

The Ryedale Plan - Local Plan Sites Document

For Adoption

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## **1. Introduction**

- 1.1 This document has been produced as part of the Ryedale Plan - the development plan or 'local plan' for the area which covers the period 2012-2027. It contains site specific policies for the development of land within this period for a range of land uses. It also includes a limited number of site specific protection policies.
- 1.2 Sites have been identified or allocated for development in this document in order to ensure that the amount of development that the District is committed to providing to 2027 is achieved within this period.
- 1.3 The Local Plan Strategy (LPS) was the first document to be produced and adopted as part of the Ryedale Plan. The strategy document is that part of the development plan which established the amount and type of new development required within the plan period to 2027. It provides a strategic planning policy framework, including settlement hierarchy and principles for the development and growth of different settlements to guide the identification of site specific development sites in this document. The Local Plan Strategy was adopted on 5 September 2013 following an examination process which spanned the introduction of the National Planning Policy Framework and which found it to be fully compliant with national policy. Against this background, this document has been produced to comply with and to deliver the adopted Local Plan Strategy.
- 1.4 This document does not allocate specific development sites at Helmsley. Helmsley is identified as a Local Service Centre in the Local Plan Strategy although site specific policies for the Town are included in the Helmsley Plan. The Helmsley Plan is a development plan document which has been jointly prepared by the District Council and the North York Moors National Park Authority to ensure a consistent and holistic approach to planning in the town. This is because the boundary of the National Park runs through the Town and each authority is a Local Planning Authority. The Helmsley Plan was adopted on 9 July 2015 and forms part of the Development Plan for Ryedale.
- 1.5 It is important to note that the allocation of a site for a particular use in this document is not the same as receiving planning permission for the development of the site. A land allocation is intended to provide policy support in principle for the use of the site. Planning permission will still be required for the specific use/uses for which a site is allocated.
- 1.6 A new Policies Map has been prepared in conjunction with the preparation of the Sites Document. The Policies Map illustrates geographically the policies in the Local Plan Strategy and the site specific policies and proposals in this document.

- 1.7 The Local Plan Strategy replaced the majority of the saved policies of the previous Ryedale Local Plan (2002). This document is designed to supersede the remaining saved policies. These are listed in Appendix 2.
- 1.8 From work undertaken in the SSM the Council has chosen the sites that it considers best represent the ability to deliver sustainable development within the strategic policy context of the Local Plan Strategy. The Local Plan Strategy was informed by a proportionate evidence base, which identified key areas of sensitivity, but did not rule out development due to the capacity for site specific choices, and the use of avoidance and mitigation. This decision is based on a holistic consideration of a range of factors: balancing growth with settlement capacity, from an infrastructural, cultural and environmental perspective. This is in particular true of sites in Malton and Norton with the presence of the River Derwent SAC, and settlements which are around the Vale of Pickering, and which make up the majority of key settlements within the District.
- 1.9 The application of the SSM has sought to apply available evidence to determine the likelihood of issues. This has resulted in the allocation of sites where there are some known, and some potential, sensitivities. The evidence informing the SSM has identified that sites which have performed generally well, may have a sensitivity, and therefore may result in some harm, and whether there is the means to avoid or mitigate such harm. The capability for avoidance/mitigation has been established through discussions with technical consultees- such as Yorkshire Water and the Environment Agency in relation to development on Ground Source Protection Zones, and through the work undertaken in consultation with Natural England in the Habitats Regulation Assessment concerning the River Derwent SAC. In respect of archaeology, some of the sites have already been subjected to archaeological appraisal. Others have been informed by the Heritage Environment Record and the site's general context, and this has not identified any archaeological features of significance which would preclude site development.
- 1.10 The Vale of Pickering forms part of an extensive archaeological landscape which stretches along the length of the Vale and into neighbouring Scarborough Borough. This area exhibits evidence of continuing human habitation and activity from the early Mesolithic period, through the Roman period, and up to the present day. Based upon the understanding gained during excavations and through accumulated research work across the Vale of Pickering, there is a high probability that many of the remains will be of national importance.
- 1.11 Although several of the sites identified as allocations have a high likelihood that they contain archaeological remains of, potentially, national importance, it was considered that these represented the most sustainable and best options to deliver a substantial amount of housing and employment land to meet the future needs of the Local Plan area. The decision to take these areas forward was not done so lightly and was done with the understanding that they sit within this extensive archaeological landscape. These proposed allocations may result in the loss of what would be only a small proportion of a much larger archaeological resource. Historic England has therefore agreed that it is acceptable to allocate land in

these areas provided that any development proposals are informed by a robust archaeological assessment which will help further knowledge and understanding of the Vale of Pickering. This framework is set out in Appendix 1.

- 11.12 Housing Allocations SD3, SD5, SD6, SD8, SD9, SD10 and SD11, business expansion land under SD13 (Land at Amotherby BATA site) and land in proximity to the identified Malton Broad Location for Employment Land (SD12) are in a safeguarding area of mineral resource. Where a development is proposed within a minerals resource, waste management, transport infrastructure or minerals ancillary safeguarding area identified within the Minerals and Waste Joint Plan, potential developers should include as part of the planning application an assessment of the impacts of the proposed development on the safeguarded feature. Where applicable, this would be in the form of a minerals resource assessment, otherwise it would be in the form of an assessment as to whether the proposal would prevent or unduly restrict the use of the safeguarded site or require mitigation as part of the new development to avoid impact on the safeguarded site. NYCC Planning Services will advise on the scope and content of this assessment.

## **2. Land for Housing**

- 2.1 Policy SP2 of the Local Plan Strategy (LPS) establishes the amount of new housing to be delivered in Ryedale to 2027. It sets out how this is to be distributed across the settlement hierarchy (Policy SP1) and identifies the amount of new housing which will be provided at each of the different towns and some villages. Policy SP2 also lists the sources of new housing that will address housing requirements in different parts of the District.
- 2.2 The District Council, as Local Planning Authority is committed to ensuring the delivery of 200 homes per annum and a minimum of 3,000 new homes over the plan period. The LPS makes it clear that a sufficient and flexible supply of housing land will be identified in order to ensure these requirements are met. On this basis, the Council is committed to identifying sufficient land in full to meet housing requirements. An assumption for an amount of housing coming forward from future unanticipated or 'windfall' sources will not be used to reduce the amount of land that will need to be identified for new housing.
- 2.3 In order to deliver a positive strategy for housing growth, Policy SP2 aims to direct the housing land required to meet housing requirements to those settlements which are expected to accommodate planned growth in the settlement hierarchy. The policy also proportionally distributes the minimum housing requirement of 3,000 dwellings across these settlements.
- 2.4 Furthermore, the Council is committed to identifying a further 'supply buffer' as part of the plan making process which is the equivalent of an additional 20% of the District's planned housing requirement (600 homes). This is to build flexibility into the plan in a plan-led way. To ensure that this additional supply buffer complements the strategic approach of the plan, this additional supply is identified at those settlements in the settlement hierarchy where the Plan directs housing growth.
- 2.5 As well as the approach to housing land supply, the LPS establishes a local policy approach (The 'Zone of Tolerance') which supports the delivery of an additional 25% (750) of homes over and above the minimum 3,000 requirement. Together, the approach of the Zone of Tolerance and the plan-led supply buffer work together to:
- ensure that 200 dwellings per annum are delivered annually with consistency and certainty
  - provide a plan-led approach to supporting and managing the delivery of 3,000 homes as a minimum requirement which reflect sustainability parameters and tolerances at the main towns
  - To provide flexibility for the plan in the event that housing requirements increase or if committed housing sites fail to come forward.
  - To avoid under delivery and subsequent overly complicated arguments in appeal situations which can lead to an undermining of the development plan and a plan-led approach to managing development in Ryedale.

- 2.6 In order to establish how much land should be allocated for housing in this document to accord with the LPS , account has been taken of the number of new homes completed since the start of the plan (2012) and of housing commitments (sites with planning permission for housing and which can be under construction or not started).
- 2.7 The LPS commits to the provision of at least 150 new homes at Helmsley for the plan period. The adopted Helmsley Plan identifies land for approximately 190 new homes at the town. This is under a joint arrangement with the North York Moors National Park Authority to provide land for housing identified in the Local Plan Strategy across both planning authority areas through the Helmsley Plan. Additional sources of supply including 'windfall' development and plots with planning permission at the point the plan was adopted will also contribute to the delivery of additional homes. There is no requirement for this document to identify further housing land at Helmsley.
- 2.8 In summary, 1552 (net) dwellings have been completed across the District between 1 April 2012 and 31 March 2018. At 31 March 2018, planning permission existed for 1,345 (net) dwellings. A further 46 units from a major site were subject to a minded to approve decision pending the completion of a Section 106 agreement (46 units at Riccal Drive, Helmsley). These commitments account for a further 1,391 dwellings. The remaining land allocation in the Helmsley Plan provides 50 units. Land allocations in this document (859 units) with planning permission now granted on two of the allocations (239 units on SD5 and 6 units on SD9) providing a total of 1104 units .This results in an estimated supply of 4,097 new homes over the plan period, which reduces to 3,979 units when both a 10% non-implementation rate is applied to the small site supply (263 units) and when undeliverable sites with planning permission (91 units @2018) are deducted. Appendix 3 illustrates the position.
- 2.9 Existing commitments account for a significant proportion of the housing land supply for the plan period. All large site commitments which are either under construction or which have planning permission and are not started are identified on the Policies Map. The majority of existing large site commitments are sites that have been granted planning permission by the Local Planning Authority in advance of the completion of this document. For the most part, this has been to ensure that a sufficient supply of deliverable housing land is continually available to meet housing requirements. All of these sites have been released in locations which broadly support the delivery of the plan's spatial strategy (Policy SP1) and principles for guiding development at the Towns. In a limited number of circumstances, sites have been released on appeal, after the Local Planning Authority had made a decision to refuse planning permission.
- 2.10 Whilst many of the sites that have been granted planning permission for residential use are now under construction, the development of a limited number of sites has not started. Each of these sites have been assessed alongside other sites that have been put forward by landowners as part of the plan-making process. This has helped to inform whether the sites can continue to be relied upon as deliverable or developable sites should the current permission expire or whether alternative sites should be identified. Following this, only the current permission at the ATS in Norton for 62



units is not relied upon for calculating residual housing requirements. Policy SD1 aims to ensure that large site commitments are treated as land allocations in the event current permissions expire.

#### **Policy SD1: Existing Residential Commitments**

Residential development sites shown on the Policies Map as existing Residential Commitments will be treated as allocations for residential development. Residential Development should be consistent with the site's existing permission, in the event that the current permission expires.

Sites granted planning permission before 31 March 2018 will be identified as Existing Residential Commitments. Sites granted planning permission after this date will be treated as allocations until they are completed.

- 2.11 Housing Land Allocations are listed in Policy SD2. Each of the sites have been selected from a large number of sites that have been put forward by landowners as part of the plan-making process. Site Specific choices have been made using a range of information. This includes the use of a Site Selection Methodology which has been compiled for this purpose and by taking account of:- the aims and objectives of the Ryedale Plan and the principles for guiding development at the settlements which are established in the Local Plan Strategy; consultation responses and; residual housing requirements.
- 2.12 The Site Selection Methodology (SSM) was devised in consultation with a range of stakeholders to assess the sustainability credentials of individual sites and the deliverability and availability of individual sites. The SSM is, in effect, a sustainability appraisal framework for the assessment of sites. It uses settlement specific sustainability issues to enable comparisons of the merits/ dis-benefits of sites to be drawn. The ability of sites to address the objectives of the Ryedale Plan has also informed the selection of sites.

### Policy SD2 Residential Land Allocations

The following sites are allocated for residential development and are identified on the Policies Map.

Settlement	Site	Area (Ha)	Indicative Yield
<b>Principal Town</b>			
Malton and Norton	Land to the east of Beverley Road	24.29	600 (560 in the plan period)
	Land at Old Maltongate (Ryedale House Site)	1.44	60
<b>Local Service Centres(Market Towns)</b>			
Pickering	Land to the east of Whitby Road	8.58	239*
	Land to the west of Malton Road	3.7	110
Kirkbymoorside	Land to the south of Swineherd Lane	1.46	35
	Land to the north of Keld Head Close	0.85	18
	Land to the north of Swineherd Lane (The Old Brickworks)	0.38	6*
<b>Local Service Centres(Service Villages)</b>			
Amotherby	Land to the south of Amotherby Primary School	2.83	40
Slingsby	Land to the south of Aspen Way	1.71	36

The yield identified for each site is indicative and the precise number of residential units to be provided on each site will be determined at the planning application stage.

\*defined by applications approved since 31 March 2018

- 2.13 The allocations at Malton and Norton will contribute to the delivery of significant infrastructure improvements and, in combination, will enable a choice and mix of new homes to be provided. The Norton Lodge site will provide a link road between Scarborough Road and Beverley Road which is recognised as necessary for the delivery of the site, and also a significant strategic transport improvement for the Principal Town. Whilst the road is not a bypass, the provision of the road together with the location of the site which enables access using the Brambling Fields A64 junction helps to mitigate the impact of traffic on the central road network. The site has also been promoted on the basis that land will also be made available for educational purposes. Additional primary school capacity is necessary to address the requirements arising from the cumulative planned growth of the Principal Town. The site is also considered to be less sensitive in landscape terms than comparable alternatives.
- 2.14 The Ryedale House site complements the Norton Lodge site and existing committed sites in that in terms of design and character, the site is appropriate for the provision of some flats/apartments, which do not form a significant element of the District's existing housing stock. The redevelopment of the Ryedale House site would also have the advantage of supporting additional residential development at the Town without significant net increases in traffic given that the site is in an existing use as offices. It also provides an opportunity to develop housing on a previously developed site.
- 2.15 The combination of sites identified at Pickering reflect objectives of the Ryedale Plan, to minimise the impact of development on historic medieval field patterns which are a characteristic feature of Ryedale's northern Market Towns (and Pickering in particular) and a significant heritage asset. The sites at Whitby Road and Malton Road will ensure that further residential development can be accommodated at the Town without impacting upon the medieval strip field system. Both sites provide good access to the existing road network
- 2.16 The housing sites allocated at Kirkbymoorside reflect the limited availability of deliverable sites in locations that reflect the principles for the development at the town in the Local Plan Strategy and the fact that there is a large single site commitment at the town at Westfields.
- 2.17 The approach to the allocation of sites for residential uses at the Service Villages reflects the strategy of the plan (Paragraph 3.30 of the Local Plan Strategy) to ensure that planned housing requirements are distributed across the Service Villages and not focussed in relatively few settlements. As well as the availability of sites and suitability of sites, particularly in terms of the character of villages, account has been taken of existing commitments and any recent history of housing development in each of the service villages.
- 2.18 Where developers and landowners have supported the promotion of sites with indicative development/layout details, these have been used to inform the indicative site yields from allocated sites. For the most part this work has revealed densities at approximately 35 dwellings per hectare. For other sites, yields have been estimated using a minimum indicative density of 30 dwellings to the hectare (and applying a x 0.7 developable area factor to take account of site infrastructure). Although the Plan does not prescribe density standards, the majority of housing sites on the edge

of existing towns and villages will be built at moderate densities and on that basis, 30 -35 dwellings to the hectare is considered to be a reasonable basis for assuming indicative yields. The yields are indicative, and clearly this does not prevent sites being delivered at a higher density, if in design and character terms this would be appropriate. Overall, however, it is considered that the approach taken has not over-estimated the yield from the allocated sites but rather, it represents a relatively conservative approach.

- 2.19 Policy SD2 provides for the delivery of circa 1,157 dwellings from allocated sites, with 1,097 of these anticipated within the plan period. Taking account of completions and commitments on a District- Wide basis, this means that there is the potential for approximately 3,900 homes to be built within the plan period across the District which does not include additional homes coming forward from small site windfalls arising across the plan area or from housing built in the area of Helmsley which is within the North York Moors National Park.
- 2.20 It is anticipated that through a combination of completions, commitments and allocations, there is potential for approximately 3,572 new homes to be delivered in those locations where the plan directs new housing development. (The figure does not include the additional housing identified in the Helmsley Plan). This ensures that the proportional distribution of the housing requirement of 200 dwellings per annum is in accordance with Policy SP2 of the Local Plan Strategy. However, in allocating sites to provide for the supply buffer in addition to the residual planned housing requirement, the resulting proportional distribution does not follow precisely, the distribution established in SP2 although it continues to reflect the Plan's strategic settlement hierarchy. This is because at the time that this document is produced, a large number of housing sites have already been released in advance of the plan-making process and the choice of sites has been made against this context, changing requirements and on-going sustainability appraisal including the sensitivities and circumstances of different settlements.
- 2.21 The Local Planning Authority is mindful of the fact that not all planning permissions will result in housing completions and that a small proportion of the existing housing stock will be demolished as new homes are built. The Council's Strategic Housing Land Availability Assessment (SHLAA Part 1) takes account of these matters when the deliverable five year supply position is monitored annually. An assumption for demolitions and non-implementation have not been made as part of calculating the residual amount of housing land to be allocated. This is because an assumption for demolitions and non-implementation is more than made up for by the commitment to providing a supply buffer and because a small supply of housing also comes forward from small sites in the more rural locations where the plan does not direct growth.
- 2.22 It is considered that the housing land supply - existing commitments together with land allocations will be more than sufficient to ensure that planned rates of house building in Ryedale (200 dwellings per annum) will be delivered with confidence and that the supply is sufficient to cater for the operation of the Zone of Tolerance. Moreover, allocated sites in this plan are not phased and this, again, is designed to provide further flexibility in the maintenance of a supply of deliverable housing land.

- 2.23 The LPS recognises that extra-care facilities are required at some of Ryedale's towns to meet the needs of North Yorkshire County Council. The Helmsley Plan secures appropriate provision at Helmsley and a facility has been provided at Norton. North Yorkshire County Council (NYCC) has indicated that it is keen that land for such facilities is secured as part of allocated residential sites at Kirkbymoorside and Malton. This is unlikely to be achieved given that a significant proportion of sites are already committed. The current position does not necessarily preclude extra-care provision from being provided on the limited number of allocated sites in these locations, if NYCC are able to work with developers to secure provision in the longer term. However, the District Council will continue to work with NYCC to help secure provision in alternative ways including through the redevelopment of existing NYCC sites or through new purpose built sites. The allocation of the Ryedale House site adjacent to NYCC's existing facility at Malton may provide a key opportunity to co-ordinate the redevelopment of both sites.
- 2.24 Policy SP5 of the Local Plan Strategy commits the Local Planning Authority to identifying land for additional Gypsy and Traveller pitches if an updated assessment reveals a requirement. A recent assessment undertaken for the Council by Arc 4 has concluded that the existing Tara Park site at Malton is sufficient to meet identified needs.
- 2.25 Policies SD3-SD11 establish a number of principles for the development of the allocated housing sites. These are designed to reflect site specific circumstances and, in many cases a number of the principles reflect that basis on which sites were assessed as part of the plan-making process.
- 2.26 It should be noted that the development principles have been prepared to influence how development will take place on specific sites. These policies have not been used to detail the list of supporting information that will be required to support a planning application. The type of information required to inform the decision-making process is detailed in the Council's Local Validation List. This can range from technical information including for example, noise, odour, highway, heritage or protected species assessments and also includes a Design and Access Statement and a Statement of Community Involvement. The level and type of information required to support a planning application for the development of the allocated sites will vary according to the scale and location of sites and the nature of surrounding land uses. For example, the largest allocation at Beverley Road in Norton, will need to be supported by technical information to inform the mitigation necessary to protect future occupants from noise and odour associated with the neighbouring industrial estate, as well as to mitigate other impacts. The measures employed to mitigate impacts associated with the neighbouring industrial site will be detailed the applicant's Design and Access Statement and the Statement of Community Involvement supporting a planning application will be expected to refer to consultation with all stakeholders, including for example, all occupants of the neighbouring industrial estate.

## Housing Land Allocations Development Principles

### Policy SD3 Housing Allocation -Land to the east of Beverley Road, Norton: Development Principles

Detailed proposals for the development of the site shall include:

- An indicative yield of 600 dwellings, 560 within the Plan Period
- a new road linking Beverley Road to Hugden Way
- implementation of a MOVA system at the junction with Scarborough Road and Westfield Way
- provision of measures to provide safe pedestrian movements across the link road, particularly between the neighbouring factory and its car park and within the neighbouring industrial estate
- 2 ha of land for new primary school provision
- a substantive landscape, visual and noise attenuation buffer between the housing development and the neighbouring industrial estate
- Neighbourhood Area for Play (NEAP)
- integrated site and boundary landscaping to include landscape areas for play and fitness and to soften the visual impact of the scheme
- a design and layout that responds to requirements to mitigate odour and noise associated with the adjacent food processing factory and co-located slaughterhouse
- reinforcing existing connections and creating new connections to the school site and where possible , the existing built up area and the surrounding countryside
- well defined hierarchy of streets and spaces
- pedestrian and cycle only routes in and through the development to site access points, the school site and NEAP
- access from Beverley Road and the new link road
- maximise opportunities for green infrastructure, including 3 phase Sustainable Drainage Systems
- Capability for electric vehicle charging for each property with a dedicated car parking space within its curtilage
- Lighting scheme to minimise glare, reduce energy usage, and protect amenity
- Appropriate archaeological evaluation and mitigation as detailed in Appendix 1
- As a Safeguarded Site, the feasibility and viability of the extraction/utilisation of the minerals resource will be demonstrated

**Policy SD4 Housing Allocation - Land to the west of Old Maltongate (Ryedale House), Malton: Development Principles**

Detailed proposals for the development of the site shall include:

- An indicative yield of 60 dwellings
- larger scale development in block form to middle and front of the site ( with potential for flatted development)
- smaller scale housing development to the rear of the site
- landscaped and tree lined setting to Old Maltongate to be retained
- design to a high specification, drawing on the architectural character and detailing of high status buildings on along Old Maltongate
- use of the existing access off Old Maltongate
- Capability for electric vehicle charging for each property with a dedicated car parking space within its curtilage
- Lighting scheme to minimise glare, reduce energy usage, and protect amenity

**Policy SD5- Housing Allocation - Land to the east of Whitby Road, Pickering: Development Principles**

Detailed proposals for the development of the site shall include:

- An indicative yield of 239 dwellings
- a built form, layout and design detailing that works with the topography and contours of the site
- integrated site and boundary landscaping to include landscape areas for play and fitness
- on-site children's play space (LEAP)
- pedestrian and cycle only routes in and through the development to the site access
- well defined hierarchy of streets and spaces
- access from Whitby Road
- scale of buildings to be limited to two storeys
- sustainable drainage system to be integrated into design which reflects the Source Protection Zone, in regards to Surface water drainage scheme and Foul water drainage scheme
- Capability for electric vehicle charging for each property with a dedicated car parking space within its curtilage
- Lighting scheme to minimise glare, reduce energy usage, and protect amenity
- As a Safeguarded Site, the feasibility and viability of the extraction/utilisation of the minerals resource will be demonstrated

**Policy SD6 - Housing Allocation - Land to the west of Malton Road, Pickering: Development Principles**

Detailed proposals for the development of the site shall include:

- An indicative yield of 110 dwellings
- integrated site and boundary landscaping to include landscape areas for play and fitness
- open space/Green Infrastructure to the west of the site ( as shown on the Policies Map) is excluded from the developable area to ensure the developable area is outside area at risk of flooding and to protect the setting of the Listed Building. Further landscaping will be required to minimise the degree of intervisibility between the development and the Listed Building
- retention of the substantive boundary hedge to the Malton Road
- a strategic landscaping swath to the south of the site to define and reinforce the southern approach to the Town
- pedestrian and cycle only routes in and through the development to the site access
- well defined hierarchy of streets and spaces
- designed to enable views of the Spire of the Church of St Peter and St Paul from the Malton Road when approaching the town
- access from Malton Road
- pedestrian and cycle access to Haygate Lane, the open space to the rear of the swimming pool and the public footpath to the western boundary of the site
- on-site children's play space (LEAP)
- sustainable drainage system to be integrated into design
- Capability for electric vehicle charging for each property with a dedicated car parking space within its curtilage
- Lighting scheme to minimise glare, reduce energy usage, and protect amenity
- Appropriate archaeological evaluation and mitigation as detailed in Appendix 1
- As a Safeguarded Site, the feasibility and viability of the extraction/utilisation of the minerals resource will be demonstrated



**Policy SD7- Housing Allocation - Land to the south of Swineherd Lane, Kirkbymoorside: Development Principles**

Detailed proposals for the development of the site shall include:

- An indicative yield of 35 dwellings
- access from Swineherd Lane
- pedestrian and cycle only access to Duna Way; Stuteville Close and the recreation facilities to the south of the site
- retention of the public footpath through the site
- landscape buffer to the eastern boundary
- careful attention to the scale and mass of buildings to the eastern side of the site
- well designed street and spaces
- sustainable drainage system to be integrated into design
- Capability for electric vehicle charging for each property with a dedicated car parking space within its curtilage
- Lighting scheme to minimise glare, reduce energy usage, and protect amenity

**Policy SD8- Housing Allocation - Land to the north of Keld Head Close, Kirkbymoorside: Development Principles**

Detailed proposals for the development of the site shall include:

- An indicative yield of 18 dwellings
- access from Keld Head Road
- retention of mature boundary trees and landscaping scheme to enhance boundary landscaping
- scale of buildings to be limited in height to two storeys
- sustainable drainage system to be integrated into design
- Capability for electric vehicle charging for each property with a dedicated car parking space within its curtilage
- Lighting scheme to minimise glare, reduce energy usage, and protect amenity
- As a Safeguarded Site, the feasibility and viability of the extraction/utilisation of the minerals resource will be demonstrated

**Policy SD9 - Housing Allocation - Brickworks Site, to north of Swineherd Lane, Kirkbymoorside: Development Principles**

Detailed proposals for the development of the site shall include:

- An indicative yield of 6 dwellings
- access from Swineherd Lane
- buildings not to exceed two storeys in height
- layout and form to ensure a broken mass of buildings with a strong frontage to the road
- retention of mature boundary trees
- sustainable drainage system to be integrated into design
- Capability for electric vehicle charging for each property with a dedicated car parking space within its curtilage
- Lighting scheme to minimise glare, reduce energy usage, and protect amenity
- As a Safeguarded Site, the feasibility and viability of the extraction/utilisation of the minerals resource will be demonstrated

**Policy SD10 - Housing Allocation- Land to the south of Amotherby Primary School, Amotherby: Development Principles**

Detailed proposals for the development of the site shall include:

- An indicative yield of 40 dwellings
- access from the B1257
- retention of Public Right of Way through the site
- pedestrian and cycle only link to Meadowfield
- land to be provided for a kiss and drop facility for Amotherby Primary School ; public open space and children's play area within the northern quarter of the site
- retention of hedge along boundary with the B1257
- well designed streets and spaces
- landscaping belt to the western site boundary
- scale of buildings to be limited to one and two storey heights
- sustainable drainage system to be integrated into design
- Capability for electric vehicle charging for each property with a dedicated car parking space within its curtilage
- Lighting scheme to minimise glare, reduce energy usage, and protect amenity
- Appropriate archaeological evaluation and mitigation as detailed in Appendix 1
- As a Safeguarded Site, the feasibility and viability of the extraction/utilisation of the minerals resource will be demonstrated

**Policy SD11 - Housing Allocation - Land to the south of Aspen Way, Slingsby: Development Principles**

Detailed proposals for the development of the site shall include:

- An indicative yield of 36 dwellings
- comprehensive scheme for both fields, which could be phased
- retention of hedge to boundary with B1257
- retention of mature trees lining the Balk and suitable landscape/open space buffer along the western boundary of the site in order to ensure the protection of these trees
- vehicular access from Aspen Way to extend up the boundary with the eastern field, so as to ensure unfettered access of both fields
- pedestrian and cycle only access to the Balk and the Street
- Scale of buildings to be limited to one and two storey heights
- Well-designed streets and spaces
- sustainable drainage system to be integrated into design
- Technical capability for electric vehicle charging for each property with a dedicated car parking space within its curtilage
- Lighting scheme to minimise glare, reduce energy usage, and protect amenity
- The opportunity should be taken to enhance the entrance to the village and the scale and design of the development should relate sensitively to the Conservation Area
- Appropriate archaeological evaluation and mitigation as detailed in Appendix 1
- As a Safeguarded Site, the feasibility and viability of the extraction/utilisation of the minerals resource will be demonstrated

### 3. Land for Employment Uses

- 3.1 Policy SP6 of the Local Plan Strategy provides for the identification of up to 45 hectares of land for employment purposes. The policy commits to the allocation of two tranches of employment land- an initial 37 hectares followed by a further 8 hectares to be released if this is required over the plan period. The approach reflects the range in the quantum of employment land which was identified by employment land forecasts used to inform the plan. The policy establishes an approach to distributing these requirements across specific settlements, as outlined in the table below. A significant proportion of the initial 37 hectares has been released in advance of the preparation of this document and is committed, under construction or has been completed.
- 3.2 In total this accounts for approximately 31 ha (gross) of the initial 37 ha. In addition, 1.9 hectares of employment land has been allocated in the Helmsley Plan (Policy H4) and this accounts for a significant proportion of the employment land which the Local Plan Strategy distributes to Helmsley and Kirkbymoorside. The current position is outlined below. It should be noted that the completion and commitment figures relate to major employment sites/ schemes and do not include employment space that has been created through the small scale conversion of existing buildings.

	Local Plan Requirement	Commitments/Completions/Helmsley Plan Allocations	Residual Requirement
Malton and Norton	29.6-36ha	26.7 ha	2.9ha-9.3ha
Pickering	5.55ha-6.75ha	0ha	5.55-6.75ha
Kirkbymoorside and Helmsley	1.85-2.25ha	2.57ha	0
Total	37-45ha	29.3ha	8.45ha -16.05ha

- 3.3 The release of just over 17 ha of land at Eden House Road off the A64/ A169 junction at Old Malton accounts for a considerable proportion of land currently committed for employment uses as well as a significant proportion of the land to be accommodated at the Principal Town. The site is considered to be a major employment/business opportunity for the District which occupies a good location in relation to the Principal Town and strategic road network. The site has planning permission for the development of an agri-business park for B1, B2 and B8 uses; an Agricultural Business Centre and new livestock market. In 2015, the site was established as the Malton Food Enterprise Zone (FEZ), as part of the Department of Environment, Food and Rural Affairs, 'Pathfinder Food Enterprise Zone' initiative. To support the development of the FEZ; to attract new investment

and employment opportunities locally and; to assist in the delivery of the objectives of the York, North Yorkshire and East Riding Local Enterprise Partnership (LEP), a Local Development Order covers the site in order to help facilitate a focus on the agri-food sector in this location.

- 3.4 Existing commitments, including the allocation of 1.9 ha of land at Helmsley (in the Helmsley Plan) account for the planned employment land requirement for Kirkbymoorside and Helmsley.
- 3.5 At present, 6.6 ha of land to the south of Thornton Road Industrial Estate at Pickering is the subject of a 'minded to approve' decision by the Local Planning Authority for B1 and B2 uses. The proposals for the site have been progressed by an existing local employer seeking to relocation space as well as to facilitate the development of further employment space at the town. The site forms a logical extension to the existing industrial estate, performed well through the site assessment process and has been therefore allocated for employment purposes. This will confirm the principle of its suitability as an employment site into the future in the event that the current proposals are not taken forward, and may also assist in securing the public or private investment needed to undertake the remediation required to develop the site.
- 3.6 Completions, commitments and proposed allocations account for 35.7ha of land which addresses the initial tranche of land that the Authority is committed to identifying. This is however, on a District-wide basis and results in a small shortfall against the approximate distribution figures for Malton and Norton.
- 3.7 The Local Plan Strategy directs the majority of employment land requirements to Malton and Norton and land releases to date have supported this strategic approach. However, additional employment land allocations at Malton and Norton have not been made in this document. As an alternative, land in the vicinity of the Malton Agri-Business Park at the A64/A169 junction is promoted as a broad location for further employment land releases to meet identified requirements if they are needed within the plan period. This is in part driven by the limited availability of alternative, suitable and deliverable sites as well as uncertainty over the rate at which the current proposals for the Agri- Business Park/FEZ will be built out. It is considered that this reinforces the commitment to this area being a strategic employment opportunity and provides flexibility for a range of types of employment to be provided and co-ordinated, particularly if the Food Enterprise Zone and Local Development Order are successful in attracting agri-food business to the site which has already been released.

### Policy SD 12 New Employment Land Provision

The following sites are allocated or committed, as indicated on the Policies Map, for the development of the employment uses specified:

#### Employment Land - Commitments

- |  |         |               |
|--|---------|---------------|
| • York Road Industrial Estate, Malton                                      | 6.8ha   | B1,B2,B8 uses |
| • Land at Norton Grove, Norton   | 2.08 ha | B1,B2,B8 uses |
| • Agri-Business Park and Business Technology Park, Eden House Road, Malton | 17.8ha  | B1,B2,B8 uses |
| • Land to the west of Kirkby Mills Road, Kirkbymoorside                    | 0.49ha  | B1,B2,B8 uses |

Employment development sites shown on the Policies Map as existing Employment Commitments will be treated as allocations for employment development. Employment development should be consistent with the site's existing permission, in the event that the current permission expires.

#### Employment Land Allocations

- Land to the south of Thornton Road Industrial Estate, Pickering 6.6 ha (B1 and B2 Uses)

The release of additional employment land to meet outstanding identified requirements over the course of the plan period will be supported in principle at the following broad location subject to it being demonstrated that material planning considerations can be satisfactorily addressed:

- Land to the north of the A64 and to the east of the A169, Malton (B1, B2, B8 Uses). Particular consideration will be required in respect of ensuring:
  - Appropriate Surface water management;
  - No adverse impacts on the safe operation of the Strategic Road Network; and
  - No adverse impacts on the water quality of the River Derwent SAC
  - Appropriate archaeological evaluation and mitigation as detailed in Appendix 1
  - As a Safeguarded Site, the feasibility and viability of the extraction/utilisation of the minerals resource will be demonstrated.

**Policy SD13 Expansion Land for Existing Employers**

The following sites, as indicated on the Policies Map, are allocated for the future expansion of the existing major employer:

- Land to the South of Sylatech, Kirkbymoorside
- Land to the south of Malton Foods (Zwanenberg), Amotherby
- Land to the north of BATA, Amotherby
  - As a Safeguarded Site, the feasibility and viability of the extraction/utilisation of the minerals resource will be demonstrated

In the event that these sites are not required by the respective company during the plan period, they will not be available to other business uses.

- 3.8 The previous development plan for Ryedale allocated expansion land for a small number of existing large employers who had, at the time, indicated that additional land was required to support the expansion plans of the businesses. This included land for BATA, Amotherby; Westlars (now Malton Foods), Amotherby; Micrometalsmiths (now Sylatech), Kirkbymoorside and McKechnies, Pickering. To date, the expansion land at Pickering has been utilised and an application for the extension of the Sylatech premises into the expansion land has been made. Each of these companies have confirmed that the availability of expansion land remains relevant to their businesses. Therefore the allocation of the expansion land for Sylatech, Malton Foods and BATA is carried forward into this plan period and is identified on the Policies Map. However, these sites have not been included within Development Limits (as has been the case historically) in order to ensure that they provide for and reflect only, the specific circumstances of these employers. It should be noted that the Plan (Policy SP6 of the Local Plan Strategy) is generally supportive in principle of the release of land for the expansion of all existing major employers/established businesses should this be required and the fact that a particular company does not have expansion land space identified in this plan would not prevent their expansion in principle.

#### **4 Land for Retailing**

- 4.1 Policy SP7 of the Local Plan Strategy (LPS) establishes the additional requirement for additional food and non-food retailing space. It sets out how this will be distributed at different settlements and confirms the sources of new retail space in different locations. In this respect and in view of the fact that SP7 directs the majority of the new retail space to the Principal Town, the Plan only seeks the allocation of land at Malton and Norton as a means of addressing requirements for additional retail floorspace. This is alongside the sources of new retail space that will be provided through the conversion and extension of existing buildings and the redevelopment of land within or on the edge of each of the Town Centres, including Pickering, Kirkbymoorside and Helmsley.
- 4.2 A significant proportion of the retail floorspace requirement is already committed. The existing planning permission for the redevelopment of the Malton Livestock Market site currently accounts for quantitative food retailing floorspace requirements. The Livestock Market site together with new retail space at the Kings Head Yard, Malton and the ancillary retail element of the Malton Agri-Business Park scheme account for the majority of the non-food retailing space (circa 4,500 sqm) which the LPS directs to the Principal Town.
- 4.3 The Local Plan Strategy recognises that the Livestock Market Site (LMS) provides a key development opportunity in a location which immediately abuts the existing Town Centre and within the 'Northern Arc' - the stretch of land around the Town Centre which the plan recognises as having potential to accommodate further town centre uses, including new retail space. Planning permission for the redevelopment of the Livestock Market Site has existed since 2012 and the scheme technically commenced in August 2017. As well as recent changes and restructuring in the food retailing sector, it is understood that a planning permission granted for a food-led retail scheme on an additional site - Wentworth Street Car Park has frustrated investment in the LMS site. The car park site is owned by the Council and the redevelopment scheme for the site was promoted in partnership with a development partner. In 2015 the planning permission for the car park site was quashed following a successful legal challenge to the permission by the owners of the LMS site and the planning application for the car park site is no longer being progressed.
- 4.4 In order to support the redevelopment of the LMS site and to provide some certainty for the owners of the site as well as businesses in the Town, the LMS site is identified on the Policies Map as a retail commitment and the Town Centre Commercial Limits have been adjusted to include the site within the Town Centre Commercial Limits. It is considered that this should support the timely redevelopment of the site which will, in turn provide certainty over the precise level and type of retail space to be accommodated in this location, if the configuration of retail space in the current permission needs to be adjusted to reflect current and emerging needs of the retail sector.



4.5 Against this background, sites to address the shortfall (circa 2,106 m<sup>2</sup>) in non-food retailing space at Malton and Norton have not been specifically allocated in this plan. The Local Planning Authority will work with landowners and developers to bring forward appropriate schemes within Malton and Norton Town Centres and the 'northern arc' area of opportunity which is identified in the Local Plan Strategy.

**Policy SD14 Retail Commitments**

The Malton Livestock Market Site, Malton will continue to be supported for retail development in principle in the event that existing permission is not implemented

## **5 Specific Sites: Flamingo Land and the National Agri-Food Innovation Campus (NAFIC)**

- 5.1 The Plan (Policy SP1 of the Local Plan Strategy) uses Development Limits as a policy tool for managing development. Most of the Development Limits exist to manage the growth of the Market Towns and villages. However, two specific sites, Flamingo Land and the NAFIC Site have site boundaries which are defined on the Policies Map. Flamingo Land in the Vale of Pickering is a nationally renowned tourist attraction consisting of a fun park, zoo and holiday village. Development Limits for the site were established in the previous Development Plan and are carried forward into this Plan. The NAFIC site at Sand Hutton in the Vale of York was established as the then Ministry of Agriculture's Central Science Laboratory. The site is now the National Agricultural and Food Innovation Campus and is a base for the Government's Food and Environmental Research Agency together with other organisations based around agri- food and health. It is an ambition of the Local Economic Partnership that the site becomes firmly established as a national/international centre for food science, agri-tech, health and bio-renewables. The boundaries of the site were defined in the previous Development Plan and are carried forward into this plan.
- 5.2 Proposed development within the Development Limits of Flamingo Land and within the boundaries of the NAFIC site to support these uses will be supported in principle. Both sites lie within the open countryside and any additional development within the development limits/site boundaries would need to be acceptable in terms of a range of development management issues, including the impact of additional traffic as well as landscape and visual impact. The latter is a particularly relevant issue in terms of the height and mass of structures at both sites which are located in the relatively flat Vales of Pickering and York. The southern boundary of the NAFIC site also adjoins the outer boundary of the York Green Belt.

### **Policy SD15 Specific Sites: Flamingo Land and the National Agri-Food Innovation Campus (NAFIC)**

The Development Limits for the Flamingo Land Theme Park and the site boundaries of the NAFIC site are as defined on the Policies Map. Proposals for additional development within the boundaries of these sites will be supported in principle, subject to policies within the Local Plan Strategy.

Proposals for the extension of the Flamingo land holiday village to the west of the development limits to enable qualitative improvements to the holiday village will be considered against the following criteria:

- Landscape and visual impact of the proposals can be appropriately mitigated
- Any increase in activity or numbers of holiday units would not have an unacceptable impact on highway safety or capacity

Any proposal to extend Flamingo Land zoo on to land to the east of the development limits, north of the Kirby Misperton road and south of Costa Beck will be required to demonstrate that landscape and visual impact can be appropriately mitigated.

Any proposal to extend Flamingo Land will need to comply with Policies SP8, SP13 and SP20 of the Local Plan Strategy.

## **6 Visually Important Undeveloped Areas**

- 6.1 The previous Local Plan for Ryedale defined 'Visually Important Undeveloped Areas' (VIUA's) as a policy designation to protect specific open sites in or on the edge of settlements. Sites are identified as VIUA's for one or more of the following reasons: a site makes a significant contribution to the character or setting of the settlement; a site provides an attractive setting for buildings within a settlement and/or; a site makes an important contribution to the historical form and layout of a settlement. As such, the role of a VIUA can differ in different locations. For example, within many settlements VIUA's are often smaller spaces which are integral to the historic form and character of a place or which contribute to the setting of heritage assets within a settlement. In general, the VIUA's on the edges of the Market Towns are aimed at protecting areas which, by virtue of their open nature make a significant contribution to the setting of a Town and the role of the setting in influencing and framing the traditional form and character of the settlement. To this end, these sites tend to be larger in scale than VIUA's within settlements.
- 6.2 Existing VIUA's have been reviewed in the preparation of this document and are shown on the Policies Map. The preparation of this document has provided the opportunity to identify further VIUA sites. For example, a number of new VIUAs have been informed by more recent up to date Conservation Area Appraisals. In addition, further VIUA sites have been identified in the context of the current strategy of the plan which places a greater emphasis on the expansion of the market towns than previous development plans for Ryedale. The site selection process used to assess the sites put forward for development by landowners has considered the merits of sites in terms of their contribution to the form, character and setting of settlements. This has enabled development requirements (in particular housing requirements) to be accommodated at settlements in accordance with Local Plan Strategy alongside the identification of further VIUA sites on the edges of some of the towns. It is important to emphasise that landscape quality in itself is not a reason for the designation of a VIUA. There are many areas surrounding towns and settlements that are valuable in terms of their landscape character and aesthetic qualities and the Local Planning Authority will take account of this through the application of Policy SP13 (Landscapes) of the Local Plan Strategy.

### **Policy SD16 Visually Important Undeveloped Areas (VIUAs)**

In addition to the existing VIUAs which are identified on the Policies Map, the following new sites are designated as VIUAs and are shown on the policies Map, and will be considered in accordance with the requirements of Policy SP16 of the Ryedale Plan- Local Plan Strategy:

- Land at Follitt Ward Close, Middlecave Road, Malton
- Land to the north of Peasey Hills, Malton
- Land to west of the Church of St John, Welburn
- Land to north of Slingsby Castle and west of the Lawns, Slingsby
- Land between Amotherby and Swinton south of the B1257
- Land to the north of Worsley Arms and south east of the village hall, Hovingham
- Land at Knoll Hill, Ampleforth
- Land to the south and west of St Hilda's Church, and north of Millway, Ampleforth
- Land to the rear of Ludley House, Ampleforth
- Verges, Main Street, Ampleforth
- Land west of St Benedict's School, Ampleforth
- Mickle Hill, and land to the south of Mickle Hill, Pickering
- Land between Welham Road and Langton Road, Norton
- Land north of Westgate Lane, Old Malton

## **Appendix 1 – Archaeological Informative for Sites SD3, SD6, SD10, SD11 and the Broad Location of SD12.**

This Appendix provides additional information regarding Housing Allocations made under Policies SD3, SD6, SD10, SD11 and the Employment Broad Location to the north of the A64/east of A169, Malton made under Policy SD12.

As a result of the high probability of important archaeological remains in this area, it is considered appropriate to set out further information and advice on this specific matter.

### **Background:**

These sites form part of an extensive archaeological landscape which stretches along the length of the Vale of Pickering. This area exhibits evidence of continuing human habitation and activity from the early prehistoric periods through the Roman period, and up to the present day. The buried prehistoric landscapes and continuous “ladder” settlements are an extraordinary survival of human activity on a landscape scale, preserved beneath thick sand-blown deposits across the Vale.

Based upon the understanding gained during 30 years of archaeological research and excavation on adjacent sites and across the remainder of the Vale of Pickering, there is a high probability that this area will contain archaeological remains of national importance. The NPPF makes it clear that non-designated archaeological remains that are demonstrably of equivalent significance to Scheduled Monuments (such as the ones which are likely to be present in this area) should be considered as if they were a designated heritage asset - i.e. that substantial harm or total loss should be wholly exceptional.

It is essential that any development proposals are informed by these and by a robust archaeological assessment of this area in order to fully understand the potential implications which the development of this area might have not just upon important archaeological remains but also the associated costs that archaeological mitigation might involve.

### **Implications:**

Should, as Historic England suspect, that any desk based archaeological assessments result in the requirement for more substantial investigations the following information provides the basis for successfully meeting the likely requirements of Historic England.

- a. An archaeological assessment would likely require the inclusion of;
  - i. An assessment of the proposed development site in its wider historic landscape context;

- ii. Landscape characterisation and modelling including a review of available lidar data and aerial photography;
- iii. Geophysical Survey;
- iv. Trial trenching.

b. An evaluation of how the proposed development is likely to impact upon the archaeology

Subject to the outcome of the above works a mitigation strategy will most likely be required which will require agreement from the Local Planning Authority (in consultation with Historic England). The remit of a strategy will be determined by the outcome of the above and should include the following (unless it can be shown that these are not necessary):

- a. A framework for managing, recording, archiving and publishing the results of any archaeological evaluations and interventions;
- b. A strategy for maximising the educational potential of any archaeological interventions including the development of community archaeology projects;  
and
- c. A proposed access strategy for the archaeological landscape of this development site.

**Appendix 2 :Saved Local Plan policies to be superseded by the policies in this document.**

Policy

- H1a Managing the release of land
- H2 Housing allocation, Scarborough Road, Norton
- H3 Housing allocation, Whitfield Avenue, Pickering
- H4 Housing allocation, Goslipgate, Pickering
- H5 Housing allocation, Feversham Drive, Kirkbymoorside
- H6 Residential allocations in the villages
- EMP2 Industrial/business development allocation, Norton Grove Industrial Estate
- EMP3 Industrial/business development allocation, East of Thornton Road Industrial Estate, Pickering
- EMP4 Industrial /business development allocation, Kirkby Mills
- EMP7 Allocations for the expansion of existing major employers
- EMP14 Central Science laboratory
- EMP15 North Yorkshire Power project, East Knapton
- TM6 Tourist Attractions

*Note: The adoption of the Sites Document and Policies Map (2012-2027) will ensure that all of the saved policies of the Ryedale Local Plan (2002) are superseded.*

Appendix 3: Residential completions, commitments, residual requirements and proposed allocations@31/3/18

Settlement	Completions (net) 2012-2018	Commitments *+ existing allocations (net)	Local Plan Housing Figure	Residual Requirement	Planned requirement + supply buffer	Residual Requirement + supply buffer	Proposed Allocations	Total
Malton and Norton	729	626	1500	145	-	-	620****	1.975
Pickering	385	74	750	291	-	-	349	808
Kirkbymoorside	23	288	300	-11	-	-	59	370
Helmsley	9**	96	150***	0	0	-	0	105
	<i>The Helmsley Plan was adopted in July 2015. It makes provision for the delivery of 190 homes to 2027, 96 of which are from land allocations within the Ryedale Local Planning Authority Area. The Local Plan Sites Document will not identify further housing land at Helmsley</i>							
Service Villages	217	167	300	-84	-	-	76	460
<b>Total</b>	<b>1,363</b>	<b>1,251</b>	3,000	341	3,600	941	<b>1,104</b>	<b>3,718</b>
<b><i>Other Villages and Wider Open Countryside</i></b>	<b><u>189</u></b>	<b><u>190</u></b>	<u>0</u>	<u>0</u>	-	-	<u>0</u>	<b><u>379</u></b>
<b><i>Total</i></b>	<b><u>1552</u></b>	<b><u>1441</u></b>		<u>341</u>	<u>3600</u>	<u>941</u>	<b><u>1104</u></b>	<b><u>4097</u></b>

\* The completion and commitment information shown is taken from the 2018 Strategic Housing Land Availability Assessment Part 1. \*\* Figure for Helmsley is for the area of the town outside of the National Park.\*\*\* Provided across the area of the Helmsley Plan.\*\*\*\* Assumes 560 dwellings from the Norton Lodge site within the plan period.



Appendix 4: Housing Trajectory

