites of all sizes.</p>	<p style="text-align: center;">+</p> <p>These sites have been granted permission without compromising the distinctive identifiable communities. This covers sites of all sizes.</p>	<p style="text-align: center;">++</p> <p>These sites have been granted permission without compromising the distinctive identifiable communities. The SSM has identified the sites which have performed well in respect of their ability to be developed in a manner which does not detract from the settlement .</p>	
A5	To reduce crime and the fear of crime	<p style="text-align: center;">+</p> <p>These site have been subjected to design criteria through the Local Plan Strategy</p>	<p style="text-align: center;">+</p> <p>These site have been subjected to design criteria through the Local Plan Strategy. This is particularly so of the larger, estate type developments.</p>	<p style="text-align: center;">+</p> <p>These site have been subjected to design criteria through the Local Plan Strategy. The SSM did not consider this detailed aspect in respect of sites which had already been granted planning permission.</p>	

	Objective	All Existing Employment Permissions as Commitments	Larger Employment Site Commitments Only	Larger Employment Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
A6	To develop a more balanced population	<p style="text-align: center;">++</p> <p>Sites have been derived from various circumstances, including larger sites in the Market Towns and the Service Villages, and smaller sites which meet locally derived needs</p>	<p style="text-align: center;">+</p> <p>Larger sites form a significant component of the supply, but such an approach will exclude smaller sites. These smaller sites can still be considered within the context of the LPS if they lapse.</p>	<p style="text-align: center;">++</p> <p>Larger sites form a significant component of the supply, but such an approach will exclude smaller sites. These smaller sites can still be considered within the context of the LPS if they lapse.</p>	
B1	To maintain and enhance employment opportunities	<p style="text-align: center;">+</p> <p>Sites have been derived from various circumstances, including larger sites in the Market Towns and the Service Villages, and smaller sites which meet locally derived needs. The ELR is clear that the Market Towns are the areas of greatest demand for new business development due to the relative accessibility of markets and employees. Smaller sites are generally located in the smaller</p>	<p style="text-align: center;">++</p> <p>Sites have been derived from various circumstances, including larger sites in the Market Towns and the Service Villages, and smaller sites which meet locally derived needs. The ELR is clear that the Market Towns are the areas of greatest demand for new business development due to the relative accessibility of markets and employees.</p>	<p style="text-align: center;">++</p> <p>Sites have been derived from various circumstances, including larger sites in the Market Towns and the Service Villages, and smaller sites which meet locally derived needs. The ELR is clear that the Market Towns are the areas of greatest demand for new business development due to the relative accessibility of markets and employees.</p>	

	Objective	All Existing Employment Permissions as Commitments	Larger Employment Site Commitments Only	Larger Employment Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
		settlements, and coming forward to primarily meet local needs			
B2	To maintain and enhance the vitality of the countryside, villages and town centres	<p style="text-align: center;">+++</p> <p>Sites have been derived from various circumstances, including larger sites in the Market Towns and Service Villages, and smaller sites which meet locally derived needs. The ELR is clear that the Market Towns are the areas of greatest demand for new business development due to the relative accessibility of markets and employees. Smaller sites are generally located in the smaller settlements, and coming forward to primarily meet local needs. This can lead to provision of, for example, of live work units, provision of accommodation for agricultural workers, and the provision of residential development where there is a locally driven need in</p>	<p style="text-align: center;">=</p> <p>Sites have been derived from the larger sites granted permission at the Market Towns. The ELR is clear that the Market Towns are the areas of greatest demand for new business development due to the relative accessibility of markets and employees. However, such an approach would discount the wider contribution of smaller scale residential development which meet locally derived employment needs, and which would support vitality in the villages and the countryside.</p>	<p style="text-align: center;">=</p> <p>Sites have been derived from the larger sites granted permission at the Market Towns. The ELR is clear that the Market Towns are the areas of greatest demand for new business development due to the relative accessibility of markets and employees. However, such an approach would discount the wider contribution of smaller scale residential development which meet locally derived employment needs, and which would support vitality in the villages and the countryside.</p>	The larger site submission provide the most reliable form of the supply, in Plan-compliant sites.

	Objective	All Existing Employment Permissions as Commitments	Larger Employment Site Commitments Only	Larger Employment Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
		terms of employment.			
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	<p style="text-align: center;">+</p> <p>Provision of a range of different types of residential development to meet a range of needs, including live work, small scale development in the villages and countryside to respond to the land-based economy, and that the attractive setting of Ryedale attracts those people who are not location-constrained by their work.</p>	<p style="text-align: center;">++</p> <p>The larger sites are focused on the delivery of the employment land supply, to provide for latent and unmet needs, and in locations which employers support as it allows them to broaden their employee's opportunities to live closer to work, and provide access to wider markets.</p>	<p style="text-align: center;">++</p> <p>The larger sites are focused on the delivery of the employment land supply, to provide for latent and unmet needs, and in locations which employers support as it allows them to broaden their employee's opportunities to live closer to work, and provide access to wider markets. These sites have also been considered in respect of their full sustainability considerations through the SSM</p>	SP6 still allows the consideration of commercial developments
B4	To diversify the local economy	<p style="text-align: center;">++</p> <p>Provision of a range of different types of economic development to meet a range of needs, including live work, small scale development</p>	<p style="text-align: center;">++</p> <p>The larger sites are focused on the delivery of the employment land supply, to provide for latent and unmet needs, and in</p>	<p style="text-align: center;">++</p> <p>The larger sites are focused on the delivery of housing more generally, and in locations which employers support as it allows</p>	

	Objective	All Existing Employment Permissions as Commitments	Larger Employment Site Commitments Only	Larger Employment Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
		in the villages and countryside to respond to the land-based economy, and that the attractive setting of Ryedale attracts those people who are not location-constrained by their work.	locations which employers support as it allows them to broaden their employee's opportunities to live closer to work, and provide access to wider markets.	them to broaden their employee's opportunities to live closer to work. The larger sites strengthen the position of the market towns to attract investment, and provide important levels of footfall.	
C1	To protect and enhance biodiversity and geo-diversity.	<p style="text-align: center;">+</p> <p>The scale and range of sites means that a significant proportion would not enhance biodiversity or geodiversity, but would have in the very least ensured preservation. Larger sites can enhance biodiversity through the development of landscaping, development of SuDs, which bring about habitat mosaics and diversity. Green Infrastructure networks which have multi-functional spaces.</p>	<p style="text-align: center;">++</p> <p>Larger sites can enhance biodiversity through the development of landscaping, development of SDs, which bring about habitat mosaics and diversity. Green Infrastructure networks which have multi-functional spaces.</p>	<p style="text-align: center;">++</p> <p>Larger sites can enhance biodiversity through the development of gardens, and landscaping, development of SDs, which bring about habitat mosaics and diversity. Green Infrastructure networks which have multi-functional spaces.</p>	

	Objective	All Existing Employment Permissions as Commitments	Larger Employment Site Commitments Only	Larger Employment Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	<p style="text-align: center;">+</p> <p>The spatial principles concerning the location, scale and nature of employment land are set out in Policy SP1 and SP6, and the proposals are considered in terms of their scale, massing, design, landscaping and their proposed activity and whether it is compatible in the context of the Development Plan.</p>	<p style="text-align: center;">++</p> <p>The spatial principles concerning the location, scale and nature of employment land are set out in Policy SP1 and SP6, and the proposals are considered in terms of their scale, massing, design, landscaping and their proposed activity and whether it is compatible in the context of the Development Plan. In respect of the larger sites as commitments, these sites are the key means of delivering employment land for those business who need buildings which cannot be met through the existing build stock.</p>	<p style="text-align: center;">++</p> <p>The spatial principles concerning the location, scale and nature of employment land are set out in Policy SP1 and SP6, and the proposals are considered in terms of their scale, massing, design, landscaping and their proposed activity and whether it is compatible in the context of the Development Plan. In respect of the larger sites as commitments, these sites are the key means of delivering employment land for those business who need buildings which cannot be met through the existing build stock. The sites which have performed well through the SSM have considered their landscape sensitivity, amongst the range of sustainability considerations</p>	

	Objective	All Existing Employment Permissions as Commitments	Larger Employment Site Commitments Only	Larger Employment Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
C3	Reduce long distance commuting and congestion by reducing the need to travel.	<p style="text-align: center;">+</p> <p>The spatial approach has sought in the Local Plan Strategy to concentrate economic development in and at those settlements with the greatest range of employment opportunities are present, and in the case of Malton and Norton- the train station. However, under the operation of SP6, development can occur to meet locally-derived needs which, indirectly may reduce commuting in some forms, but increase it for other facilities and services.</p>	<p style="text-align: center;">++</p> <p>The spatial approach has sought in the Local Plan Strategy to concentrate economic development in and at those settlements with the greatest range of employment opportunities are present, and in the case of Malton and Norton- the train station.</p>	<p style="text-align: center;">++</p> <p>The spatial approach has sought in the Local Plan Strategy to concentrate economic development in and at those settlements with the greatest range of employment opportunities are present, and in the case of Malton and Norton- the train station.</p>	
C4	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of	<p style="text-align: center;">+</p> <p>All sites granted planning permission have been sequentially preferable sites in respect of flood risk. Where they are larger sites, measures would be included to ensure that run-off is attenuated to</p>	<p style="text-align: center;">+</p> <p>All sites granted planning permission have been sequentially preferable sites in respect of flood risk. Where they are larger sites, measures are included to ensure that run-off is</p>	<p style="text-align: center;">+</p> <p>All sites granted planning permission have been sequentially preferable sites in respect of flood risk. Where they are larger sites, measures are included to ensure that run-off is</p>	

	Objective	All Existing Employment Permissions as Commitments	Larger Employment Site Commitments Only	Larger Employment Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
	flooding elsewhere	greenfield levels.	attenuated to greenfield levels.	attenuated to greenfield levels.	
C5	To conserve and where appropriate enhance the historical and cultural environment.	<p style="text-align: center;">+</p> <p>Whilst a number of permissions are granted in full, a number will still be in outline, but they will be expected to comply with policy SP12 concerning heritage assets and their settings.</p>	<p style="text-align: center;">+</p> <p>Whilst a number of permissions are granted in full, a number will still be in outline, but they will be expected to comply with policy SP12 concerning heritage assets and their settings.</p>	<p style="text-align: center;">+</p> <p>Whilst a number of permissions are granted in full, a number will still be in outline, but they will be expected to comply with policy SP12 concerning heritage assets and their settings.</p>	
C6	To reduce the emission of greenhouse gases	<p style="text-align: center;">U</p> <p>The operation of SP6 allows for the provision of the employment land supply to be focused at the Market Towns, but with the ability of locally derived needs to be met where appropriate. As such, all existing permissions would still result in greater emissions due to the need to travel by car from the many settlements in the District. The larger sites are situated on the edge of the Market Towns with</p>	<p style="text-align: center;">++</p> <p>The larger sites are situated on the edge of the market towns with better levels of access to public transport, and the ability for a greater number of employees to walk to work, or in the case of Malton and Norton utilise the train.</p>	<p style="text-align: center;">++</p> <p>The larger sites are situated on the edge of the market towns with better levels of access to public transport, and the ability for a greater number of employees to walk to work, or in the case of Malton and Norton utilise the train.</p>	In sustainability terms the sites which have been identified as commitments are in the most sustainable locations for uses which, by their nature can raise amenity issues, and which are therefore

	Objective	All Existing Employment Permissions as Commitments	Larger Employment Site Commitments Only	Larger Employment Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
		good levels of access to public transport.			located on the edges of the settlements
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	<p style="text-align: center;">=</p> <p>Site-specific considerations, in accordance with SP18 of the Local Plan Strategy</p>	<p style="text-align: center;">=</p> <p>Site-specific considerations, in accordance with SP18 of the Local Plan Strategy</p>	<p style="text-align: center;">=</p> <p>Site-specific considerations, in accordance with SP18 of the Local Plan Strategy</p>	
C8	To make the most efficient use of land	<p style="text-align: center;">+</p> <p>The density of development is primarily influenced by the site context, and smaller sites are likely to be a lower densities than those which are larger sites. The consideration of the application has deemed that the proposal is acceptable in balancing efficient use of land with amenity considerations and the design context of the area.</p>	<p style="text-align: center;">++</p> <p>The density of development is primarily influenced by the site context, and smaller sites are likely to be a lower densities than those which are larger sites. The consideration of the application has deemed that the proposal is acceptable in balancing efficient use of land with amenity considerations and the design context of the area.</p>	<p style="text-align: center;">++</p> <p>The density of development is primarily influenced by the site context, and smaller sites are likely to be a lower densities than those which are larger sites. The consideration of the application has deemed that the proposal is acceptable in balancing efficient use of land with amenity considerations and the design context of the area.</p>	

	Objective	All Existing Employment Permissions as Commitments	Larger Employment Site Commitments Only	Larger Employment Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
C9	To maintain a high quality environment in terms of air, soil and water quality	<p style="text-align: center;">+</p> <p>Permission already granted on the basis that in the planning balance adverse impacts are minimised, although the ability to evaluate the cumulative impact of small sites is considered strategically.</p>	<p style="text-align: center;">+</p> <p>Larger sites impact on the air, soil and water quality has been minimised. It is acknowledged in the Local Plan Strategy that in terms of development, the settlements have very limited Brownfield opportunities, and so greenfield sites (some of which are BaMVL) are required to deliver employment land to meet latent and identified business needs.</p>	<p style="text-align: center;">+</p> <p>Larger sites impact on the air, soil and water quality has been minimised. It is acknowledged in the Local Plan Strategy that in terms of development, the settlements have very limited Brownfield opportunities, and so greenfield sites (some of which are BaMVL) are required to deliver employment land to meet latent and identified business needs.</p>	Sites are subject to SP17 of the Local Plan Strategy
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p style="text-align: center;">+</p> <p>Minerals consideration is covered within the Minerals and Waste Plan. Although the SSM did highlight any mineral safeguarding areas. Building sustainability in terms of reducing fossil fuel use, and water</p>	<p style="text-align: center;">+</p> <p>Minerals consideration is covered within the Minerals and Waste Plan. Although the SSM did highlight any mineral safeguarding areas. Building sustainability in terms of reducing</p>	<p style="text-align: center;">+</p> <p>Minerals consideration is covered within the Minerals and Waste Plan. Although the SSM did highlight any mineral safeguarding areas. Building sustainability in terms of reducing</p>	

	Objective	All Existing Employment Permissions as Commitments	Larger Employment Site Commitments Only	Larger Employment Site Commitments which have performed well through the SSM	Appraisal prompts/Mitigation for Local Plan Sites Document
		use is considered through SP18 of the Local Plan Strategy. Some sites are approved on BaMVL, and this is considered through the application of the site through the Local Plan Strategy.	fossil fuel use, and water use is considered through SP18 of the Local Plan Strategy. Some sites are approved on BaMVL, and this is considered through the application of the site through the Local Plan Strategy.	fossil fuel use, and water use is considered through SP18 of the Local Plan Strategy. Some sites are approved on BaMVL, and this is considered through the application of the site through the Local Plan Strategy.	
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	<p style="text-align: center;">○</p> <p>Not directly related to economic development in respect of which applications to treat as commitments. Recycling and waste management are the responsibility of NYCC, but since majority of development will occur in settlements where collection is already made- but there will be expansion of the service.</p>	<p style="text-align: center;">○</p> <p>Not directly related to economic development in respect of which applications to treat as commitments. Recycling and waste management are the responsibility of NYCC, but since majority of development will occur in settlements where collection is already made- but there will be expansion of the service.</p>	<p style="text-align: center;">○</p> <p>Not directly related to economic development in respect of which applications to treat as commitments. Recycling and waste management are the responsibility of NYCC, but since majority of development will occur in settlements where collection is already made- but there will be expansion of the service.</p>	

Summary

Approach	++	+	=	-	--	U	O
All Existing Employment Permissions as Commitments	3	13	2			1	2
Larger Employment Site Commitments Only	9	7	3				2
Larger Employment Site Commitments which have performed well through the SSM	11	5	3				2

Commentary and Mitigation

- 10.21 In terms of performance against the **social sustainability objectives**, the application of the SSM allows the evaluation of the social objectives, and whilst there were some specific benefits by committing all employment land/buildings (dealing with locally-derived business-specific needs), the more appropriate approach is to identified as commitments the larger sites, which are also located in accessible locations.
- 10.22 Performance against the **economic objectives** demonstrates that identifying the permissions/completions which meet the employment land requirement and which have performed well through the SSM performs best when assessed through the sustainability appraisal. They provide an important source of developable and deliverable sites. In conjunction with SP6 of the Local Plan Strategy, more locally-derived needs can be met.
- 10.23 Performance against the **environmental objectives** also demonstrates that identifying as commitments those sites which have also performed well through the SSM allows the consideration of the maintenance of a high quality environment in terms of air, soil and water quality, and allows considerations around the strategic/cumulative considerations in respect of matters such a traffic movements and air quality implications.

Policy SD12 New Employment Land (Allocation and Broad Location)

- Land South of Thornton Road Industrial Estate, Pickering B1 and B2 uses (site extent is articulated)
- Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) (This is identified as a broad location)

	Objective	Development Site	Appraisal prompts/Mitigation for Local Plan Sites Document
A1	To ensure that all groups of the population have access to health, education, leisure and recreation services that are required	<ul style="list-style-type: none"> • Land South of Thornton Road Industrial Estate, B1 and B2 uses • Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> • Site areas accord with spatial strategy, and perform well within the SSM as locations close to major centres of population
A2	To provide the opportunity for all people to meet their housing needs	<ul style="list-style-type: none"> • Land South of Thornton Road Industrial Estate, B1 and B2 uses • Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> • Site areas accord with spatial strategy, and perform well within the SSM, as locations close to major centres of population
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	<ul style="list-style-type: none"> • Land South of Thornton Road Industrial Estate, B1 and B2 uses • Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> • sites will be expected to incorporate green infrastructure, to ensure that employees and visitors can be provided with areas for lunch time breaks
A4	To maintain and promote the	<ul style="list-style-type: none"> • Land South of Thornton Road Industrial Estate, B1 and B2 uses 	<ul style="list-style-type: none"> • The site at Pickering will not be prominent within the edge of Pickering due to landform, orientation relative to the main eastern entrance to

	Objective	Development Site	Appraisal prompts/Mitigation for Local Plan Sites Document
	distinctiveness of identifiable communities	<ul style="list-style-type: none"> Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> the town, and the existing industrial estate and landscaping associated with the site; The broad location to the north of the A64 is capable of being more visible, but due to its location being outside of the A64 boundary it is not read as being part of the traditional, vernacular of Old Malton village, and will be read with the agri-business park on the western side of the A169.
A5	To reduce crime and the fear of crime	<ul style="list-style-type: none"> Land South of Thornton Road Industrial Estate, B1 and B2 uses Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> Sites will be expected to design out crime, in accordance with SP16 of the Local Plan Strategy
A6	To develop a more balanced population	<ul style="list-style-type: none"> Land South of Thornton Road Industrial Estate, B1 and B2 uses Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> Site areas accord with spatial strategy, and perform well within the SSM, The sites provide the opportunity for providing a range of employment opportunities
B1	To maintain and enhance employment opportunities	<ul style="list-style-type: none"> Land South of Thornton Road Industrial Estate, B1 and B2 uses Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> Site areas accord with spatial strategy, and perform well within the SSM, The sites provide the opportunity for providing a range of employment opportunities

	Objective	Development Site	Appraisal prompts/Mitigation for Local Plan Sites Document
B2	To maintain and enhance the vitality of the countryside, villages and town centres	<ul style="list-style-type: none"> • Land South of Thornton Road Industrial Estate, B1 and B2 uses • Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> • The sites are currently within the open countryside, but are well related to the main settlements of the District
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	<ul style="list-style-type: none"> • Land South of Thornton Road Industrial Estate, B1 and B2 uses • Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> • Site areas accord with spatial strategy, and perform well within the SSM, The sites provide the opportunity for providing a range of employment opportunities, the proposed sites are sufficiently generic in their uses to allow a range of enterprises, although the site at Pickering, is identified as B1 and B2, and not distribution and storage, to reflect on the opportunity to ensure that Pickering is served by an attractive business and technology park
B4	To diversify the local economy	<ul style="list-style-type: none"> • Land South of Thornton Road Industrial Estate, B1 and B2 uses • Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> • Site areas accord with spatial strategy, and perform well within the SSM, The sites provide the opportunity for providing a range of employment opportunities, the proposed sites are sufficiently generic in their uses to allow a range of enterprises, although the site at Pickering, is identified as B1 and B2, and not distribution and storage, to reflect on the opportunity to ensure that Pickering is served by an attractive business and technology park
C1	To protect and enhance biodiversity and geo-diversity.	<ul style="list-style-type: none"> • Land South of Thornton Road Industrial Estate, B1 and B2 uses • Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> • Thornton Road Industrial Estate - Mitigation measures are identified in respect of the presence of Great Crested Newts • The identified area of the broad location for employment expansion land is situated so that the field drains into the River Derwent SAC, the site has been subject to Appropriate Assessment, and that in the operation of SD15 mitigation measures would be expected to be taken forward on the site to ensure no i) increased run off ii) contaminants/sediment increase into the Derwent.
C2	To maintain and enhance the quality and	<ul style="list-style-type: none"> • Land South of Thornton Road Industrial Estate, B1 and B2 uses 	<ul style="list-style-type: none"> • proposals have been considered through the SSM in respect of their ability to be well-assimilated into the landscape. Both sites areas are

	Objective	Development Site	Appraisal prompts/Mitigation for Local Plan Sites Document
	character of the landscape, including the special qualities of remoteness and tranquillity	<ul style="list-style-type: none"> Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	close to the built up area, existing employment facilities and key roads.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	<ul style="list-style-type: none"> Land South of Thornton Road Industrial Estate, B1 and B2 uses Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> Both sites areas are close to the built up area, existing employment facilities and key roads. They comply with the spatial principles as set out in the Local Plan Strategy, and are located such that employees will be able to utilise public transport to access the site. They also provide new employment opportunities for residents within the District without needing to travel outside the District.
C4	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	<ul style="list-style-type: none"> Land South of Thornton Road Industrial Estate, B1 and B2 uses Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> Sites are within 1, with a small area of site 578 is in 2 which would be excluded as it is on the very edge of the site. They are also not subject to surface water flooding. Both sites would be required to submit a Flood Risk Assessment. This is to ensure that in the first instance surface water runoff on the site is attenuated to greenfield levels, as a minimum. Surface water will also need to be managed to ensure that the integrity of the River Derwent SAC is not compromised. As such for the land to the north of the A64 and East of the A169 it is proposed that a clear statement of intent in terms of key mitigation measures is proposed.
C5	To conserve and where appropriate enhance the historical and cultural environment.	<ul style="list-style-type: none"> Land South of Thornton Road Industrial Estate, B1 and B2 uses Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> Sites have been examined through the SSM, and both sites do not present any impact on any designated or non-designated heritage asset. Whilst the land at Eden Camp has been evaluated by NYCC for impacts on archaeology, due to the site's proximity to the Vale of Pickering, there is potential, and as such it is necessary to ensure that this is satisfactorily addressed. As such within the Development Principles, specific reference to this would ensure that the potential for

	Objective	Development Site	Appraisal prompts/Mitigation for Local Plan Sites Document
			sensitivity is articulated.
C6	To reduce the emission of greenhouse gases	<ul style="list-style-type: none"> Land South of Thornton Road Industrial Estate, B1 and B2 uses Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> Sites accord with the spatial principles of the Local Plan Strategy sites would be subject to SP18 of the Local Plan Strategy Both sites would allow access to public transport, as they are on the two most regular bus routes across the District Site represents a strategic location, and would provide opportunity for rapid vehicle charging- this would be considered through Policy SP17 of the Local Plan Strategy.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	<ul style="list-style-type: none"> Land South of Thornton Road Industrial Estate, B1 and B2 uses Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> sites would be subject to SP18 of the Local Plan Strategy
C8	To make the most efficient use of land	<ul style="list-style-type: none"> Land South of Thornton Road Industrial Estate, B1 and B2 uses Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> The SSM framework acknowledges the use of BaMV land, and that the use of such land is balanced against other sustainability considerations. The Thornton Road Site is a Brownfield site, which is currently highly contaminated. The proposed broad location is within an area of Grade 3 land, which may be BaMVL, but the use of the land is balanced in terms of its suitability as a site for employment uses, and its relative accessibility, The Local Plan Sites Document establishes the principle of the site for general B use classes, but other ancillary specific uses could also be considered, the specific details will be subject to outline/full planning applications, in accordance with Policy SP6.
C9	To maintain a high quality environment in terms of air, soil and water quality	<ul style="list-style-type: none"> Land South of Thornton Road Industrial Estate, B1 and B2 uses Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> Both sites are situated in areas where the consequential traffic movements can be minimised, in terms of affecting sensitive receptors in the AQMA. Development Principles would set out the matters to consider in terms of water quality and the River Derwent SAC.
C10	Ensure that fossil fuel and water consumption	<ul style="list-style-type: none"> Land South of Thornton Road Industrial Estate, B1 and B2 uses 	<ul style="list-style-type: none"> Developments will also be expected to accord with SP18 and apply the energy hierarchy.

	Objective	Development Site	Appraisal prompts/Mitigation for Local Plan Sites Document
	is as low as possible, protect productive soils and maintain the stock of minerals	<ul style="list-style-type: none"> Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> The SSM framework acknowledges the use of BaMV land, and that the use of such land is balanced against other sustainability considerations. The Thornton Road Site is a Brownfield site, which is currently highly contaminated. The proposed broad location is within an area of Grade 3 land, which may be BaMVL, but the use of the land is balanced in terms of its suitability as a site for employment uses, and its relative accessibility No proposed allocations are to be on or near mineral working as identified in the emerging Joint Minerals and Waste Plan
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	<ul style="list-style-type: none"> Land South of Thornton Road Industrial Estate, B1 and B2 uses Land to the north of the A64 and the east of the A169, Eden Camp, Malton (B1,B2, and B8 uses) 	<ul style="list-style-type: none"> Developments will also be expected to accord with SP18 and apply the energy hierarchy. Developments will be expected to produce a CMP (Construction Management Plan) which ensures that contamination opportunities are minimised.

Policy SD13 Expansion Land for Existing Employers

10.24 The previous Development Plan identified, in the form of allocations, areas of land which were identified as being needed for the future expansion of the existing major employer who occupies the site. One of the those has been built out at Pickering, but the other three had not. Since the adoption of the Local Plan Strategy, and the implementation of policy SP6, there is already an established framework for considering the expansion of existing businesses, and it is considered that no new areas would need be identified. However, it was recognised that the current designations may represent important pre-existing business plan considerations, and the relevant companies were contacted to seek confirmation if this land was still necessary to be identified as being relevant to their business plans, and confirmation was received that was still the case. The sites below have also been submitted for, and subject to, consideration through the SSM for either employment uses in the case of the Amotherby sites, or in the case of the land to the south of Sylatech, for residential development. However, for sites in the Service Villages, there is no strategic presumption for the allocation of land for employment development at the Service Villages. The sites are known as:

- Land to the South of Sylatech (Kirkbymoorside)
- Land south of Malton Foods (Zwanenberg) Amotherby
- Land to the north of BATA, Amotherby

	Objective	Land to the South of Sylatech (Kirkbymoorside)	Land south of Malton Foods (Zwanenberg) south of B1257 Amotherby	Land to the north of BATA, Amotherby	Appraisal prompts/Mitigation for Local Plan Sites Document
A1	To ensure that all groups of the population have access to health, education, leisure and recreation services that are required	O This is very specific policy concerning expansion land for an established business.	O This is very specific policy concerning expansion land for an established business.	O This is very specific policy concerning expansion land for an established business.	

	Objective	Land to the South of Sylatech (Kirkbymoorside)	Land south of Malton Foods (Zwanenberg) south of B1257 Amotherby	Land to the north of BATA, Amotherby	Appraisal prompts/Mitigation for Local Plan Sites Document
A2	To provide the opportunity for all people to meet their housing needs	O This is very specific policy concerning expansion land for an established business	O This is very specific policy concerning expansion land for an established business	O This is very specific policy concerning expansion land for an established business	
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	O This is very specific policy concerning expansion land for an established business	O This is very specific policy concerning expansion land for an established business	O This is very specific policy concerning expansion land for an established business	
A4	To maintain and promote the distinctiveness of identifiable communities	O This is very specific policy concerning expansion land for an established business	O This is very specific policy concerning expansion land for an established business	O This is very specific policy concerning expansion land for an established business	
A5	To reduce crime and the fear of crime	= This is very specific policy concerning expansion land for an established business. SP16 considers design, and this would also include 'designing out crime'	= This is very specific policy concerning expansion land for an established business. SP16 considers design, and this would also include 'designing out crime'	= This is very specific policy concerning expansion land for an established business. SP16 considers design, and this would also include 'designing out crime'	

	Objective	Land to the South of Sylatech (Kirkbymoorside)	Land south of Malton Foods (Zwanenberg) south of B1257 Amotherby	Land to the north of BATA, Amotherby	Appraisal prompts/Mitigation for Local Plan Sites Document
		considerations.	considerations.	considerations.	
A6	To develop a more balanced population	<p style="text-align: center;">O</p> <p>This is very specific policy concerning expansion land for an established business</p>	<p style="text-align: center;">O</p> <p>This is very specific policy concerning expansion land for an established business</p>	<p style="text-align: center;">O</p> <p>This is very specific policy concerning expansion land for an established business</p>	
B1	To maintain and enhance employment opportunities	<p style="text-align: center;">++</p> <p>The sites offer specific opportunities to established businesses</p>	<p style="text-align: center;">++</p> <p>The sites offer specific opportunities to established businesses</p>	<p style="text-align: center;">++</p> <p>The sites offer specific opportunities to established businesses</p>	
B2	To maintain and enhance the vitality of the countryside, villages and town centres	<p style="text-align: center;">++</p> <p>The sites offer specific opportunities to established businesses, on sites which accord with the spatial approach of the Local Plan Strategy.</p>	<p style="text-align: center;">++</p> <p>The sites offer specific opportunities to established businesses, on sites which accord with the spatial approach of the Local Plan Strategy.</p>	<p style="text-align: center;">++</p> <p>The sites offer specific opportunities to established businesses, on sites which accord with the spatial approach of the Local Plan Strategy.</p>	
B3	To retain and enhance the factors which are conducive to wealth creation,	<p style="text-align: center;">++</p> <p>The sites offer specific</p>	<p style="text-align: center;">++</p> <p>The sites offer specific</p>	<p style="text-align: center;">++</p> <p>The sites offer specific</p>	

	Objective	Land to the South of Sylatech (Kirkbymoorside)	Land south of Malton Foods (Zwanenberg) south of B1257 Amotherby	Land to the north of BATA, Amotherby	Appraisal prompts/Mitigation for Local Plan Sites Document
	including personal creativity and attractiveness to investors	opportunities to established businesses, on sites which accord with the spatial approach of the Local Plan Strategy.	opportunities to established businesses, on sites which accord with the spatial approach of the Local Plan Strategy.	opportunities to established businesses, on sites which accord with the spatial approach of the Local Plan Strategy.	
B4	To diversify the local economy	<p style="text-align: center;">+</p> <p>The sites would not be diversifying the local economy, but would be allowing the principle of established businesses to expand.</p>	<p style="text-align: center;">+</p> <p>The sites would not be diversifying the local economy, but would be allowing the principle of established businesses to expand.</p>	<p style="text-align: center;">+</p> <p>The sites would not be diversifying the local economy, but would be allowing the principle of established businesses to expand.</p>	
C1	To protect and enhance biodiversity and geo-diversity.	<p style="text-align: center;">=</p> <p>SSM identified no sensitivities, but sites would be subjected to ecological survey.</p>	<p style="text-align: center;">=</p> <p>SSM identified no sensitivities, but sites would be subjected to ecological survey.</p>	<p style="text-align: center;">=</p> <p>SSM identified no sensitivities, but sites would be subjected to ecological survey.</p>	
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and	<p style="text-align: center;">U</p> <p>The site's topography is undulating, but lower lying, and whilst long distance views from the west may be glimpsed.</p>	<p style="text-align: center;">U</p> <p>This site is within the Howardian Hills AONB, and as such the landscape sensitivity is high, and as site</p>	<p style="text-align: center;">+</p> <p>The site is low in its landscape sensitivity. The site is also to the north of the</p>	The Development Limits have not been drawn around the site extents- this would be a change from the 2002 Local Plan. This is to

	Objective	Land to the South of Sylatech (Kirkbymoorside)	Land south of Malton Foods (Zwanenberg) south of B1257 Amotherby	Land to the north of BATA, Amotherby	Appraisal prompts/Mitigation for Local Plan Sites Document
	tranquillity	<p>This however, will be considered and addressed through the operation of SP13 of the Local Plan Strategy.</p> <p>Due to the presence of residential properties, acoustic implications would need to be assessed . This however, will be considered and addressed through the operation of SP17 of the Local Plan Strategy.</p>	<p>has the potential to be viewed at distance, particularly from the eastern elevation. This however, will be considered and addressed through the operation of SP13 of the Local Plan Strategy.</p>	<p>established site</p>	<p>ensure that the scope of the development can be considered, in conjunction with SP13, and other policies in the Local Plan Strategy</p>
C3	Reduce long distance commuting and congestion by reducing the need to travel.	<p style="text-align: center;">+</p> <p>By allowing in principle the ability for established businesses the ability to expand at the their existing site, this allows the existing employees to remain at their existing site.</p>	<p style="text-align: center;">+</p> <p>By allowing in principle the ability for established businesses the ability to expand at the their existing site, this allows the existing employees to remain at their existing site.</p>	<p style="text-align: center;">+</p> <p>By allowing in principle the ability for established businesses the ability to expand at the their existing site, this allows the existing employees to remain at their existing site.</p>	
C4	To ensure future development is resilient to climate change such as	<p style="text-align: center;">+</p> <p>The site is within 1, and not</p>	<p style="text-align: center;">+</p> <p>The site is within 1, and not</p>	<p style="text-align: center;">+</p> <p>The site is within 1, and not</p>	

	Objective	Land to the South of Sylatech (Kirkbymoorside)	Land south of Malton Foods (Zwanenberg) south of B1257 Amotherby	Land to the north of BATA, Amotherby	Appraisal prompts/Mitigation for Local Plan Sites Document
	development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	subject to surface water flooding. The site would be subject to FRA, to ensure run-off rates were attenuated to that of greenfield rates.	subject to surface water flooding. The site would be subject to FRA, to ensure run-off rates were attenuated to that of greenfield rates.	subject to surface water flooding.	
C5	To conserve and where appropriate enhance the historical and cultural environment.	+ The site is not subject to any designated heritage asset or non designated asset.	+ The site is not subject to any designated heritage asset or non designated asset.	+ The site is not subject to any designated heritage asset or non designated asset.	
C6	To reduce the emission of greenhouse gases	+ The subsequent application on the site would be subject to SP18 of the Local Plan Strategy	+ The subsequent application on the site would be subject to SP18 of the Local Plan Strategy	+ The subsequent application on the site would be subject to SP18 of the Local Plan Strategy	
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	+ The subsequent application on the site would be subject to SP18 of the Local Plan	+ The subsequent application on the site would be subject to SP18 of the Local Plan	+ The subsequent application on the site would be subject to SP18 of the Local Plan	

	Objective	Land to the South of Sylatech (Kirkbymoorside)	Land south of Malton Foods (Zwanenberg) south of B1257 Amotherby	Land to the north of BATA, Amotherby	Appraisal prompts/Mitigation for Local Plan Sites Document
		Strategy	Strategy	Strategy	
C8	To make the most efficient use of land	<p style="text-align: center;">++</p> <p>This allows the retention of the established business on the site with modest enlargement, as opposed to requiring a much larger, potentially greenfield site either in the District or further afield.</p>	<p style="text-align: center;">++</p> <p>This allows the retention of the established business on the site with modest enlargement, as opposed to requiring a much larger, potentially greenfield site either in the District or further afield.</p>	<p style="text-align: center;">++</p> <p>This allows the retention of the established business on the site with modest enlargement, as opposed to requiring a much larger, potentially greenfield site either in the District or further afield.</p>	
C9	To maintain a high quality environment in terms of air, soil and water quality	<p style="text-align: center;">+</p> <p>This allows the retention of the established business on the site with modest enlargement, as opposed to requiring a much larger, potentially greenfield site either in the District or further afield.</p> <p>Site is not in location which would exacerbate air quality concerns.</p> <p>Site would be subject to SP17,</p>	<p style="text-align: center;">+</p> <p>This allows the retention of the established business on the site with modest enlargement, as opposed to requiring a much larger, potentially greenfield site either in the District or further afield.</p> <p>Site is not in location which would exacerbate air quality concerns.</p>	<p style="text-align: center;">+</p> <p>This allows the retention of the established business on the site with modest enlargement, as opposed to requiring a much larger, potentially greenfield site either in the District or further afield.</p> <p>Site is not in location which would exacerbate air quality concerns.</p>	

	Objective	Land to the South of Sylatech (Kirkbymoorside)	Land south of Malton Foods (Zwanenberg) south of B1257 Amotherby	Land to the north of BATA, Amotherby	Appraisal prompts/Mitigation for Local Plan Sites Document
		in respect of no adverse impact on water quality.	Site would be subject to SP17, in respect of no adverse impact on water quality.	Site would be subject to SP17, in respect of no adverse impact on water quality.	
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p style="text-align: center;">+</p> <p>This allows the retention of the established business on the site with modest enlargement, as opposed to requiring a much larger, potentially greenfield site either in the District or further afield.</p> <p>Policy SP18 of the Local Plan Strategy will look at building sustainability, which will be important in terms of on-going costs in terms of energy and water consumption.</p> <p>The sites are not connected with any form of mineral extraction.</p>	<p style="text-align: center;">+</p> <p>This allows the retention of the established business on the site with modest enlargement, as opposed to requiring a much larger, potentially greenfield site either in the District or further afield.</p> <p>Policy SP18 of the Local Plan Strategy will look at building sustainability, which will be important in terms of on-going costs in terms of energy and water consumption.</p> <p>The sites are not connected with any form of mineral extraction.</p>	<p style="text-align: center;">+</p> <p>This allows the retention of the established business on the site with modest enlargement, as opposed to requiring a much larger, potentially greenfield site either in the District or further afield.</p> <p>Policy SP18 of the Local Plan Strategy will look at building sustainability, which will be important in terms of on-going costs in terms of energy and water consumption.</p> <p>The sites are not connected with any form of mineral extraction.</p>	

	Objective	Land to the South of Sylatech (Kirkbymoorside)	Land south of Malton Foods (Zwanenberg) south of B1257 Amotherby	Land to the north of BATA, Amotherby	Appraisal prompts/Mitigation for Local Plan Sites Document
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	<p style="text-align: center;">=</p> <p>Developments will also be expected to accord with SP18 and apply the energy hierarchy.</p> <p>Developments will be expected to produce a CMP (Construction Management Plan) which ensures that contamination opportunities are minimised.</p>	<p style="text-align: center;">=</p> <p>Developments will also be expected to accord with SP18 and apply the energy hierarchy.</p> <p>Developments will be expected to produce a CMP (Construction Management Plan) which ensures that contamination opportunities are minimised.</p>	<p style="text-align: center;">=</p> <p>Developments will also be expected to accord with SP18 and apply the energy hierarchy.</p> <p>Developments will be expected to produce a CMP (Construction Management Plan) which ensures that contamination opportunities are minimised.</p>	

Summary

Approach	++	+	=	-	--	U	O
Land to the South of Sylatech (Kirkbymoorside)	4	8	3	0	0	1	5
Land south of Malton Foods (Zwanenberg) south of B1257 Amotherby	4	8	3	0	0	1	5
Land to the north of BATA, Amotherby	4	9	3	0	0	0	5

Commentary and Mitigation

10.25 In terms of performance against the **social sustainability objectives**, the retention of these sites would not provide any conflict to those objectives. Due to their proximity to establish industrial operations, they are not sites which would be viewed as being suitable, alternative housing sites.

10.26 Performance against the **economic sustainability objectives** for the retention of these identified areas is broadly positive, and would not be in conflict with any wider economic considerations; they are specifically identified for businesses, in response to previously identified site-specific policy, and were part of longer term business plans.

10.27 Performance against the **environmental sustainability objectives** is more uncertain, but it is considered that with the following caveats, in conjunction with the Policies of the Local Plan Strategy that there will be no adverse impacts:

- The policy also specifically identifies the business to which the proposed allocation relates, and it is not to be transferable to other business uses during the Plan Period.
- Development limits are not identified round these site extents.

10.28 The sites have also been subjected to all the stages of the SSM, but in particular concerning compliance with the SP1, and flood risk, and any historic or environmental sensitivities. In conclusions is it considered that the landscape sensitivity of the AONB in respect of the site at Malton Foods will require further consideration, particularly in respect of consideration around landscaping and the heights of buildings to ensure that the site's development does not create a discordant feature within the AONB. However, this will be addressed through the operation of Policy SP13 of the Local Plan Strategy.

Policy SD14 Retail Commitments

- 10.29 In terms of quantum of development, the policy starting point is the retail capacity threshold which is established in the Local Plan Strategy, this is evidence-based deduction of the capacity for new retail development by settlement, which ensures viability and vitality of the existing town centre. In applying that threshold, and recognising the permissions which have been granted within the Plan Period, there is no requirement to allocate land for retail development.
- 10.30 Town Centre Commercial Limits (TCCLs) are a long-standing policy tool to ensure that there is a focus of town-centre appropriate uses, to ensure that town centres remain a focus for retail activity services and facilities, reducing the need to travel and increasing accessibility by in particular protecting retail activity from being diluted by developments which can be sustainably located out-with the retail area. In terms of location, the policy applies the sequential test which operates to ensure that in retail development, the most sequentially preferable site for that type of retail format is being proposed for that use.
- 10.31 However, the Sustainability Appraisal tests the alteration of the Town Centre Commercial Limits to include the permitted redevelopment scheme of the Livestock Market in Malton, which is adjacent to the 2002 Town Centre Commercial Limits.
- 10.32 Furthermore, the retail permissions at the Agribusiness Park at Eden House Road, and the former Dewhirst's Site account for the vast majority of comparison retailing. The retail development on the former Dewhirst's site is close, but not adjacent to the established Norton Town Commercial Limits, and there is a collection of residential development between the two areas, and as such it is not considered appropriate to extend the Development Limits given it is for non-food retailing.
- 10.33 The Local Plan Strategy also identifies an area of land, named the Northern Arc, which is adjacent to the established 2002 Commercial Limits, which includes the Livestock Market and other land and buildings which have been identified as being the sequentially preferable for town centre uses. This area of land is an opportunity to allow the meeting of the residual requirement of c.900 m² of comparison retailing floor space.

	Objective	2002 Town Centre Commercial Limits Extent Only	Addition of permissions as commitments and extending Limits accordingly	Appraisal prompts/Mitigation for Local Plan Sites Document
A1	To ensure that all groups of the population have access to health, education, leisure and recreation services that are required	<p style="text-align: center;">U</p> <p>The potential impact is dependant on the outcome of the Livestock Market redevelopment, and the development of the agribusiness park and the Dewhirst site in Norton, delivery of these sites would meet the plan requirements, non-implementation would either failure to meet retail capacity, or the potential for further applications to be made with then existing applications potentially stalled or frustrated.</p>	<p style="text-align: center;">++</p> <p>The identification of the Livestock Market redevelopment as being part of the Town Centre Commercial Limits, and identification of the former Dewhirst's site in Norton and the agribusiness park at Eden House Road meet the majority of quantitative retail needs, and the expanded policy framework to provide a consistent consideration of retail development in Malton and Norton. The identification as commitments and evaluation of the TCCLs ensures that there is a clear steer on accessible, sequentially preferable sites. Pickering and Kirkbymoorside Town Centre Commercial Limits remain as adopted in 2002, and allocations were not proposed there- with Policy SP7 to provide the steer for the re-development of existing land and buildings.</p>	
A2	To provide the opportunity for all people to meet their housing needs	<p style="text-align: center;">O</p> <p>This policy is about the policy approach to concentrating retail</p>	<p style="text-align: center;">O</p> <p>This policy is about the policy approach to concentrating retail development and</p>	

	Objective	2002 Town Centre Commercial Limits Extent Only	Addition of permissions as commitments and extending Limits accordingly	Appraisal prompts/Mitigation for Local Plan Sites Document
		development and other town centre uses in the Town Centre.	other town centre uses in the Town Centre.	
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	<p style="text-align: center;">+</p> <p>By concentrating and focusing services on a specific area, it allows the ability to undertake linked trips through cycling and walking, which increases physical exercise for all groups. The retail centres are proportional to the population.</p>	<p style="text-align: center;">+</p> <p>By concentrating and focusing services on a specific area, it allows the ability to undertake linked trips through cycling and walking, which increases physical exercise for all groups. The retail centres are proportional to the population.</p>	
A4	To maintain and promote the distinctiveness of identifiable communities	<p style="text-align: center;">+</p> <p>The presence of town centre commercial limits allows the focus of activities on the historic, and established community hubs of the Market Towns, which have been a long-standing centre of trade. It minimises the ability for retail development to be located on sites which are not sequentially preferable.</p>	<p style="text-align: center;">++</p> <p>The presence of town centre commercial limits allows the focus of activities on the historic, and established community hubs of the Market Towns, which have been a long-standing centre of trade. It minimises the ability for retail development to be located on sites which are not sequentially preferable. The expansion of the limits in Malton to support the redevelopment of the Livestock Market, will provide an enhancement, and there is provision for the livestock market in a</p>	

	Objective	2002 Town Centre Commercial Limits Extent Only	Addition of permissions as commitments and extending Limits accordingly	Appraisal prompts/Mitigation for Local Plan Sites Document
			more suitable location to reflect current stock movement operations, and development of aligned retail operations in the agribusiness park.	
A5	To reduce crime and the fear of crime	<p style="text-align: center;">O</p> <p>This is in principle, and not related to the design and siting of the buildings, the treatment of parking, the use of open space and boundary treatments.</p>	<p style="text-align: center;">O</p> <p>This is in principle, and not related to the design and siting of the buildings, the treatment of parking, the use of open space and boundary treatments.</p>	
A6	To develop a more balanced population	<p style="text-align: center;">=</p> <p>This is concerning retail development, and other town-centre uses, and so has a limited demographic influence.</p>	<p style="text-align: center;">=</p> <p>This is concerning retail development, and other town-centre uses, and so has a limited demographic influence.</p>	
B1	To maintain and enhance employment opportunities	<p style="text-align: center;">+</p> <p>The presence of the Town Centre Commercial Limits, provides opportunities for synergies between retailers, professional services, hoteliers, public houses, eateries, and other forms of leisure, health,</p>	<p style="text-align: center;">+</p> <p>The presence of the Town Centre Commercial Limits, provides opportunities for synergies between retailers, professional services, hoteliers, public houses, eateries, and other forms of leisure, health, recreational activity and</p>	

	Objective	2002 Town Centre Commercial Limits Extent Only	Addition of permissions as commitments and extending Limits accordingly	Appraisal prompts/Mitigation for Local Plan Sites Document
		recreational activity and they are located in the most sustainable locations.	they are located in the most sustainable locations.	
B2	To maintain and enhance the vitality of the countryside, villages and town centres	<p style="text-align: center;">+</p> <p>The existing Town Centre Commercial Limits, if they remain in their current extent, may stymie opportunities for evolving retail activity which still has a town-centre focus</p>	<p style="text-align: center;">++</p> <p>Modest expansion of the Town Centre Commercial Limits allows for the sequentially preferable siting of new retail development to reflect retail capacity requirements, the identification of sites ensures continuity of supply.</p>	
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	<p style="text-align: center;">+</p> <p>The presence of the Town Centre Commercial Limits, provides opportunities for synergies between retailers, professional services, hoteliers, public houses, eateries, and other forms of leisure, health, recreational activity and they are located in the most sustainable locations.</p>	<p style="text-align: center;">++</p> <p>The presence of the Town Centre Commercial Limits, provides opportunities for synergies between retailers, professional services, hoteliers, public houses, eateries, and other forms of leisure, health, recreational activity and they are located in the most sustainable locations. The proposed expansion of the TCCL at Malton in the manner proposed recognises the strategic opportunity of retail development on the livestock</p>	

	Objective	2002 Town Centre Commercial Limits Extent Only	Addition of permissions as commitments and extending Limits accordingly	Appraisal prompts/Mitigation for Local Plan Sites Document
			market site, as a means to enhance the retail offer, but convenience and comparison, in the most sequentially preferable site for delivering modern retail formats. This will provide a catalyst increased footfall, and reducing traffic movements round the town centre.	
B4	To diversify the local economy	<p style="text-align: center;">+</p> <p>The presence of the Town Centre Commercial Limits, provides a clear policy steer on the location of town centre uses, without specifically, actively excluding all other forms of development. It does allow the opportunity to ensure that wider forms of employment are provided within sites that are suitable for their business operations/market, particularly given that as a rural area, the equine industry, tourism, manufacturing and agriculture are important components of the local economy, but that the broadening into food processing, high-end technology.</p>	<p style="text-align: center;">+</p> <p>The presence of the Town Centre Commercial Limits, provides a clear policy steer on the location of town centre uses, without specifically, actively excluding all other forms of development. It does allow the opportunity to ensure that wider forms of employment are provided within sites that are suitable for their business operations/market, particularly given that as a rural area, the equine industry, tourism, manufacturing and agriculture are important components of the local economy, but that the broadening into food processing, high-end technology.</p>	

	Objective	2002 Town Centre Commercial Limits Extent Only	Addition of permissions as commitments and extending Limits accordingly	Appraisal prompts/Mitigation for Local Plan Sites Document
C1	To protect and enhance biodiversity and geo-diversity.	<p style="text-align: center;">++</p> <p>The town centre limits are well contained within the urban area, and within Brownfield land, the approach of the operation of the policy is to concentrate development within an already built -up area. Policies concerning biodiversity would be considered as part of any planning application, to ensure that there are net gains for biodiversity.</p>	<p style="text-align: center;">++</p> <p>The town centre limits are well contained within the urban area, and within Brownfield land, the approach of the operation of the policy is to concentrate development within an already built -up area. Policies concerning biodiversity would be considered as part of any planning application, to ensure that there are net gains for biodiversity.</p>	
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	<p style="text-align: center;">++</p> <p>The town centre limits are well contained within the urban area, and within Brownfield land, the approach of the operation of the policy is to concentrate development within an already built -up area.</p>	<p style="text-align: center;">++</p> <p>The town centre limits are well contained within the urban area, and within Brownfield land, the approach of the operation of the policy is to concentrate development within an already built -up area.</p>	
C3	Reduce long distance commuting and congestion by reducing the need to travel.	<p style="text-align: center;">+</p> <p>The town centre limits are well contained within the urban area, and within Brownfield land, the approach of the operation of the policy is to</p>	<p style="text-align: center;">+</p> <p>The town centre limits are well contained within the urban area, and within Brownfield land, the approach of the operation of the policy is to concentrate</p>	

	Objective	2002 Town Centre Commercial Limits Extent Only	Addition of permissions as commitments and extending Limits accordingly	Appraisal prompts/Mitigation for Local Plan Sites Document
		concentrate development within an already built -up area, to bring about linked, non-car trips. In a rural area such as this, the policy seeks to ensure that the Market Towns are a focus for town centre uses, within the centres of highest population, which provides the greatest opportunities to reducing the need to travel.	development within an already built -up area, to bring about linked, non-car trips. In a rural area such as this, the policy seeks to ensure that the Market Towns are a focus for town centre uses, within the centres of highest population, which provides the greatest opportunities to reducing the need to travel.	
C4	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	<p style="text-align: center;">=</p> <p>The Town Centre Commercial Limits are a Policy concerned with land which is already within the built form, and if the development is concerned with SP7, and the operation of the sequential test, matters concerning flood risk, and impacts of surface water considerations would be identified and evidence of mitigation required in order to satisfy the provisions of SP17 of the Local Plan Strategy.</p>	<p style="text-align: center;">=</p> <p>The Town Centre Commercial Limits are a Policy concerned with land which is already within the built form, and if the development is concerned with SP7, and the operation of the sequential test, matters concerning flood risk, and impacts of surface water considerations would be identified and evidence of mitigation required in order to satisfy the provisions of SP17 of the Local Plan Strategy.</p>	
C5	To conserve and where appropriate enhance the historical and cultural environment.	O	O	In respect of the livestock market site, there are some listed buildings in

	Objective	2002 Town Centre Commercial Limits Extent Only	Addition of permissions as commitments and extending Limits accordingly	Appraisal prompts/Mitigation for Local Plan Sites Document
		The retention of the Town Centre Limits is about the principle of town centre uses, but in the operation of the Local Plan Strategy this would involve examining any proposals for development in the Town centre Limits and their impact on the heritage environment, and this would be a consideration within the operation of the sequential test, such as the format of space required, and whether this conflicts with the historic layout and format of the layout of properties in the Town Centre Limits.	The retention of the Town Centre Limits is about the principle of town centre uses, but in the operation of the Local Plan Strategy this would involve examining any proposals for development within those limits within the context of impact on the heritage environment, and this would be a consideration within the operation of the sequential test, such as the format of space required, and whether this conflicts with the historic layout and format of the layout of properties in the Town Centre Limits. Whilst this has been done through the current permission on the Livestock Market, were a subsequent application required, it would be subject to SP12 of the Local Plan Strategy, and the operation of the sequential test, and the policy of SP7.	and around the site, and the Conservation Area is adjacent to the site. Also within the Town Centre Limits- is the Conservation Area and a range of listed buildings. It will be necessary to afford the due weight to such heritage assets through the planning process- and whilst this has been done through the current permission on the Livestock Market, were a subsequent application required, it would also be subject to SP12 of the Local Plan Strategy, and the operation of the sequential test, and the policy of SP7.
C6	To reduce the emission of greenhouse gases	+ The town centre limits are well	+ The town centre limits are well contained	

	Objective	2002 Town Centre Commercial Limits Extent Only	Addition of permissions as commitments and extending Limits accordingly	Appraisal prompts/Mitigation for Local Plan Sites Document
		contained within the urban area, and within Brownfield land, the approach of the operation of the policy is to concentrate development within an already built -up area, to bring about linked, non-car trips. In a rural area such as this, the policy seeks to ensure that the Market Towns are a focus for town centre uses, within the centres of highest population, which provides the greatest opportunities to reducing the need to travel, and thus release of greenhouse gasses.	within the urban area, and within Brownfield land, the approach of the operation of the policy is to concentrate development within an already built -up area, to bring about linked, non-car trips. In a rural area such as this, the policy seeks to ensure that the Market Towns are a focus for town centre uses, within the centres of highest population, which provides the greatest opportunities to reducing the need to travel, and thus release of greenhouse gasses.	
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	<p style="text-align: center;">=</p> <p>Any proposal under consideration would be subject to SP18 of the Local Plan Strategy.</p>	<p style="text-align: center;">=</p> <p>Any proposal under consideration would be subject to SP18 of the Local Plan Strategy.</p>	
C8	To make the most efficient use of land	<p style="text-align: center;">+</p> <p>The Town Centre Limits are within the built up area of the town, and by the nature of the built form and density</p>	<p style="text-align: center;">++</p> <p>The Town Centre Limits are within the built up area of the town, and by the nature of the built form and density would</p>	

	Objective	2002 Town Centre Commercial Limits Extent Only	Addition of permissions as commitments and extending Limits accordingly	Appraisal prompts/Mitigation for Local Plan Sites Document
		would ensure that this element of the Local Plan Site made positive contribution.	ensure that this element of the Local Plan Site made positive contribution. This inclusion of the livestock market provides an opportunity to redevelop the site to use the land within the built up area more efficiently.	
C9	To maintain a high quality environment in terms of air, soil and water quality	<p style="text-align: center;">+</p> <p>The town centre limits are within Brownfield land, the approach of the operation of the policy is to concentrate development within an already built -up area, and by the nature of the built form and density would ensure that this element of the Local Plan Site made positive contribution to bring about linked, non-car trips, reducing the need to travel, particularly within the town centre.</p>	<p style="text-align: center;">+</p> <p>The town centre limits are within Brownfield land, the approach of the operation of the policy is to concentrate development within an already built -up area, and by the nature of the built form and density would ensure that this element of the Local Plan Site made positive contribution to bring about linked, non-car trips, reducing the need to travel, particularly within the town centre.</p>	
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p style="text-align: center;">++</p> <p>The town centre limits are within Brownfield land, the approach of the operation of the policy is to concentrate development within an</p>	<p style="text-align: center;">++</p> <p>The town centre limits are within Brownfield land, the approach of the operation of the policy is to concentrate development within an already built -up</p>	

	Objective	2002 Town Centre Commercial Limits Extent Only	Addition of permissions as commitments and extending Limits accordingly	Appraisal prompts/Mitigation for Local Plan Sites Document
		already built -up area, and by the nature of the built form and density would ensure that this element of the Local Plan Site made positive contribution to bring about linked, non-car trips, reducing the need to travel, particularly within the town centre.	area, and by the nature of the built form and density would ensure that this element of the Local Plan Site made positive contribution to bring about linked, non-car trips, reducing the need to travel, particularly within the town centre.	
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	O Any proposal under consideration would be subject to SP18 of the Local Plan Strategy.	O Any proposal under consideration would be subject to SP18 of the Local Plan Strategy.	

Summary

Approach	++	+	=	-	--	U	O
2002 Town Centre Commercial Limits Extent Only	4	9	3	0	0	1	4
Addition of permissions as commitments and extending Limits accordingly	8	6	3	0	0	0	4

Commentary and Mitigation

- 10.34 In terms of performance against the **social sustainability objectives**, both the approaches perform well, in so far as their ability is focused on retail and town centre uses, as opposed to the delivery of housing. But the expansion of the Town Centre Commercial Limits to include the Livestock Market Site performs particularly well in terms of enhancing the opportunities SA Objective A1 (concerned with access to services and facilities). It helps to provide a greater degree of certainty around the operation of the sequential test, and supporting the delivery of new retail development to meet quantitative deficiencies.
- 10.35 Performance against the **economic sustainability objectives** for both options is positive although again the identification of an area which supports the delivery of quantitative retail needs in the most sequentially preferable site, and particularly SA Objective B2 (enhancing vitality of the Countryside, Villages and Town Centres).
- 10.36 Performance against the **environmental sustainability objectives** is again positive, as focusing particular types of development within the built form results in reducing the need to travel, using healthier modes of transport, reducing emissions, and using Brownfield land, which are covered by Objectives A3, C6 and C8, respectively. It was noted as part of the SA framework that heritage considerations in respect of the operation of this policy, in accordance with SP6, that there was no direct link with the operation of the policy. However, within Town Centre Commercial Limits, and indeed surrounding the livestock market site, there are some listed buildings in and around the site, and the Conservation Area is adjacent to the site. Also within the Town Centre Limits in general, at Malton, Pickering, Norton and Kirkbymoorside - there are Conservation Areas and a range of listed buildings. It will be necessary to afford the due weight to such heritage assets through the planning process- and whilst this has been done through the current permission on the Livestock Market, were a subsequent application required, it would be subject to SP12 of the Local Plan Strategy, and the operation of the sequential test, and the policy of SP7.
- 10.37 In conclusion, it is considered that the inclusion of the Livestock Market, and the principle of the expansion of the Malton Town Centre Commercial Limits, has a greater positive impact on the sustainability appraisal objectives, in conjunction with the other sites identified as commitments: Dewhirst's site and the Eden Camp Agribusiness Park.

Policy SD15 Flamingo Land and the National Agri-Food Innovation Campus (NAFIC)

10.38 Policy SD15 is to recognise that these sites have particular roles, and the 2002 Local Plan has specific policies concerning their development. It is important to note that there are two differences between the sites, Flamingo Land has its Development Limits identified, and these are retained as per Policy SP1 of the Local Plan Strategy. There are no Development Limits identified at the NAFIC site, but the policy has a boundary extent. Therefore the SA is concerned with the Policy Designation.

	Objective	Remove Policy designation	Retain Policy Designation	Appraisal prompts/Mitigation for Local Plan Sites Document
A1	To ensure that all groups of the population have access to health, education, leisure and recreation services that are required	- Flamingo Land and the NAFIC site are situated within Open Countryside and represent areas in which a number of different uses could occur, within the general operation of the site. The removal of the policy designation would provide less certainty for business operations on the site, and this may be to the detriment of the ability to provide leisure activity, and specialist education/training facilities- now and in the future.	+ Flamingo Land and the NAFIC site are situated within Open Countryside and represent areas in which a number of different uses could occur, within the general operation of the site. The Policy Designation provides a degree of certainty, and allows the ability to also ensure that if the current uses ceased, the site could be redeveloped, subject to the other policies in the Local Plan Strategy.	
A2	To provide the opportunity for all people to meet their housing needs	O This policy is concerned with the operations of a theme park and a specific research and development site.	O This policy is concerned with the operations of a theme park and a specific research and development site.	

	Objective	Remove Policy designation	Retain Policy Designation	Appraisal prompts/Mitigation for Local Plan Sites Document
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	<p style="text-align: center;">O</p> <p>This policy is concerned with the operations of a theme park and a specific research and development site.</p>	<p style="text-align: center;">O</p> <p>This policy is concerned with the operations of a theme park and a specific research and development site.</p>	
A4	To maintain and promote the distinctiveness of identifiable communities	<p style="text-align: center;">O</p> <p>This policy is concerned with the operations of a theme park and a specific research and development site.</p>	<p style="text-align: center;">O</p> <p>This policy is concerned with the operations of a theme park and a specific research and development site.</p>	
A5	To reduce crime and the fear of crime	<p style="text-align: center;">O</p> <p>This policy is concerned with the operations of a theme park and a specific research and development site.</p>	<p style="text-align: center;">O</p> <p>This policy is concerned with the operations of a theme park and a specific research and development site.</p>	
A6	To develop a more balanced population	<p style="text-align: center;">O</p> <p>This policy is concerned with the operations of a theme park and a specific research and development site.</p>	<p style="text-align: center;">O</p> <p>This policy is concerned with the operations of a theme park and a specific research and development site.</p>	
B1	To maintain and enhance employment opportunities	<p style="text-align: center;">-</p> <p>The loss of the Policy</p>	<p style="text-align: center;">++</p> <p>The retention of the Policy</p>	

	Objective	Remove Policy designation	Retain Policy Designation	Appraisal prompts/Mitigation for Local Plan Sites Document
		Designation around these two sites will be contrary to the support of these two established and important enterprises, in respect to policy support for the existing uses.	Designation around these two sites will support/facilitate the wider, strategic economic contribution these sites make within Ryedale, with the ability to ensure that is providing policy support for the existing uses.	
B2	To maintain and enhance the vitality of the countryside, villages and town centres	<p style="text-align: center;">-</p> <p>Whilst the loss of the Policy Designation will mean current activities do not cease, there will be a greater degree of uncertainty in respect of developments which support the pre-existing operations on the site, this may affect the business decisions on the site.</p>	<p style="text-align: center;">+</p> <p>The presence of the Policy Designation provides a greater degree of certainty in respect of developments which support the pre-existing operations on the site.</p>	
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	<p style="text-align: center;">-</p> <p>Whilst the loss of the Policy Designation will mean current activities do not cease, there will be a greater degree of uncertainty in respect of developments which support the pre-existing operations on the site, this may affect the business decisions on the site.</p>	<p style="text-align: center;">++</p> <p>The presence of the Policy Designation provides a greater degree of certainty in respect of developments which support the pre-existing operations on the site.</p>	

	Objective	Remove Policy designation	Retain Policy Designation	Appraisal prompts/Mitigation for Local Plan Sites Document
B4	To diversify the local economy	- Whilst the loss of the Policy Designation will mean current activities do not cease, there will be a greater degree of uncertainty in respect of developments which support the pre-existing operations on the site, this may affect the business decisions on the site.	+ The presence of the Policy Designation provides a greater degree of certainty in respect of developments which support the pre-existing operations on the site. The Expansion of the site would be considered under the provisions of Policy SP6 of the Local Plan Strategy.	
C1	To protect and enhance biodiversity and geo-diversity.	= With the removal of Policy Designation any proposals which are submitted would still be subjected to Policies SP14 and SP15.	= With the retention of Policy Designation any proposals are submitted would still be subjected to Policies SP14 and SP15.	Need to ensure that there is a policy caveat, which ensures that the policies of the Local Plan Strategy are duly referred to, in respect of the mitigation of environmental sensitivities, such as flood risk, heights of buildings, and general development management considerations such as access and traffic movements, amenity and landscaping. Matters such as reducing the carbon emissions would also be considered.
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	= With the removal of Policy Designation any proposals which are submitted would still be subjected to Policies SP16 and SP13.	+ With the removal of Policy Designation any proposals which are submitted would still be subjected to Policies SP16 and SP13. the presence of the Policy Designation, may assist in	Need to ensure that there is a policy caveat, which ensures that the policies of the Local Plan Strategy are duly referred to, in respect of the mitigation of environmental sensitivities, such as flood risk, heights of buildings, and general development management considerations such as access and traffic movements, amenity and landscaping. Matters such as reducing the

	Objective	Remove Policy designation	Retain Policy Designation	Appraisal prompts/Mitigation for Local Plan Sites Document
			ensuring no ad-hoc overspill of developments.	carbon emissions would also be considered.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	<p style="text-align: center;">=</p> <p>These sites are within an open countryside location which is necessary for their operation.</p>	<p style="text-align: center;">=</p> <p>These sites are within an open countryside location which is necessary for their operation.</p>	Need to ensure that there is a policy caveat, which ensures that the policies of the Local Plan Strategy are duly referred to, in respect of the mitigation of environmental sensitivities, such as flood risk, heights of buildings, and general development management considerations such as access and traffic movements, amenity and landscaping. Matters such as reducing the carbon emissions would also be considered. The NAFIC site is adjacent to the Green Belt, and any proposals to extend beyond the existing boundary, into the Green Belt, will be considered against Policy SP1 and National Policy.
C4	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	<p style="text-align: center;">=</p> <p>Development would still be subject to the provisions of SP17 and the operation of the sequential test.</p>	<p style="text-align: center;">=</p> <p>Development would still be subject to the provisions of SP17 and the operation of the sequential test.</p>	Need to ensure that there is a policy caveat, which ensures that the policies of the Local Plan Strategy are duly referred to, in respect of the mitigation of environmental sensitivities, such as flood risk, heights of buildings, and general development management considerations such as access and traffic movements, amenity and landscaping. Matters such as reducing the carbon emissions would also be considered.
C5	To conserve and where appropriate enhance the historical and cultural environment.	<p style="text-align: center;">=</p> <p>Development would still be subject to the provisions of SP12, and the NPPF in respect of archaeology which is pertinent to the Flamingo Land</p>	<p style="text-align: center;">=</p> <p>Development would still be subject to the provisions of SP12, and the NPPF in respect of archaeology which is pertinent to the Flamingo Land Site which is</p>	Need to ensure that there is a policy caveat, which ensures that the policies of the Local Plan Strategy are duly referred to, in respect of the mitigation of environmental sensitivities, such as flood risk, heights of buildings, and general development management considerations such as access and traffic movements, amenity and landscaping. Matters such as reducing the

	Objective	Remove Policy designation	Retain Policy Designation	Appraisal prompts/Mitigation for Local Plan Sites Document
		Site which is within the Vale of Pickering, which is an area of archaeological sensitivity.	within the Vale of Pickering, which is an area of archaeological sensitivity.	carbon emissions would also be considered.
C6	To reduce the emission of greenhouse gases	<p style="text-align: center;">=</p> <p>These sites are within an open countryside location which is necessary for their operation. Developments will still be expected to comply with policy SP18 of the Local Plan strategy</p>	<p style="text-align: center;">=</p> <p>These sites are within an open countryside location which is necessary for their operation. Developments will still be expected to comply with policy SP18 of the Local Plan strategy</p>	Need to ensure that there is a policy caveat, which ensures that the policies of the Local Plan Strategy are duly referred to, in respect of the mitigation of environmental sensitivities, such as flood risk, heights of buildings, and general development management considerations such as access and traffic movements, amenity and landscaping. Matters such as reducing the carbon emissions would also be considered.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	<p style="text-align: center;">=</p> <p>Developments will still be expected to comply with policy SP18 of the Local Plan strategy</p>	<p style="text-align: center;">=</p> <p>Developments will still be expected to comply with policy SP18 of the Local Plan strategy</p>	Need to ensure that there is a policy caveat, which ensures that the policies of the Local Plan Strategy are duly referred to, in respect of the mitigation of environmental sensitivities, such as flood risk, heights of buildings, and general development management considerations such as access and traffic movements, amenity and landscaping. Matters such as reducing the carbon emissions would also be considered.
C8	To make the most efficient use of land	<p style="text-align: center;">U</p> <p>The absence of Policy Designation, means increased potential for speculative applications on greenfield sites, rather than looking within the site to reutilise buildings or areas</p>	<p style="text-align: center;">++</p> <p>The presence of the Policy Designation acts as a natural check on incremental, ad hoc development. It does not preclude the consideration of more major expansions, in principle. The presence of the limits will provide a positive influence on the efficient use of land.</p>	Need to ensure that there is a policy caveat, which ensures that the policies of the Local Plan Strategy are duly referred to, in respect of the mitigation of environmental sensitivities, such as flood risk, heights of buildings, and general development management considerations such as access and traffic movements, amenity and landscaping. Matters such as reducing the carbon emissions would also be considered.

	Objective	Remove Policy designation	Retain Policy Designation	Appraisal prompts/Mitigation for Local Plan Sites Document
C9	To maintain a high quality environment in terms of air, soil and water quality	<p style="text-align: center;">=</p> <p>Developments will still be expected to comply with policy SP17 of the Local Plan Strategy, although it will potentially reduce the ability to look at the reuse of land.</p>	<p style="text-align: center;">+</p> <p>Developments will still be expected to comply with policy SP17 of the Local Plan Strategy. The presence of the Policy Designation acts as a natural check on incremental, ad hoc development. It does not preclude the consideration of more major expansions, in principle. The presence of the limits will provide a positive influence on the efficient use of land.</p>	Need to ensure that there is a policy caveat, which ensures that the policies of the Local Plan Strategy are duly referred to, in respect of the mitigation of environmental sensitivities, such as flood risk, heights of buildings, and general development management considerations such as access and traffic movements, amenity and landscaping. Matters such as reducing the carbon emissions would also be considered.
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p style="text-align: center;">=</p> <p>Developments will still be expected to comply with policy SP17 of the Local Plan Strategy, although it will potentially reduce the ability to look at the reuse of land. They will also be expected to comply with SP18 of the Local Plan Strategy.</p>	<p style="text-align: center;">=</p> <p>Developments will still be expected to comply with policy SP17 of the Local Plan Strategy, although it will potentially reduce the ability to look at the reuse of land. They will also be expected to comply with SP18 of the Local Plan Strategy.</p>	Need to ensure that there is a policy caveat, which ensures that the policies of the Local Plan Strategy are duly referred to, in respect of the mitigation of environmental sensitivities, such as flood risk, heights of buildings, and general development management considerations such as access and traffic movements, amenity and landscaping. Matters such as reducing the carbon emissions would also be considered.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	<p style="text-align: center;">=</p> <p>Any proposal under consideration would be subject to SP18 of the Local Plan</p>	<p style="text-align: center;">=</p> <p>Any proposal under consideration would be subject to SP18 of the</p>	Need to ensure that there is a policy caveat, which ensures that the policies of the Local Plan Strategy are duly referred to, in respect of the mitigation of environmental sensitivities, such as flood risk, heights of buildings, and general development management considerations such

Objective	Remove Policy designation	Retain Policy Designation	Appraisal prompts/Mitigation for Local Plan Sites Document
	Strategy.	Local Plan Strategy.	as access and traffic movements, amenity and landscaping. Matters such as reducing the carbon emissions would also be considered.

Summary

Approach	++	+	=	-	--	U	O
Remove Policy Designation	0	0	10	5	0	1	5
Retain Policy Designation	3	5	8	0	0	0	5

Commentary and Mitigation

- 10.39 The removal or retention of the Policy Designation established in the 2002 Local Plan was considered in terms of how it could support Sustainability Objectives. The retention of the Policy Designation at two key sites in the District, Flamingo Land theme park and holiday resort, and the NAFIC site at Sand Hutton, would be to allow in principle the development of buildings/structures/uses on the site which are ancillary/complementary to the main operation of the site.
- 10.40 In terms of performance against the **social sustainability objectives**, the nature of the sites means that whilst there is a leisure dimension, broadly the types of development are not linked to social sustainability.
- 10.41 Performance against the **economic sustainability objectives** demonstrates that the presence of the Policy Designation will have a positive influence on these objectives due to their presence providing more certainty to the development of the sites from a business planning perspective.
- 10.42 Performance against the **environmental sustainability objectives** is slightly more negative without the presence of the Policy Designation, as they provide an indirect means of reducing the potential for ad-hoc incremental expansion. However, it is important that the

policy does include a reference to the wider compliance of the Plan, to ensure that matters around scale, design, landscaping, building sustainability and other matters are clearly to be considered as part of any proposals which may be sought within the Policy Designation.

- 10.43 In conclusion, the SA process identifies that where the policy is relevant to the objectives, the presence of the Policy Designation provides an overall net positive performance. However, it was identified through the SA process that some form of wider compliance with the Plan was still required, to ensure that any specific sensitivities, such as structure heights, and matters around building sustainability, green infrastructure, design and landscaping. Therefore, it is proposed that the policy caveats that it should also be in accordance with the wider policies in the Local Plan Strategy, to ensure that wider plan considerations can be considered, and addressed.

Policy SD16 Visually Important Undeveloped Areas (VIUAs)

10.44 The Sustainability Appraisal has considered the contribution of the presence of the existing VIUAs and the further VIUAs.

	Objective	Existing VIUAs	Existing and Further VIUAs
A1	To ensure that all groups of the population have access to health, education, leisure and recreation services that are required	<p style="text-align: center;">O</p> <p>VIUAs are not usually areas of land which are publically accessible, and therefore the recreational contribution is limited. Communities derive indirect benefit from such areas.</p>	<p style="text-align: center;">O</p> <p>VIUAs are not usually areas of land which are publically accessible, and therefore the recreational contribution is limited. Communities derive indirect benefit from such areas.</p>
A2	To provide the opportunity for all people to meet their housing needs	<p style="text-align: center;">O</p> <p>The designation of VIUAs concerns the identification of land which warrants remaining open, although is can be developed where the essential need (such as for new homes) which cannot be met elsewhere.</p>	<p style="text-align: center;">O</p> <p>The designation of VIUAs concerns the identification of land which warrants remaining open, although is can be developed where the essential need (such as for new homes) which cannot be met elsewhere.</p>
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	<p style="text-align: center;">O</p> <p>VIUAs are not usually areas of land which are publically accessible, and therefore the recreational contribution is limited, which would assist in wider objectives concerning health. However, wider views may be achieved which promote/assist in mental well-being.</p>	<p style="text-align: center;">O</p> <p>VIUAs are not usually areas of land which are publically accessible, and therefore the recreational contribution is limited, which would assist in wider objectives concerning health. However, wider views may be achieved which promote/assist in mental well-being.</p>
A4	To maintain and promote the distinctiveness of identifiable communities	<p style="text-align: center;">+</p> <p>The presence of existing VIUAs provides recognition to positive contribution the open,</p>	<p style="text-align: center;">++</p> <p>Building on from the existing VIUAs, the proposed VIUAs also promote and maintain the</p>

	Objective	Existing VIUAs	Existing and Further VIUAs
		undeveloped spaces in and around Ryedale's settlements make to the character of those settlements, and the maintenance of distinctiveness because of the ability of such areas to identify how settlements have evolved over time.	distinctiveness and of settlements, and in particular at the Market Towns, in terms of areas of open space which make a significant contribution to their setting, and recognises that land which surrounds settlements, can make a significant difference to the experience of the place, and in recognition of wider understanding around heritage matters.
A5	To reduce crime and the fear of crime	O This policy is not proposing development.	O This policy is not proposing development.
A6	To develop a more balanced population	O This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported.	O This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported.
B1	To maintain and enhance employment opportunities	= This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported.	= This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	= This policy is not proposing development. But, if the benefits of the development significantly	= This policy is not proposing development. But, if the benefits of the development significantly

	Objective	Existing VIUAs	Existing and Further VIUAs
		outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported.	outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	<p style="text-align: center;">=</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported.</p>	<p style="text-align: center;">=</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported.</p>
B4	To diversify the local economy	<p style="text-align: center;">=</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported.</p>	<p style="text-align: center;">=</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported.</p>
C1	To protect and enhance biodiversity and geo-diversity.	<p style="text-align: center;">+</p> <p>This policy is not proposing development. The preservation of areas of undeveloped areas of open space would allow the ability to maintain current biodiversity or geodiversity. The VIUA can also indirectly support preservation of trees and hedgerows, although the former can also be subject to a Tree Preservation Order.</p>	<p style="text-align: center;">+</p> <p>This policy is not proposing development. The preservation of areas of undeveloped areas of open space would allow the ability to maintain current biodiversity or geodiversity. The VIUA can also indirectly support preservation of trees and hedgerows, although the former can also be subject to a Tree Preservation Order.</p>
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity	<p style="text-align: center;">+</p> <p>The existing VIUA designations are, for the most</p>	<p style="text-align: center;">++</p> <p>The existing VIUA designations are, for the most</p>

	Objective	Existing VIUAs	Existing and Further VIUAs
		part, smaller areas of land, which perform quite localised but demonstrably significant contributions to the setting of settlements and their development form and contribute significantly to the appearance of the settlement. There are some larger areas on the edge of the Market Towns which were previously identified on that basis.	part, smaller areas of land, which perform quite localised but demonstrably significant contributions to the setting of settlements and their development form and contribute significantly to the appearance of the settlement. There are some larger areas on the edge of the Market Towns which were previously identified on that basis. The majority of the proposed, further VIUAs are larger parcels of land than might have been identified before, but they play a key role in the setting of settlements by influencing the form and context of those settlements, and in certain circumstances recognising the significant contribution to designated heritage assets.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	O This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported.	O This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported
C4	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere	O This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported. Proposals would be subject to SP17, and sequentially tested.	O This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported. Proposals would be subject to SP17, and sequentially tested.

	Objective	Existing VIUAs	Existing and Further VIUAs
C5	To conserve and where appropriate enhance the historical and cultural environment.	<p style="text-align: center;">+</p> <p>VIUAs as a designation often provide an important role in identifying land which contributes to the setting, and significance of heritage assets, both designated and non-designated.</p>	<p style="text-align: center;">++</p> <p>VIUAs as a designation often provide an important role in identifying land which contributes to the setting, and significance of heritage assets, both designated and non-designated. One of the new VIUAs is designated on that basis.</p>
C6	To reduce the emission of greenhouse gases	<p style="text-align: center;">O</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported. Schemes would still need to be considered against SP18.</p>	<p style="text-align: center;">O</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported. Schemes would still need to be considered against SP18.</p>
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	<p style="text-align: center;">O</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported. Schemes would still need to be considered against SP18.</p>	<p style="text-align: center;">O</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported. Schemes would still need to be considered against SP18.</p>
C8	To make the most efficient use of land	<p style="text-align: center;">O</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16,</p>	<p style="text-align: center;">O</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16,</p>

	Objective	Existing VIUAs	Existing and Further VIUAs
		then the principle of development would be supported. Schemes would still need to be considered against SP17.	then the principle of development would be supported. Schemes would still need to be considered against SP17.
C9	To maintain a high quality environment in terms of air, soil and water quality	<p style="text-align: center;">O</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported. Schemes would still need to be considered against SP17.</p>	<p style="text-align: center;">O</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported. Schemes would still need to be considered against SP17.</p>
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals	<p style="text-align: center;">O</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported. Schemes would still need to be considered against SP17.</p>	<p style="text-align: center;">O</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported. Schemes would still need to be considered against SP17.</p>
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible	<p style="text-align: center;">O</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported. Schemes would still need to be considered against SP17.</p>	<p style="text-align: center;">O</p> <p>This policy is not proposing development. But, if the benefits of the development significantly outweigh the retention of the VIUA, as per SP16, then the principle of development would be supported. Schemes would still need to be considered against SP17.</p>

Summary

Approach	++	+	=	-	--	U	O
Existing VIUAs	0	4	4	0	0	0	13
Further VIUAs	3	1	4	0	0	0	13

Commentary and Mitigation

- 10.45 As quite a specific policy approach, a large number of sustainability objectives are only indirectly linked to the approach of the VIUA designation, but it is clear that the policy does play an important role in place distinctiveness and protecting and enhancing heritage assets and their setting (where this is applicable). The Local Plan Strategy retained the principle of Visually Important Undeveloped Areas, and those that were currently identified have been re-evaluated and as a result of this the Local Plan Sites Document will also include revisions to existing VIUAs. Three VIUA sites have been removed, two due to development, and one due to the ability of other protective frameworks ensuring the site's amenity value is duly considered, and because the site was not sufficiently open. Through the work undertaken on the site assessments; consultation on the site submissions; and up to date Conservation area Appraisals and Village Design Statements have lead to the identification of a number of other areas of land which are proposed as Visually Important Undeveloped Areas.
- 10.46 The rationale for the VIUA designation is so that the character and amenity of settlements is protected; the setting of significant heritage assets is protected; to ensure that settlement identity is preserved, and that settlement-cramming is avoided; and retain green areas, open space and trees on that basis. It is not a landscape protection policy. Policy SP13 of the Local Plan Strategy considers landscape character.
- 10.47 The designation of VIUAs is for one or more of the following reasons: The significant contribution of the site to the character or setting of the settlement; the site provides and attractive setting for buildings within it, or the site is important to the historic form and layout of the settlement.

- 10.48 In establishing what the reason for the VIUA designation the identification of these sites is on the basis that they meet one or more of six tests.
- Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths;
 - Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest;
 - Contribution the space makes to the overall form and character of the settlement;
 - Extent to which the space provides a vista/viewpoint into the surrounding countryside;
 - Extent to which trees, boundary hedges or walls contribute to the character of the space;
 - The archaeological or historic interest of the space.
- 10.49 The consideration of VIUAs is set out in the Background Paper which considers VIUAs, it also provides, in conjunction with the background papers, the rationale for the consideration of a site from being option choice for residential development, to being identified as a VIUA. These contribute to not just meeting, positively enhancing the reinforcement of objectives A4 (local distinctiveness); C2 (natural environment- trees) C5 (the historic and cultural environment), and they do so on a localised, settlement-focused level.
- 10.50 In terms of performance against the **social sustainability objectives**, a number of the objectives are not specifically relevant to this policy, however in respect of the operation of A4 there is a clear positive benefit for the inclusion of the further VIUA areas, within the operation of SP16, which allows for the development of VIUAs when the benefits of the development outweigh the loss of the site. It is also considered that the wider roles of open space in settlement character and the wider impacts on general well-being are also an important social sustainability consideration.
- 10.51 Performance against the **economic sustainability objectives** was consistently neutral. This was on the basis of the operation of SP16, which allows for the development of VIUAs when the benefits of the development outweigh the loss of the site, as part of SP16 measures may be required to minimise the impact on the VIUA, or part of the residual VIUA.
- 10.52 Performance against the **environmental sustainability objectives** demonstrated that with the VIUA policy there were few direct links to environmental sustainability, but that in respect of objectives A4, C2 and C5 the combination of existing and proposed VIUAs enhances the ability to deliver the objectives around settlement identity and distinctiveness, to an extent landscape setting and character and also around heritage considerations.

11.0 Settlement -Specific and VIUA Background Papers

- 11.1 To explain the site assessment process which incorporates the Sustainability Appraisal process on a settlement-by-settlement basis, Background Papers have been prepared to set out the site assessment considerations in their entirety for each settlement (Market Towns and Service Villages). As such these Background Papers are a key element of defining, and explaining the site assessment process.
- 11.2 The formulation of the Background Papers is standardised to demonstrate consistently how the site assessment framework has been considered, but also to set out in sufficient detail the site selection considerations from the site-specific to the settlement wide considerations, and any cumulative considerations. It also looks at the more strategic layers of site consideration, which are around the operation of the Local Plan Strategy, and become overlain over the site-specific assessment process.
- 11.3 The background papers are the 'write up' of the Site Selection Methodology Tables, providing the key information about the findings of the SSM process. They are to assist the reader in telling the story of site assessment, and to demonstrate in a transparent manner how the SSM process is then taken forward into the grouping tables, and into the chosen allocations. There are 13 papers, covering the Malton and Norton, Pickering, Kirkbymoorside and the 10 Service Villages: Amotherby and Swinton, Ampleforth, Beadlam and Norton, Hovingham, Rillington, Sherburn, Sheriff Hutton, Slingsby, Staxton and Willerby and Thornton le Dale.
- 11.4 A Background Paper has also been prepared to cover the assessment process for re-evaluation existing VIUAs and identification of new VIUAs.

The background papers are available on the website below. Please follow the links.

<http://www.ryedaleplan.org.uk/local-plan-sites>

12.0 The Next Stages

- 12.1 The Sustainability Appraisal will be published alongside the Submission Local Plan Sites Document which will be submitted to the Secretary of State for consideration through the Examination in Public. It will be part of the evidence base used to assess the soundness of the Local Plan Sites Document.
- 12.2 Following the Examination into the Local Plan Sites Document, the Inspector will produce a report with recommendations. Where the Planning Inspector suggests significant changes to Sustainability Appraisal, it will be amended. The information in the SA Report, and the associated appendices, including the SSM tables, and responses to the final consultation must be taken into account before the Local Plan Sites Document is finally adopted. An adoption statement to accompany the Local Plan Sites Document will be produced which will outline:

- How the findings of the SA have been taken into account
- How sustainability has been integrated into the plan
- Changes to the Local Plan Sites Document
- Responses to consultation
- How monitoring will be carried out

13.0 Monitoring

13.1 The monitoring measures linked to the Sustainability Assessment process will concentrate on reviewing the effects that plans and policies have on the sustainability objectives. Any significant changes which take place, in relation to groups of indicators on an annual basis, will be monitored through the annual monitoring exercise. This will help assess the effects of plans and policies.

13.2 In relation to monitoring changes to the baseline data for the District, this will continue to be collected and improved in conjunction with other external organisations. The Monitoring Report will enable the review of the range and quality of the baseline data collected, and to ensure that the data collected is still relevant to the Sustainability Appraisal process.

13.3 The SEA Directive requires significant environmental effects of implementing the Plan to be monitored to allow for unforeseen effects to be identified at an early stage and mitigation measures to be implemented. The key indicators for monitoring the impact of the Ryedale Plan are those baseline indicators included in the Scoping Report for the Sustainability Appraisal of the Local Plan Strategy, since the Local Plan Sites Document is to be in conformity with the Local Plan Strategy. This data will be updated as part of the Monitoring Report in order to identify any adverse effects that are occurring as a result of the implementation of the policies in the Local Plan Strategy, particularly those where potential adverse effects have been identified and to identify any action that needs to be taken to mitigate these effects.

Appendix 1 – Summary of Requirements of SEA Directive

Where an environmental assessment is required an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is:

SEA Requirements	Reported in...
a. An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	Scoping Report / Sustainability Reports
b. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Scoping Report (summarised in Sustainability Reports)
c. The environmental characteristics of areas likely to be significantly affected;	Scoping Report SA and HRA (summarised in Sustainability Reports)
d. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Scoping Report (summarised in Sustainability Reports) The SSM, Sustainability Reports and Background Papers and the HRA Scoping and Appropriate Assessment
e. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Scoping Report / The SSM, Sustainability Reports and Background Papers
f. The likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	The SSM, Sustainability Reports and Background Papers
g. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	The SSM, Sustainability Reports and Background Papers
h. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was	The SSM, Sustainability Reports

undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	and Background Papers
j. A description of the measures envisaged concerning monitoring in accordance with Article 10.	Identified in the Publication Sustainability Report Finalised in Submission Sustainability Report
k. A non-technical summary of the information provided under the above headings.	To be prepared for Publication
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment.	

Consultation Requirements

- Authorities with specific environmental responsibilities; shall be consulted when deciding on the scope and level of detail of information which must be included in the environmental report (Article 5.4);
- Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and accompanying environmental report before adoption of the plan or programme or its submission to the legislative procedure. (Article 6.2)
- Other Member states, where implementation of the Plan is likely to have significant effects on the environment in another Member State (Article 7)

Provision of information on decision

When a plan or programme is adopted the Authorities with environmental responsibilities and the public are informed and the following items [shall be] made available to those so informed;

- a) The plan or programme as adopted;
- b) A statement summarising how environmental considerations have been integrated into the plan or programme... including reasons for choosing the plan or programme...or programme as adopted, in light of other reasonable alternatives dealt with...and
- c) The measures decided concerning monitoring (Article 9 (1)).

Monitoring the significant environmental effects of the plans implementation (Article 10).

Appendix 2 – Performa of a Site Selection Methodology Table

Assessment	SITE ID	
Stage 1 - Sift		
all sites 0.3Ha and above	0.3 Ha or greater ++	
	Less than 0.3 Ha --	
Check for conformity with Local Plan Strategy, Settlement Hierarchy SP1	Conforms to Local Plan Strategy Spatial Strategy (SP1) ++	
	Does not meet Local Plan Strategy (Spatial Strategy) SP1 --	
Sites which cause significant harm to national/international nature conservation sites (species or habitat) or would involve substantial harm or loss to designated	Will Not cause harm ++	
	Will cause harm --	
Sites which fall wholly within Flood Zone 3b not considered further for built development. Where sites are partially in Flood Zone 3b, that part of the site will be not be	Is not within Flood Zone 3b ++	
	Is within Flood Zone 3b --	
Stage 2 - Site Assessment		
Q1A How accessible is the site to key services and facilities	Bus stop	Up to 5 minutes walking time ++
		Up to 10 minutes walking time +
		Up to 15 minutes walking time –
		15 minutes walking time and over --
	Railway Station (Malton and Norton)	Up to 5 minutes walking time ++
		Up to 10 minutes walking time +
		Up to 15 minutes walking time –
		15 minutes walking time and over --
	Nearest commercial limit	Up to 5 minutes walking time ++
		Up to 10 minutes walking time +

	Up to 15 minutes walking time –
	15 minutes walking time and over --
Nearest employment area	Up to 5 minutes walking time ++
	Up to 10 minutes walking time +
	Up to 15 minutes walking time –
	15 minutes walking time and over --
Nearest Primary School	Up to 5 minutes walking time ++
	Up to 10 minutes walking time +
	Up to 15 minutes walking time –
	15 minutes walking time and over --
Nearest Secondary School	Up to 5 minutes walking time ++
	Up to 10 minutes walking time +
	Up to 15 minutes walking time –
	15 minutes walking time and over --
Nearest Development Limit	Up to 5 minutes walking time ++
	Up to 10 minutes walking time +
	Up to 15 minutes walking time –
	15 minutes walking time and over --
Nearest Doctors Surgery	Up to 5 minutes walking time ++
	Up to 10 minutes walking time +
	Up to 15 minutes walking time –

		15 minutes walking time and over --
	Hospital (Malton and Norton)	Up to 5 minutes walking time ++
		Up to 10 minutes walking time +
		Up to 15 minutes walking time -
		15 minutes walking time and over --
Q1B (Retail) How does the site location relate to the Town Centre in terms of the NPPF Sequential Test?	Town Centre ++	
	Edge of Centre +	
	Out of Centre -	
	Out of Town --	
Overall accessibility rating	Site has excellent accessibility ++	
	Site has good accessibility +	
	Site has variable accessibility -	
	Site has poor accessibility --	
Q2A What flood zone does the site fall within?	Flood Zone 1++	
	Flood Zone 2 +	
	Flood zone 3a -	
Q2B What vulnerability class does the site fall	Flood Zone 1++	
	Flood Zone 2	Flood Zone 3a
	Less vulnerable ++	Less vulnerable+
	More vulnerable +	More vulnerable -
	Highly vulnerable -	Highly vulnerable --

Q2C (Malton and Norton only) which sub-category of flood zone 3a does the site fall within?	Flood Zone 3a (i) defence <1:50
	Flood Zone 3a (ii) defence 1:100 +
	Flood zone 3a (iii) defence 1:50 < 1:100 -
Q2D Has a Flood Risk Assessment been undertaken?	yes ++
	No --
Q2E (Malton/Norton/Old Malton) If within the Rapid Inundation Zone (RIZ), what level of hazard would exist?	Low - 'Caution' +
	Moderate - 'Danger for some people' -
	Significant - 'Danger for most people' --
	Extreme 'Danger for all people' --
A Overall Flood Risk Assessment	Site has low overall flood risk ++
	Site faces significant flood risk issues which can be mitigated +
	Site faces significant flood risk issues which could potentially be mitigated -
	Site faces significant flood risk issues and may be inappropriate for development --
Q3 What are the conclusions of the Highways Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?	Site has no highway issues identified ++
	Site has some highways issues identified which can be mitigated subject to further investigation +
	Site has multiple highways issues which can be mitigated subject to further investigation -
	Site has multiple highway issues which may be difficult to mitigate unless further investigation demonstrates otherwise --
Biodiversity and Geo-diversity	
Q4 Would the development affect a regional or local site of biodiversity (including SINC, LNR or RIGS) or affect UK, NYMNP or Ryedale Biodiversity Plan protected species	Enhancement of feature/species possible – mitigation not required ++
	Neutral impact – no effect or effect can be fully mitigated +
	Adverse impact but mitigation possible –

	<p>Excellent opportunities demonstrated to incorporate green infrastructure into the scheme and/or link to existing infrastructure/corridors ++</p> <p>Some opportunities demonstrated to incorporate green infrastructure into the scheme and/or link to existing infrastructure/corridors +</p> <p>No opportunities demonstrated to incorporate green infrastructure into the scheme and/or link to existing infrastructure/corridors, however the site has the</p> <p>No opportunities demonstrated to incorporate green infrastructure into the scheme and/or link to existing infrastructure corridors, however the site does not</p>
Q5 Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure/corridors	<p>Positive impact. Enhancement of feature possible and mitigation not required ++</p> <p>Neutral impact. No effect or effect can be fully mitigated +</p> <p>Adverse impact but mitigation possible –</p> <p>Serious impact with limited or no means of mitigation--</p>
Q6 Would the development impact on protected and unprotected trees, hedgerows and ancient woodland?	<p>Positive impact on geodiversity or biodiversity elements and no mitigation required++</p> <p>Neutral impact on geodiversity or biodiversity elements however any effect can be fully mitigated +</p> <p>Adverse impact on geodiversity or biodiversity elements by effects are capable of some mitigation –</p> <p>Significant impact on geodiversity or biodiversity elements and effects are unable to be satisfactorily mitigated --</p>
B Overall rating for 'Biodiversity and Geo-diversity'	
C Special Qualities, Landscape and Setting	
Q7 What is the capacity of the landscape to accommodate the site according to the Landscape Character Assessments which cover the Ryedale Area and Special Qualities Study (including views and open spaces)?	<p>Site has a very low landscape sensitivity to being developed or existing landscape features are retained or enhanced. Site will not detract from</p> <p>Site has a low landscape sensitivity to being developed and some existing landscape features can be retained. Site is unlikely to detract from</p> <p>Site has medium landscape sensitivity to being developed and may affect landscape features, however mitigation is possible. Site may detract</p> <p>Site has high landscape sensitivity to being developed and will affect landscape features with limited/no means of mitigation. Site will detract from</p>
Q8 What impact would the site have on nationally protected landscapes the North York Moors NP and Howardian Hills AONB?	<p>Site has a very low landscape sensitivity to being developed or existing landscape features are retained or enhanced. Site will not detract from</p> <p>Site has a low landscape sensitivity to being developed and some existing landscape features can be retained. Site is unlikely to detract from</p> <p>Site has medium landscape sensitivity to being developed and may affect landscape features, however mitigation is possible. Site may detract</p>

	Site has high landscape sensitivity to being developed and will affect landscape features with limited/no means of mitigation. Site will detract from
Q9 (sites within York Greenbelt) What impact would the sites have on a defined York Greenbelt	Positive Impact, mitigation not required ++
	Neutral impact- limited or no landscape mitigation is required +
	Negative impact with potential for harm but landscape mitigation is possible –
	Significant harm with limited means of mitigation --
Q10 Is the site capable of utilising existing landscape features to minimise its impact or provide adequate landscape mitigation measures?	Site is capable of retaining and enhancing existing landscape features ++
	Site is capable of retaining some existing landscape features and limited or no landscape mitigation is required +
	Site will not retain most existing landscape features, however landscape mitigation is possible –
	Site will not retain any existing landscape features and limited or no landscape mitigation is possible/proposed –
Q11 Will the site lead to the coalescence of settlements which will impact on their character and setting?	Development within the built form of the settlement ++
	Development is on the edge of a settlement which is not affected by coalescence with another settlement +
	Development is on the edge of the settlement and will lead to coalescence with another settlement however mitigation possible –
	Development is on the edge of the settlement and will lead to significant coalescence with another settlement and limited/no mitigation possible --
C Overall Rating for 'Special Qualities, Landscape and Setting'	Positive impact – the proposal will retain and enhance the special qualities, landscape and setting of the settlement ++
	Neutral impact – the proposal will not have an adverse impact on the special qualities, landscape and setting of the settlement +
	Negative impact – the proposal will have an adverse impact on the special qualities, landscape and setting of the settlement, however mitigation is possible –
	Significant impact – the proposal will have a significant adverse impact on the special qualities, landscape and setting of the settlement and limited
Culture and Heritage	
Q12 Will the site affect a designated heritage asset, either directly or indirectly through its setting?	Development would positively contribute to the significance, character and distinctiveness of the heritage asset ++
	Development would not adversely affect the significance, character and distinctiveness of the heritage asset +
	Development would adversely affect the significance, character and distinctiveness of the heritage asset, but mitigation is possible –

	Development would adversely affect the significance, character and distinctiveness of the heritage asset and mitigation is not possible --
Q13 Will the site affect a non-designated heritage asset which the Council identifies as having a degree of significance that is worthy of consideration?	Development would positively contribute to the significance, character and distinctiveness of the heritage asset ++
	Development would not adversely affect the significance, character and distinctiveness of the heritage asset +
	Development would adversely affect the significance, character and distinctiveness of the heritage asset, but mitigation is possible –
	Development would adversely affect the significance, character and distinctiveness of the heritage asset and mitigation is not possible --
D Overall Rating for 'Culture and Heritage'	Development would positively contribute to the significance, character and distinctiveness of the heritage asset ++
	Development would not adversely affect the significance, character and distinctiveness of the heritage asset +
	Development would adversely affect the significance, character and distinctiveness of the heritage asset, but mitigation is possible –
	Development would adversely affect the significance, character and distinctiveness of the heritage asset and mitigation is not possible --
Low Carbon Development and Renewable Energy	
Q14 Is the site adopting the Energy Hierarchy of the Local Plan Strategy?	Site capable and developer willing ++
	Site capable but developer unwilling -
	Site not capable --
Q15 Is the site capable of linking in or supporting off site renewable energy	Site capable linking in with off site renewable energy scheme and developer willing to take it forward ++
Q16 Can the site link in to existing heat or power sources available in the	Site capable of linking in with existing heat or power source and developer willing to take it forward ++
E Overall rating for 'Low Carbon Development and Renewable Energy'	Site capable of incorporating low carbon and renewable energy technology and developer willing ++
	Site capable of incorporating low carbon and renewable energy technology and developer unwilling -
	Site not capable of incorporating low carbon and renewable energy technology --
Sustainable Building and Waste Reduction	
Q17 Can the site accommodate higher sustainable building standards than currently required?	Site can accommodate 2 levels higher than mandatory limit ++
	Site can accommodate 1 level higher than mandatory limit –

	Development cannot accommodate higher standards than mandatory level --
Q18 Does the development contain proposals for waste reduction in both its construction and when in operation?	Proposals for waste reduction incorporated into both the construction and operation of the development++
	Proposals have investigated waste reduction, however only limited measures are achievable -
	No proposals suggested for waste reduction -
Q. 19 Does the development contain individual/communal recycling facilities/ infrastructure?	Yes +
	No --
F Overall Rating for 'Sustainable Building and Waste Minimisation'	Site capable of incorporating sustainable building and waste minimisation into the development and developer willing ++
	Site capable of incorporating sustainable building and waste minimisation into the development but developer unwilling -
	Site not capable of incorporating sustainable building and waste minimisation into the development --
Efficient Use of Land	
Q.20 Is the site or any part of the site considered previously developed land?	Site is over 50% to 100% Brownfield ++
	Site is up to 50% Brownfield +
Q.21 Can the site achieve an appropriate density to achieve the most efficient use of the land?	Excellent density achieved taking into account location and context ++
	Appropriate density achieved taking into account location and context +
	Lower density proposed as site faces some constraints in its development –
	Lower density necessary as site faces significant constraints in its development --
Q.22 Would the development of the site lead to the remediation of contaminated land?	Development is located on land which is likely to be highly contaminated and will be remediated ++
	Development is located on land which may be contaminated and will be remediated +
	Development is located on land which may be contaminated and no proposals for remediation have been put forward -
	Development is located on land which is likely to be highly contaminated no proposals for remediation have been put forward --
G Overall Rating for 'Efficient Use of Land'	Site represents very efficient use of land with mitigation to fully overcome concerns where necessary ++

	<p>Site represents efficient use of land but further mitigation required to fully overcome concerns where necessary +</p> <p>Site does not represent efficient use of land. Further investigation of mitigation measures to overcome concerns required -</p> <p>Site does not represent efficient use of land and mitigation is not possible --</p>
Natural Resources	
Q. 23 Would the development of this site involve the loss of the best and most versatile agricultural land (Grades 1,2 and 3a)?	<p>No loss of best and most versatile agricultural land ++</p> <p>Up to 5ha of best and most versatile agricultural land lost –</p> <p>More than 5ha of best and most versatile agricultural land lost --</p>
Q. 24 Would the development lead to the sterilisation of mineral resources?	<p>Site not within a mineral Preferred Area, Area of Search, or Mineral Consultation Zone ++?</p> <p>Site within the buffer of a mineral Preferred Area, Area of Search or Mineral Consultation Zone –?</p> <p>Site within a mineral Preferred Area, Area of Search or Mineral Consultation Zone --</p>
Q. 25 Would the development have an adverse impact on a Groundwater Source Protection Zone?	<p>Development is not located on a Principal Aquifer or in a groundwater Source Protection Zone ++</p> <p>Development is located on a Principal Aquifer or in a groundwater Source Protection Zone but mitigation is possible to reduce the risk of</p> <p>Development is located on a Principal Aquifer or in a groundwater Source Protection Zone but no risk assessment has been undertaken-</p> <p>Development is located on a Principal Aquifer or in a groundwater Source Protection Zone and mitigation of the risk of groundwater pollution is not</p>
Q. 26 Would the development have an adverse impact on the Malton Air Quality Management Area or any other site of poor air quality?	<p>Site falls outside any area of poor air quality and development is unlikely to result in any reduction in air quality. ++</p> <p>Site falls outside any area of poor air quality and development is unlikely to result in a significant reduction in air quality. +</p> <p>Site is within an area of poor air quality and mitigation is possible. Development may lead to a reduction in air quality. -</p> <p>Site is within an area of poor air quality and limited/no mitigation is possible or no assessment has been made by the proposer. Development is</p>
Q. 27 Is any part of the development on suspected unstable land?	<p>Land has no instability concerns ++</p> <p>Land potentially unstable but investigation has shown that mitigation is possible +</p> <p>Land potentially unstable but no investigation has been carried out –</p>

	Land suffers from significant instability problems and either no mitigation has been proposed or instability problems are not possible to mitigate --
Q. 28 Will the site impact on major hazard sites or pipelines?	HSE Standing Advice states "do not advise against development" ++ HSE Standing Advice states "advise against development"
H Overall Rating for 'Natural Resources'	Site would not adversely affect any natural resources ++
	Site would not have any significant adverse effect on natural resources +
	Site would have an adverse effect on natural resources but mitigation is possible –
	Site would have a significant adverse effect on natural resources and limited/no mitigation is possible --
Amenity	
Q. 29 Is the development in an area where noise, light, dust or smell is likely to cause nuisance to new users or is the development likely to generate noise, light or dust which will affect existing users?	The development is unlikely to cause nuisance to existing neighbouring uses or neighbouring uses are unlikely to cause nuisance to the proposed
	The development may cause some nuisance to existing neighbouring uses or neighbouring uses may cause some nuisance to the proposed
	The development will cause significant nuisance to existing neighbouring uses or neighbouring uses will cause significant nuisance to the proposed
Q. 30 Is the development in an area where other factors are likely to cause nuisance to new users or is the development likely to generate forms of nuisance which may affect the amenity of existing users? These may include issues such as privacy,	The development is unlikely to cause nuisance to existing neighbouring uses or neighbouring uses are unlikely to cause nuisance to the proposed
	The development may cause some nuisance to existing neighbouring uses or neighbouring uses may cause some nuisance to the proposed
	The development will cause significant nuisance to existing neighbouring uses or neighbouring uses will cause significant nuisance to the proposed
I Overall Rating for 'Amenity'	The development is unlikely to cause nuisance to existing neighbouring uses or neighbouring uses are unlikely to cause nuisance to the proposed
	The development may cause some nuisance to existing neighbouring uses or neighbouring uses may cause some nuisance to the proposed
	The development will cause significant nuisance to existing neighbouring uses or neighbouring uses will cause significant nuisance to the proposed
Flood Risk	
Q. 31 Is the site potentially affected by groundwater flooding?	No ++
	Yes further investigation required --
Q. 32 Is the site potentially affected by surface water flooding and is this site considered to be within a	No ++

considered to be within a critical drainage area?	Yes further investigation required --
Q. 33 Is the site potentially affected by sewer flooding?	No ++
	Yes further investigation required --
Q. 34 Have Sustainable Drainage Systems (SDS) been proposed as part of the development?	Site capable of accommodating SDS and have been proposed as part of the development ++
	Site capable of accommodating SDS though no information on whether SDS proposed as part of the development +
	Site capable of accommodating SDS however SDS not being proposed on site -
	Site not suitable for accommodating SDS --
Q. 35 What other measures* have been considered which ensure the development is resilient to climate change? * variable	Multiple additional measures proposed which build in resilience to climate change ++
	Single additional measure proposed to build in resilience to climate change +
	No information provided on measures proposed to build in resilience to climate change -
	No measures proposed to build in resilience to climate change --
J Overall Rating for 'Flood Risk'	No flood risk associated with the site ++
	Limited flood risk associated with the site which can be fully mitigated +
	Site affected by a number of flood risk issues, however mitigation possible-
	Site affected by significant flood risk issues and limited mitigation possible --
People	
Q. 36 Would the development of the site lead to the loss of an existing use which contributes to the social character and distinctiveness of the settlement?	Development incorporates existing use(s), as part of the overall scheme ++
	Development proposes relocation of use to suitable alternative location +
	Development will result in the loss of a valued facility/use and no justification or alternative provided --
Q. 37 Will the site incorporate the principles of Secured By Design, reducing the potential for crime and discouraging anti-social behaviour?	Yes – SBD principles taken into account or will be taken into account following liaison with North Yorkshire police +
	No – SBD principles not taken into account -

Q. 38 Does the design of the development encourage people to walk and cycle rather than travel by car?	Cycleways and footpaths effectively integrated into the development encouraging walking and cycling ++
	Some cycleways and/or footpaths shown encouraging walking and cycling +
	No cycleways and footpaths indicated as part of this development --
Q. 39 For sites over 1ha or over 80 houses- Has a Travel Plan been produced which assesses alternative options and initiatives?	Travel Plan undertaken and clear implementable initiatives for promoting modal shift set out ++
	Travel Plan undertaken and some initiatives identified for promoting modal shift +
	Travel Plan undertaken which identifies limited opportunities for modal shift or Travel Plan not undertaken --
Q. 40 Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	Development proposed is clearly designed to attract a balanced living and/or working community ++
	Development takes into account the need to attract a balanced and/or working community +
	Development takes no account of the need to attract a balanced living and/or working community -
K Overall Rating for 'People'	Development actively planned to encourage the development of sustainable communities ++
	Development has taken into account the need to develop sustainable communities +
	Development has little regard to the need to develop sustainable communities --
	Development has no regard for the need to develop sustainable communities --
Meeting needs	
Q.41 Does the type and mix of development proposed meet the needs identified in the Strategic Housing Market Assessment (SHMA), Employment Land Review Update 2010 (ELR), Ryedale Retail Capacity Studies (RRCS) and Malton Town Centre Strategy?	Proposal clearly identifies what the needs are and how they will be met by the development ++
	Proposal identifies what the needs are and how some needs will be met by the development +
	Proposal either does not identify what the needs are or how any needs will be met by the development --
	No assessment is undertaken of what the needs are and whether any needs will be met --
Q. 42 What level and type of affordable housing is proposed?	Development offers appropriate level and type of affordable housing which meets the needs as set out in the SHMA ++
	Development offers some affordable housing which meets some of the need as set out in the SHMA +
	Development does not offer the appropriate level and type of affordable housing or does not meet the need for affordable housing as set out in the SHMA

	The development makes no provision for affordable housing --
Q. 43 What provision has been made for Ryedale's elderly population?	Development addresses and meets the needs of Ryedale's elderly population ++
	Development takes into account and meets some of the needs of Ryedale's elderly population +
	Development does not address the needs of Ryedale's elderly population –
	The development makes no provision for the needs of Ryedale's elderly population --
L Overall Rating for 'Meeting Needs'	Proposal clearly identifies what the needs are and how they will be met by the development ++
	Proposal identifies what the needs are and how some needs will be met by the development +
	Proposal either does not identify what the needs are or how any needs are or how any needs will be met by the development –
	No assessment is undertaken of what the needs are and whether any needs --
Community Facilities, utilities and Infrastructure	
Q44 Malton/Norton only - Has Traffic Modelling or Transport Assessment been undertaken in the context of work already undertaken on the Malton and Norton STA?	Yes
	No - traffic modelling required
Q45 On sites greater than 1ha: Has a Transport Assessment been undertaken	Yes ++
	No- transport assessment required --
Q. 46 Is highway mitigation required as part of the development and what is the impact of the development on the highway network following mitigation?	No mitigation required or no impact on the highway following mitigation ++
	Mitigation required but no unacceptable impact following mitigation +
	Mitigation required and development would have a significant impact though not unacceptable impact after mitigation –
	Mitigation required and development would still have an unacceptable impact following mitigation --
Q. 47 Can the site accommodate adequate parking and servicing facilities?	Site meets highway guidelines for parking and servicing ++
	Site does not currently meet parking and/or servicing requirements. However these issues can potentially be overcome or mitigated –
	Site does not meet highway requirements for parking and/or servicing and the issues identified are difficult/not practically possible to overcome --

Q. 48 Will the proposal provide, enable or improve access to public rights of way (PROW)?	Proposal will create new PROW or integrate existing PROW into the development ++
	Proposal will not affect a PROW +
	Proposal would involve the diversion or loss of a PROW --
Q. 49 Does the proposal involve new public realm or enhancements to the existing public realm as part of its development?	Proposal will create high quality new public realm or significantly enhance existing public realm as part of its development ++
	Proposal will create some new public realm or partially enhance existing public realm as part of its development+
	Though capable of incorporating new or enhancing existing public realm, the proposal makes no provision for it --
Q. 50 What is the capacity of existing utilities and infrastructure to cope with impact of the development?	Site has limited or no adverse impact on utilities and infrastructure and can be satisfactorily accommodated. Or site has an adverse impact but
	Site has limited to medium adverse impact on utilities and infrastructure but can be satisfactorily accommodated. Or site has an adverse impact but
	Site has medium to high adverse impact on utilities and infrastructure and can only be satisfactorily accommodated with some mitigation –
	Site has high adverse impact on utilities and infrastructure and can only be satisfactorily accommodated with significant mitigation --
Q. 51 What is the impact on Waste Water Treatment Works?	Further than 400m from the boundary of a Waste Water Treatment Works ++
	Within 400m of boundary of a Waste Water Treatment Works. Investigation into impact undertaken and Yorkshire Water No Objection +
	Within 400m of boundary of a Waste Water Treatment Works. Investigation into impact not undertaken –
	Within 400m of boundary of a Waste Water Treatment Works. Investigation into impact undertaken Yorkshire Water consulted and likely to
Q. 52 Would the development on its own, have an impact on an existing community facility and has mitigation of this impact been proposed as part of the development?	Site has no adverse impact on community facilities or where there is an adverse impact this is fully mitigated through the provision of new, expanded or
	Site does not have a significant adverse impact on community facilities or where there is a significant adverse impact this is mitigated through the
	Site has an adverse impact on community facilities and limited mitigation is indicated -
	Site has a significant adverse impact on community facilities and no mitigation is indicated --
M Overall Rating for 'Community facilities, Utilities and Infrastructure'	Site has limited or no adverse impact on community facilities, utilities and infrastructure and can be satisfactorily accommodated. Or site has a adverse
	Site has limited to medium adverse impact on community facilities, utilities and infrastructure but can be satisfactorily accommodated. Or site has an
	Site has medium to high adverse impact on community facilities, utilities and infrastructure and can only be satisfactorily accommodated with some

	Site has high adverse impact on community facilities, utilities and infrastructure and can only be satisfactorily accommodated with significant
Strong Economy	
Q53 (town centre uses only) Will the site promote the viability and vitality of the Principal Town or Local Service Centre?	Proposal will support and enhance the vitality and viability of the town centre, encouraging new investment ++
	Proposal will support the vitality and viability of the town centre in retaining key services and facilities +
	Proposal could adversely harm the viability and vitality of the town centre leading to decline --
Q. 54 Will the mix of uses proposed by the development assist in diversifying the economy as set out in the ELR?	Mix of uses proposed will diversify the economy as set out in the ELR ++
	Mix of uses proposed will not diversify the economy but will support existing employment sectors in Ryedale +
Q. 55 (Employment/Retail uses) Does the proposal involve the creation of net additional or net loss of jobs in Ryedale?	Up to 250 net jobs created ++
	Up to 50 net jobs created +
	Up to 50 net jobs lost -
	Up to 250 net jobs lost --
N Overall rating for 'Strong Economy'	Proposal will have a significant positive impact on the economy ++
	Proposal will have a positive impact on the economy +
	Proposal will have a negative impact on the economy -
	Proposal will have a significant negative impact on the economy --

Stage 3 - Deliverability / Developability

Q56. How does the site perform against the SHLAA Update (housing), ELR Update (employment) and RRCS (retail) in terms of its ability to come forward and its suitability for development?	Housing: Category 1 (Deliverable)++	Employment: Category I ++
	Housing: Category 2 (Developable) +	Employment: Category II +
	Housing: Category 3 (Not Currently Developable) --	Employment: Category III -
Q57. Are there any other legal or physical constraints which may affect the ability of the site to come forward?	No constraints identified ++	
	Constraint(s) identified but resolution possible +	

	Constraint(s) identified but resolution is uncertain --
Developer Contributions	
Q58 Will the development be capable of meeting the usual range of site-specific s106 requirements?	Normal range of contributions can be achieved ++
	Some contributions can be achieved +
	Limited contributions can be achieved -
	No contributions can be achieved --
Q. 59 Can the development support the requirements of the CIL charging schedule?	Yes ++
	No --
O Overall Deliverability / Developability Rating	Site is able to come forward without impairment and is able to provide a normal range of contributions ++
	Site has some constraints and / or may not be able to support the full range of developer contributions +
	Site faces significant constraints and may not be able to support any developer contributions --

Appendix 3

Completed Site Selection Methodology Tables are available to view at:

www.ryedaleplan.org.uk/local-plan-sites-publication

There are links to each individual Site Selection Methodology for each settlement.