

SITE SELECTION METHODOLOGY

The site selection methodology (SSM) intends to objectively screen and then assess sites, taking into account a wide range of factors to guide choices over site allocations in the Local Plan Review. The content and staging of the SSM was initially consulted on during both 2009 and 2010 (prior to the adoption of the previous Local Plan Strategy) and despite recent modifications that reflect today's context, its purpose and structure remains broadly similar due to its effective implementation as part of the Ryedale Plan. It should be noted that the SSM was used as recently as 2018 to assist with the allocation of sites and is therefore still considered to be broadly current and relevant.

It should be noted that, due to the time constraints of delivering the plan review, the SSM commenced early in the process, specifically within the Call for Sites process. In addition to seeking land submissions from landowners and other stakeholders, site-specific details (that would otherwise be considered or asked for later in the process) were submitted up-front during the Call for Sites. This would not preclude the submission of further information or clarification of such information as part of the sustainability process.

Consultations ahead of formation of SSM

Summary of the outcome of the consultations in 2009 and 2010:

- Two stage process of site assessment established: Stage 1 being a 'sieve' of sites, with ones discounted which do not meet a set of fundamental criteria; Stage 2 being a themed assessment against a variety of material planning factors.
- Established that the factors considered in Stage 2 should be weighted (with certain issues having greater importance than others), whilst specific consideration be given to deliverability and 'developability' of a site. Stage 2 therefore divided into three phases of Assessment.
- Established that a rating system, which features positive outcomes and negative outcomes as opposed to a defined 'score', would be used during the Stage 2 assessments. The Council actively sought to avoid a scoring system, due to issues being differently weighted. It nevertheless recognised that particular sustainability considerations would be important to establish early on in the assessment process.

SSM Stages

Stage 1. A 'sieve' of sites, with ones discounted which do not meet a set of fundamental criteria. See below for criteria.

Stage 2: A series of three assessments to enable effective comparison of the relative merits of sites, using over 50 topic-based questions and the established rating system. This includes key strategic considerations, other thematic considerations and deliverability. It should be noted that no sites are discounted only by performing poorly at this stage (akin to Stage 1); all assessments are considered and compared and then conclusions are made at Stage 3.

- **Assessment 1**

- Sites which have progressed from Stage 1 are assessed against a number of constraints which are critical to the ability or appropriateness of a site coming forward. The following elements are considered to have particular weight or importance when it comes to determining how acceptable a site is, and therefore are considered first.
 - Accessibility
 - To ensure that development meets the needs of Ryedale's wider population, and to help create a more balanced population, it is vital to assess the relationship of a site to its settlement, key facilities and employment areas. It is important also to distinguish between the relative accessibility of sites within a settlement as this can vary widely.
 - Flood Risk
 - In order to avoid vulnerable development in areas at most risk of flooding, planning authorities must apply the sequential test (and, where necessary, the exception test) to the choice of sites for potential allocation. Key flood risk factors are therefore considered at this stage.
 - Highway Assessment
 - This is an initial assessment made by North Yorkshire County Council (NYCC) as the highway authority and gives an early indication of the suitability of a site in general highway terms, looking at issues such as access/egress to/from a highway and potential impact on the highway. What further work will be required, dependent on the scale and nature of the site, is also considered at this stage.

- **Assessment 2**

- Thematic issues, not covered in Assessment 1, are considered here. In assessing the coverage of SSM questions against Sustainability Objectives and other Plan objectives, numerous overlaps occur and the subject of the questions are effectively changeable. For ease of assessment and to follow a logical structure, questions used for Assessment 2 are ordered into thematic blocks. These are:
 - A. Biodiversity and Geodiversity
 - B. Special Qualities, Landscape and Setting
 - C. Culture and Heritage
 - D. Greenhouse Gas Emissions and Renewable Energy
 - E. Sustainable Building and Waste Reduction
 - F. Efficient Use of Land

- G. Natural Resources
- H. Amenity
- I. Flood Risk (detailed matters)
- J. People
- K. Meeting Needs
- L. Community Facilities, Utilities and Infrastructure
- M. Strong Economy
- See below for the full list of SSM questions under these headings.

- **Assessment 3**

- Specific consideration is made with respect to the deliverability and developability of a site, notwithstanding the thematic issues considered in Assessments 1 and 2. This considers physical and legal constraints, as well as a site's ability to meet the Council's developer contribution requirements, both in terms of any on-site delivery and any Community Infrastructure Levy Contribution.

Stage 3: This stage represents the outcome of the assessments undertaken in Stage 2, allowing for conclusions to be made about the overall performance of sites and ultimately their suitability for allocation. Information is presented in tables at a settlement level to allow visual comparison of the sites put forward.

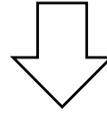
The purpose of distinguishing between the three assessment levels is to recognise their importance and in-particular the weight that can be attached to these. Detailed analysis will be undertaken for Assessments 1 and 3 in-particular, as these involve key constraints and if a site performs well here, it could demonstrate that it is deliverable and developable. Comparisons are then made with the outcomes of Assessment 2 to gain an overall picture of the performance of sites.

The combination of these assessments enables officers to form a 'preferred' list of sites in readiness for consultation on potential allocations in the Plan Review. However, it is important to note that this SSM does not give the answer in itself, it allows for the objective assessment of sites and ultimately for the Council to make an informed choice based on objectives.

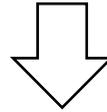
Finally, the SSM is an iterative process and will involve an ongoing discussion with the proposers of sites in providing the necessary information to make judgements.

STAGE 1: INITIAL SIEVE

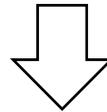
The site is 0.3 ha and above (market towns) or 0.15ha and above (service villages)



The site conforms to the established distribution strategy and settlement hierarchy, as well as other relevant spatial policy documents, including the National Park Local Plan.

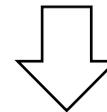


Development of the site would not cause significant harm to national/international nature conservation sites (species or habitat) or lead to substantial harm or loss to designated heritage assets.



The majority of the site is not within Flood Zone 3

If only part of the site is within Flood Zone 3, that part will not be considered for built development.



Remaining sites progress to Stage 2.

STAGE 2: ASSESSMENT 1 – SSM QUESTIONS 1.1-3.1

1 Accessibility

Q1.1 How accessible is the site to key services and facilities? (Sites involving housing and employment development)

Housing

Towns

Service/ facility	Walking Time from site to service/ facility			
	Up to 5 minutes	Up to 10 minutes	Up to 15 minutes	Over 20 minutes
Public Transport				
Bus Stop	++	+	-	--
Railway Station (Malton and Norton only)	++	+	-	--
Shopping				
Nearest commercial limit	++	+	-	--
Employment				
Nearest employment area	++	+	-	--
Education				
Nearest primary school	++	+	-	--
Nearest secondary school	++	+	-	--
Facilities				
Nearest doctor's surgery	++	+	-	--
Hospital (Malton and Norton only)	++	+	-	--
Nearest development limit	++	+	-	--

Villages

Service/ facility	Walking Time from site to service/ facility			
	Up to 5 minutes	Up to 10 minutes	Up to 15 minutes	Over 20 minutes
Public Transport				
Bus Stop	++	+	-	--
Shopping				
Local Shop	++	+	-	--
Education				
Nearest primary school	++	+	-	--
Nearest development limit	++	+	-	--

Employment

Location	Walking Time from site to specified location			
	Up to 5 minutes	Up to 10 minutes	Up to 15 minutes	Over 20 minutes
Nearest bus stop	++	+	-	--
Train station (Malton and Norton only)	++	+	-	--
Nearest commercial limit	++	+	-	--
Nearest development limit	++	+	-	--

Retail

Q1.2 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
++	+	-	--

1 Overall accessibility rating

Site has excellent accessibility	Site has good accessibility	Site has variable accessibility	Site has poor accessibility
++	+	-	--

2 Flood Risk

Q2.1 Is the site within a Flood Zone?

Sites where the majority of land is within Flood Zone 3 are discounted at Stage 1. If only part of a site is within Flood Zone 2 or 3, that part would not be developed and an assessment would be made as to the area's capacity for accommodating other benefits, such as biodiversity gains.

The site is wholly within Flood Zone 1	The majority of the site is within Flood Zone 1 but part of the site is within Flood Zone 2	The majority of the site is within Flood Zone 1 but part of the site is within Flood Zone 3a/b	The majority of the site is not within Flood Zone 1
++	+	-	--

Q2.2 What vulnerability classification does the proposed development fall within?

	Less vulnerable	More vulnerable	Highly vulnerable
For sites in Flood Zone 1	++	++	++
For sites in or partially in Flood Zone 2	++	+	-
For sites partially in Flood Zone 3a	+	-	--
For sites partially in Flood Zone 3b	--	--	--

Q2.3 Malton and Norton only: Which sub-category of Flood Zone 3a does the site fall within?

NB: Uses considered are principally housing, employment and retail which fall under these classes. Where mixed use sites are proposed which include the development of essential infrastructure or involve water compatible uses, the flood risk will be individually assessed.

The site is not within Flood Zone 3a	Flood Zone 3a (ii) defence 1:100	Flood Zone 3a (iii) defence 1:50< 1:100	Flood Zone 3a (i) defence <1:50
++	+	-	--

Q2.4 Does the site require a Level 2 Strategic Flood Risk Assessment (SFRA) to establish flood risk from other sources beyond fluvial, based on the screening exercises already undertaken in the Level 1 SFRA?

A Level 1 SFRA was produced jointly by Scarborough Borough and Ryedale District Council in November 2021. All sites submitted through the Call for Sites Process 2021 (prior to publishing) were screened against various flood risks, with some highlighted as requiring further investigation in the form of a Level 2 SFRA. See Questions Q1-5 for consideration of matters emerging from any Level 2 SFRA.

The site is in Flood Zone 1 and there are no identified risks from other sources of flooding	The site requires the completion of a Level 2 SFRA
++	--

2 Overall flood risk assessment

Site has low overall flood risk	Site faces some flood risk issues which could be mitigated	Site faces significant flood risk issues, and may be inappropriate for development
++	-	--

3 Highway Assessment

Q3.1 What are the conclusions of the Highway Authorities (NYCC) and Highways Agency (HA) (where appropriate) initial highway assessment?

Site has no highway issues identified	Site has some highway issues identified which can be mitigated subject to further investigation	Site has multiple highway 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
++	+	-	--

STAGE 2: ASSESSMENT 2 – SSM QUESTIONS QA1-QM3

A. Biodiversity and Geo-diversity

QA1 *Would the development affect a regional or local site of biodiversity, (including Sites of Importance for Nature Conservation - SINCs, Local Nature Reserves - LNRs, or geological value (including Regionally Important Geological and Geomorphological Sites - RIGS) or affect UK or Ryedale Biodiversity Plan - BAP - 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	Serious impact with limited means of mitigation
++	+	-	--

QA2 *Can the site achieve at least the minimum 10% biodiversity net gain required for all development, calculated using the latest version of the Biodiversity Metric?*

The site can achieve well above 10% biodiversity net gain.	The site can achieve 10% biodiversity net gain	The site cannot achieve any biodiversity net gain – neutral	Development of the site will result in a net loss of biodiversity
++	+	--	--

QA3 *Is the site capable of delivering habitats on site? If not, can habitats be delivered off-site?*

Habitats can be delivered on-site	Habitats cannot be delivered on-site but contributions can be made off-site	Habitats can neither be delivered on-site nor off-site	Serious impact on habitats with limited means of mitigation
++	+	-	--

QA4 *Will the site adopt the Council's biodiversity mitigation hierarchy?*

AVOIDANCE OF IMPACTS – For instance, placing roads outside rare habitats or timing of seismic operations.

MINIMISATION OF IMPACTS – For instance, reducing duration/intensity/extent of impacts that cannot be completely avoided, such as with the use of wildlife crossings or noise attenuation

REHABILITATION/RESTORATION – For instance, measures taken to restore ecosystems after impacts, typically at the end of the project

OFFSET – Restoration offsets and averted loss offsets, for instance reducing or stopping biodiversity loss in areas where it is predicted

Site capable and developer willing	Site capable but developer not willing	Site not capable
++	-	--

QA5 *Can the site integrate existing hedgerows and veteran trees into development with no loss of wildlife habitat?*

Positive impact. Enhancement of feature possible and mitigation not required	Neutral impact. No effect or effect can be fully mitigated	Adverse impact but mitigation possible	Serious impact with limited or no means of mitigation
++	+	-	--

A *Overall Rating for Biodiversity and Geo-diversity*

Significantly positive impact on geodiversity or biodiversity elements and no mitigation required	Positive impact on geodiversity or biodiversity elements however any effect can be fully mitigated- and bring net gain	Neutral to adverse impact on geodiversity or biodiversity elements but effects are capable of some mitigation	Significant adverse impact on geodiversity or biodiversity elements and effects are unable to be satisfactorily mitigated
++	+	-	--

B. Special Qualities, Landscape and Setting

QB1 *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)?*

Site has very low landscape sensitivity to being developed or existing landscape features are retained or enhanced. Site will not detract from landscape character.	Site has a low landscape sensitivity to being developed and some existing landscape features can be retained. Site is unlikely to detract from landscape character.	Site has medium landscape sensitivity to being developed and may affect landscape features, however mitigation is possible. Site may detract from landscape character unless satisfactory mitigation can be achieved	Site has high landscape sensitivity to being developed and will affect landscape features with limited/ no means of mitigation. Site will detract from landscape character unless satisfactory mitigation can be achieved
++	+	-	--

QB2 *What impact would the site have on the nationally designated landscapes of North York Moors National Park and/or Howardian Hills Area of Outstanding Natural Beauty (AONB)?*

Site has very low landscape sensitivity to being developed or existing landscape features are retained or enhanced. Site will not detract from landscape character.	Site has a low landscape sensitivity to being developed and some existing landscape features can be retained. Site is unlikely to detract from landscape character.	Site has medium landscape sensitivity to being developed and may affect landscape features, however mitigation is possible. Site may detract from landscape character unless satisfactory mitigation can be achieved	Site has high landscape sensitivity to being developed and will affect landscape features with limited/ no means of mitigation. Site will detract from landscape character unless satisfactory mitigation can be achieved
++	+	-	--

QB3 *(Sites within the York Greenbelt only) What impact would the site have on the defined York greenbelt?*

Positive impact – mitigation not required	Neutral impact – no mitigation required.	Negative impact with potential for harm but mitigation possible	Significant harm with limited means of mitigation
++	+	-	--

QB4 *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
++	+	-	--

QB5 *Will the site lead to the coalescence of settlements which will impact on their character and setting?*

Principally the settlements where coalescence needs to be carefully considered is at Malton and Old Malton, Pickering and Middleton Kirkbymoorside and Keldholme, Amotherby and Swinton, Staxton and Willerby.

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
++	+	-	--

B *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 or no mitigation is possible
++	+	-	--

C. Culture and Heritage

QC1 Will the site affect a designated heritage asset, either directly or indirectly through its setting?

Designated heritage assets include Scheduled Monuments, Listed buildings, Registered Park and Gardens and Conservation Areas. Where an affect is identified, the onus is on the promoter to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance.

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
++	+	-	--

QC2 Will the affect a non-designated heritage asset which the Council identifies as having a degree of significance that is worthy of consideration? (Includes buildings, monuments, site, place, area or landscape)

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
++	+	-	--

C 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
++	+	-	--

D. Greenhouse Gas Emissions and Renewable Energy

QD1 *Is the site adopting the Energy Hierarchy of the Local Plan Strategy?*

1. USE LESS ENERGY – Through design and construction; and a lower energy demand
2. USE ENERGY EFFICIENTLY – Encourage occupants to reduce their energy use; increased energy efficiency
3. USE RENEWABLE AND/OR LOW CARBON SOURCES – For heat and power; either on site or through a network

Site capable and developer willing	Site capable but developer unwilling	Site not capable and developer unwilling
++	-	--

QD2 *Is the site capable of linking in or supporting off site renewable energy schemes?*

Where it is not appropriate to provide on-site renewable energy generation, it may be appropriate for a development to link in to an existing or proposed off site renewable energy scheme. Currently there are very few off site schemes in existence or being proposed.

Site capable of linking in with off-site renewable energy scheme and developer willing to take it forward
++

QD3 *Can the site link in to existing heat or power sources available in the District?*

Given the rural nature of Ryedale, currently not many opportunities exist for linking into existing heat or energy sources. Most opportunities are likely to exist in the towns close to industry.

Site capable of linking in with existing heat or power source and developer willing to take it forward
++

QD4 *Is the site incorporating any other type of renewable energy source?*

Yes	No
-----	----

QD5 *Can the site facilitate designated walking and cycling infrastructure, including by connecting to existing infrastructure nearby and away from the site?*

The key barriers to cycling include users feeling a lack of safety and/or not feeling sufficiently separated from vehicular traffic, as well as a lack of safe storage, lack of signage as well as a lack of facilities to freshen-up and change after a journey. Sites which can provide legitimate means of overcoming these obstacles will perform well in answer to this question.

The site has the capacity to deliver a robust network of cycling and walking infrastructure that can easily connect to existing infrastructure off-site, as well as providing good access to bicycle services	The site has capacity to deliver a good amount of cycling and walking infrastructure, with some limitations.	The site can only deliver minimal cycling and walking infrastructure	The site cannot deliver any cycling and walking infrastructure
++	+	-	--

QD6 *Does the topography of the site attract or deter people from choosing to walk or cycle?*

Academic research has found that the probability of cycling a journey falls steadily as the hilliness of the local area increases. Gradients below 2% are considered to provide the most conducive conditions for cycling. Similarly, a gradient also plays a role in the perceived comfort and attractiveness of a route for pedestrians – particularly those with mobility difficulties or pushchairs – with guidance from studies suggesting a gradient of 5% should be the desirable maximum in most situations.

The site is mostly flat	The site features some steep gradients	The site features an abundance of steep gradients
++	-	--

QD7 *Would the development of the site encourage people to use sustainable vehicles, for instance by including charging points for electric vehicles?*

Future development on the site would feature electric vehicle charging points at every housing unit	Future development would feature some electric vehicle charging provision	Electric vehicle charging provision would not be possible on the site
++	-	--

QD8 For sites that are not in close proximity to a bus stop, could the site be feasibly included as an addition to an existing bus route?

The site is in close proximity to a bus stop or the site could feasibly be added to an existing bus route	The site has no bus stop nearby and it would also be unfeasible for the site to be added to an existing bus route
++	--

D Overall rating for Greenhouse Gas Emissions 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
++	-	--

E. Sustainable Building and Waste Reduction

QE1 *Can the site deliver sustainable buildings which reduce demands for water, energy and material resources?*

The site can deliver energy efficient buildings	The site can deliver energy efficient buildings but with some limitations	The site cannot deliver energy efficient buildings
++	-	--

QE2 *Does the development contain proposals for waste reduction in both its construction and when in operation?*

Increasingly waste is being minimised in the construction of buildings such as on-site recycling of rubble. It is important that carbon reduction is achieved in the construction of the development, and not just over its building lifetime.

Proposals for waste reduction incorporated into the 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
++	-	--

QE3 *Does the development contain individual/communal recycling facilities/ infrastructure?*

Yes	No
++	--

E *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
++	-	--

F. Efficient Use of Land

QF1 *Is the site/ or any part of the site considered previously developed land ('brownfield')?*

Site is over 50% to 100% 'brownfield'	Site is up to 50% 'brownfield'
++	+

QF2 *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
++	+	-	--

QF3 *Would the development of the site lead to the remediation of contaminated land?*

The Plan is supportive of the principle of remediating land, and the ratings reflect that where land is contaminated there will be an expectation that remediation measures are applied, the council is aware that sites can be capable of remediation (and indeed this would be the preferred outcome) but it must be satisfied that such remediation is both feasible and viable, and this is an inherent part of site deliverability. Requests will be made to site submitters to provide such information.

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
++	+	-	--

QF4 *Can the site provide a broad portfolio of sites/uses?*

The site can be sub-divided and accommodate a variety of uses including market and affordable housing, employment, open space among others	The site can provide some mixed uses	The site is single use
++	+	-

F Overall Rating for Efficient Use of Land

Site represents very efficient use of land with mitigation to fully overcome concerns where necessary	Site represents efficient use of land but further mitigation required to fully overcome concerns where necessary	Site does not represent efficient use of land. Further investigation of mitigation measures to overcome concerns required.	Site does not represent efficient use of land and mitigation is not possible.
++	+	-	--

G. Natural Resources

QG1 *Would the development of this site involve the loss the best and most versatile agricultural land (Grades 1, 2 and 3a)?*

No loss of best and most versatile agricultural land	Up to 5ha of best and most versatile agricultural land lost	More than 5ha of best and most versatile agricultural land lost
++	-	--

QG2 *Would the development lead to the sterilisation of mineral resources (in mineral safeguarding areas)?*

North Yorkshire County Council (NYCC) is the responsible planning Authority for mineral extraction. The saved policies in the Mineral Local Plan identifies Preferred Areas and Areas of Search to prevent the sterilisation of mineral resources. Mineral consultation zones are also in place which relate to old and new mineral sites. In some cases pre-extraction of mineral deposits is possible so that the site may be suitable for development. However the value of the mineral deposits involved and the possible sterilisation that may occur needs to be taken into account.

Site not within a mineral Preferred Area, Area of Search, or Mineral Consultation Zone	Site within a mineral Preferred Area, Area of Search, or Mineral Consultation Zone but a resource strategy could allow use of the resource as part of the development	Site within a mineral Preferred Area, Area of Search, or Mineral Consultation Zone, resource cannot be used- resource would be sterilised
++	-	--

QG3 *Would development of the site impact areas designated for the protection/enhancement of water quality and/or watercourse wildlife corridors?*

There are a number of Groundwater Source Protection Zones (GSPZ) across Ryedale which ensure that the public water drinking supply is protected. GSPZs protect essential elements of the water supply including aquifers, groundwater flows, wells, boreholes and springs. GSPZs are split into three main zones:

- Zone 1 (inner protection zone)
- Zone 2 (outer protection zone)
- Zone 3 (total catchment)

Zone 1 represents the most sensitive Zone to development. The Council will liaise with Yorkshire Water and the Environment Agency in assessing sites against this factor.

Additionally, the Environment Agency state that there should be buffer zones of 10m along main river and ordinary watercourses to enable the creation and management of wildlife corridors, thus protecting and enhancing green and blue infrastructure.

Development would not affect aforementioned designated areas	Development could potentially affect aforementioned designated areas / mitigation possibilities	Development could potentially affect aforementioned areas, but no investigation undertaken	Development would impact the aforementioned areas
++	-	--	--

QG4 *Would development of the site lead to building over or near to watercourses?*

Development would not be close to any watercourses	Site features a watercourse but there are opportunities for de-culverting/opening up the watercourse	Site features a watercourse and culverting would be required	Site features a watercourse but no mitigation is realistic and/or significant harm would be caused
++	+	-	--

QG4 *Would the development have an adverse impact on air quality, in particular the Malton Air Quality Management Area?*

An Air Quality Management Area (AQMA) has been designated in Malton due to the exceedance of NO² particulate levels.. The Council’s Environmental Health Officers monitor particulate levels across Ryedale, where necessary. Where there may be a potential adverse impact, proposers of the site will be asked to carry out a proportional air quality assessment to analyse the nature and level of the impact.

Site falls outside any area of poor air quality and development is unlikely to result in any reduction in air quality	Site falls outside an area of poor air quality. Development is unlikely to result in a significant reduction in air quality	Site is within an area of poor air quality and mitigation is possible. Development may lead to a reduction in air quality	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 likely to lead to a further significant reduction in air quality
++	+	-	--

QG5 *Is any part of the development on suspected unstable land?*

Where there are reasons for suspecting instability, appropriate investigation and geo-technical appraisal should be undertaken by the site proposer.

Land has no instability concerns	Land potentially unstable but investigation has shown that mitigation is possible	Land potentially unstable but no investigation has been carried out	Land suffers from significant instability problems and either no mitigation has been proposed or instability problems are not possible to mitigate.
++	+	-	--

QG6 *Will the site impact on major hazard sites or pipelines?*

Ryedale has a number of major pipelines and a single major hazard site. The Health and Safety Executive (HSE) have produced guidance on how development near these sites should be dealt with. Three zones have been established around these installations:

- Inner Zone
- Middle Zone
- Outer Zone

The HSE then split development into four sensitivity levels (1-4) depending on the type of development proposed. The HSE standing advice can be then applied to state either “Do Not Advise Against Development” and “Advise Against Development”

HSE Standing Advise states “Do not advise against development”	HSE Standing Advise states “advise against development”
++	--

G *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
++	+	-	--

H. Amenity

QH1 *Is the development in an area where small, noise, light or dust is likely to cause nuisance to new users or is the development likely to generate smell, 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 occupants of the site	The development is may cause some nuisance to existing neighbouring uses or neighbouring uses may cause some nuisance to the proposed occupants of the site. Mitigation of some of this nuisance is possible.	The development will cause significant nuisance to existing neighbouring uses or neighbouring uses will cause significant nuisance to the proposed occupants of the site. There is limited or no means of mitigation of this nuisance.
+	-	--

QH2 *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, lack of sunlight, over bearing effects.*

The development is unlikely to cause nuisance to existing neighbouring uses or neighbouring uses are unlikely to cause nuisance to the proposed occupants of the site	The development may cause some nuisance to existing neighbouring uses or neighbouring uses may cause some nuisance to the proposed occupants of the site. Mitigation of some of this nuisance is possible.	The development will cause significant nuisance to existing neighbouring uses or neighbouring uses will cause significant nuisance to the proposed occupants of the site. There is limited or no means of mitigation of this nuisance.
+	-	--

QH2 *Is the site in close proximity to a regulated waste site?*

The site is not in close proximity to a regulated waste site	The site is in close proximity to the site but mitigation is possible	The site is in close proximity to the site and mitigation is not possible
++	+	--

H *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 occupants of the site

+

The development may cause some nuisance to existing neighbouring uses or neighbouring uses may cause some nuisance to the proposed occupants of the site. Mitigation of some of this nuisance is possible.

-

The development will cause significant nuisance to existing neighbouring uses or neighbouring uses will cause significant nuisance to the proposed occupants of the site. There is limited or no means of mitigation of this nuisance.

--

i. Flood risk (detailed matters)

A Level 1 SFRA was produced jointly by Scarborough Borough and Ryedale District Council in November 2021. All sites submitted through the Call for Sites Process 2021 (prior to publishing) were screened against various flood risks, with some highlighted as requiring further investigation in the form of a Level 2 SFRA. Answers to the questions below were established by that assessment (or indeed the lack of a necessity for such an assessment).

Qi1 *Is the site potentially affected by groundwater flooding?*

No	Yes, with some means of mitigation	Yes, with limited or no means of mitigation
--	-	--

Qi2 *Is the site potentially affected by surface water flooding and considered to be within a critical drainage area?*

No	Yes, mitigation possible	Yes, with limited or no means of mitigation
--	-	--

Qi3 *Is the site potentially affected by sewer flooding?*

No	Yes, mitigation possible	Yes, with limited or no means of mitigation
--	-	--

Qi5 *Is the site capable of providing blue infrastructure and/or Sustainable Drainage Systems (SUDS)?*

The SFRA considers that SUDS should be incorporated into all development where this is practically possible. This is especially the case for Ryedale's towns.

Site capable of accommodating blue infrastructure/SUDS and have been proposed as part of the development	Site capable of accommodating blue infrastructure/SUDS though no information on whether SUDS proposed as part of the development	Site capable of accommodating blue infrastructure/SUDS however SUDS not being proposed on site	Site not suitable for accommodating blue infrastructure/SUDS
++	+	-	--

Qi6 *What other measures have been considered which ensure the development is resilient to flood risk and climate change?*

In addition to SUDS, there are a number of other examples of measure which help to build in resilience to the effects of Climate Change. Measures* could include: Development zoning; land raising; raised floor levels; flood resistant construction methods; flood defences; flood warning; and avoiding increased downstream flood risk.

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
++	+	-	--

*which depend on the nature of the site, and the nature of the measure(s) proposed

i *Overall Rating for 'Flood Risk (detailed matters)'*

No flood risk associated with the site	Site affected by a number of flood risk issues, however mitigation possible	Site affected by significant flood risk issues and limited mitigation possible
++	-	--

J. People

QJ1 *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?*

Some existing uses are strongly valued by communities. Where development leads to the loss of an existing facility, this needs to be carefully considered, particularly if any alternatives are proposed.

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
++	+	--

QJ2 *Would the development provide green space – including public open space and areas for social interaction – as well as linking-in with existing green infrastructure corridors?*

The site has capacity to provide a significant amount of high quality green and open space which will foster social interaction, whilst also linking-in with existing green corridors	The site can provide high quality green and open space but does not link-in with existing green corridors	The site is capable of providing only some green and open space, either on-site or off-site	The site cannot provide any green and open space either on-site or off-site, and does not link-in with existing green corridors
++	+	-	--

QJ3 *Will the site incorporate the principles of Secured by Design, reducing the potential for crime and discouraging anti-social behaviour?*

Secured by Design (SBD) is a police initiative to encourage the building industry to adopt crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. A key principle of SBD is the concept of 'natural surveillance' where developments (particularly involving housing) are designed so that routes and public areas are designed to be overlooked and self-policing, reducing or preventing crime and 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
+	-

QJ4 *Is the site conducive to enabling accessibility for people of all ages, both in terms of the site's physical characteristics and build standards?*

The site itself lends itself to greater accessibility and can also accommodate buildings which are easily accessible to all.	The site is accessible with some limitations.	The site has poor accessibility.
++	+	--

QJ5 *Will the proposed development attract a balanced living and/ or working population, reducing inequality of opportunity?*

It is important that new development encourages mixed communities in Ryedale. To ensure that this is the case new development should contribute to attracting a balanced working and/or living community, by appealing to a wide range of different sectors of society, in particular young adults, families and the elderly.

Development proposed is clearly designed to attract a balanced living and/ or working community	Development takes into account the need to attract a balanced living and/ or working community	Development takes no account of the need to attract a balanced living and/ or working community
++	+	--

J *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
++	+	-	--

K. Meeting needs

QK1 *Does the type and mix of development proposed meet the needs identified in the suite of evidence documents (previously: the Strategic Housing Market Assessment (SHMA), Employment Land Review Update 2010 (ELR), Ryedale Retail Capacity Studies (RRCS) and Malton Town Centre Strategy?)*

As of Summer 2021, the Council has yet to commission these studies.

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
++	+	-	--

QK2 *(Sites involving an element of housing only) What level and type of affordable housing is proposed?*

The provision of affordable housing is a key aim of the Council. The SHMA identifies what the need is for affordable housing across the different wards in Ryedale in terms of size and tenure. New housing is expected to contribute to meeting these identified needs

Development exceeds the level and type of affordable housing which meets the needs as set out in the SHMA	Development meets the level and type of affordable housing which meets the need as set out in the SHMA	Development partly meets the level and type of affordable housing, with justified viability considerations	The development makes no provision for affordable housing / no viability evidence
++	+	-	--

QK3 *(Sites involving an element of housing only) What provision has been made for Ryedale's elderly population such as adaptable homes, single storey accommodation?*

Census data and the SHMA identifies that Ryedale has an increasingly ageing population. There is a specific need to address the requirements of a growing elderly population through all forms of development but in particular housing.

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
++	+	-	--

K 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 will be met by the development	No assessment is undertaken of what the needs are and whether any needs will be met
++	+	-	--

L. Community facilities, Utilities and Infrastructure

QL1 (For sites of 50+ houses and any sites within the market towns) Has traffic modelling or a transport assessment been undertaken which also includes an assessment of alternative options and initiatives?

A SATURN traffic model for Malton, Norton and Old Malton was developed by Jacobs on behalf of North Yorkshire County Council as Local Highway Authority and RDC some years ago. Work on the Malton and Norton Strategic Transport Assessment (STA) updated this model to assess potential development sites at a strategic level to 2026, and it was then further updated to test different site scenarios as part of the Local Plan Site Document (2018). It is not proposed that this document will be updated unless an approach which focuses the majority of development at Malton and Norton is the chosen distribution strategy for the review of the plan.

To look at the infrastructure implications of larger sites, it may be necessary for the Council to seek traffic modelling which goes beyond the traffic generation of a site, to its impact on the traffic network of the settlement.

Please note that Highways England is responsible for the management of the A64 trunk road, and as a result will have an input in the assessment of the sites in the Malton/Norton area, settlements along the A64 route in particular, but also across the district. We will discuss the sites submitted with the Local Highway Authority (NYCC) and the Highways England accordingly, as part of the Duty to Cooperate as well as the general plan-making process. It is important to note that any modelling work will not negate the need for detailed transport assessments to accompany site-specific planning permissions, as and when they are made, and this is set out in SP20 of the Local Plan Strategy.

Yes	No – traffic modelling required
-----	---------------------------------

QL2 Everywhere else on sites greater than 1ha: Has a Transport Assessment been undertaken?

Yes	No – transport assessment required
-----	------------------------------------

QL3 Is highway mitigation required as part of the development and what is the impact of the development on the highway network following mitigation?

Once traffic modelling and/or a transport assessment has been undertaken, it is necessary to know the traffic impact of the proposal and what mitigation may be necessary to accommodate the development. It is important to note that the work in this area will be undertaken to demonstrate suitability of site for the purposes of allocation proportional to the level of traffic generated. Also, given that sites may ultimately come forward in the later plan period, further updated information may be required at the submission of a planning application, to take into account any changes in local conditions.

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
++	+	-	--

QL4 Can the site accommodate adequate parking and servicing facilities?

All forms of development require adequate parking and servicing to ensure the safe and efficient operation of the site. The Council will liaise with North Yorkshire County Council as the local highway authority to assess the adequacy of the proposals.

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
++	-	--

QL5 Will the proposal provide, enable or improve access to public rights of way (PROW)?

In this context, PROWs help to connect and integrate new development to the settlement, reducing dependency on car travel and promoting exercise. To be effectively used, PROWs need to be attractive to users, and careful integration with any site proposal is essential where it is possible to connect to an existing 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
++	+	--

QL6 Does the proposal involve new public realm or enhancements to the existing public realm as part of its development?

Public realm defines and enhances the spaces, we live, work and play in. They are an important element in contributing to the environmental quality of our surroundings. This can range from village green space in rural areas to soft and hard measures in the Ryedale towns complementing and enhancing the existing built environment.

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
++	+	--

QL7 What is the impact on capacity of existing utilities and infrastructure to cope with the development?

The emerging technical evidence base and infrastructure work for the review of the Plan will identify any strategic impacts on existing infrastructure, based on the quantum of development proposed in the various settlements. This is also related to the assessment of specific site allocations and their ability to address infrastructure deficiencies. The detailed impacts can be further investigated and will influence the particular choice of sites. Assessment stage 3 considers further the collection of Developer Obligations in relation to site infrastructure, alongside CIL contributions towards providing the necessary infrastructure to satisfactorily accommodate development. These processes need to be considered together and will involve detailed discussion with the development industry.

Site has limited or no adverse impact on utilities and infrastructure and can be satisfactorily accommodated. Or site has a adverse impact but through the provision of new infrastructure as proposed by the site, this impact can be fully mitigated and bring wider benefits	Site has limited to medium adverse impact on utilities and infrastructure but can be satisfactorily accommodated. Or site has an adverse impact but through the provision of new infrastructure as proposed by the site, this impact can be satisfactorily mitigated- and not make an existing deficiency worse	Site has medium to high adverse impact on utilities and infrastructure and can only be satisfactorily accommodated with significant mitigation.	Site has high adverse impact on utilities and infrastructure and can only be satisfactorily accommodated with significant mitigation which is not capable of being delivered
++	+	-	--

QL8 For sites that are presently unconnected, is the site able to deliver key infrastructure including: water, sewerage, electricity, gas and community heating?

The site can deliver most of the above or already has full access to all of the above or can provide more sustainable alternatives	The site can deliver some of the above or already has access to some of the above (but will be unable to provide more) and can provide sustainable alternatives	The site has limited access to such infrastructure and will not be able to deliver any of the above, or lacks the ability to provide sustainable alternatives
++	+	--

QL9 Can the site deliver high speed fibre broadband?

High speed broadband is a critical utility for the majority of our population, in terms of staying connected socially, accessing some services and facilities and to enable working from home. Increasing the offering in Ryedale is seen as a priority.

The site can deliver high speed fibre broadband	The site cannot deliver high speed fibre broadband
++	--

QL10 What is the impact on Waste Water Treatment Works?

If a site falls within 400m of a Waste Water Treatment Works it is advisable to consult with Yorkshire Water. This relates to the amenity implications for development at lesser distances than this.

Further than 400m from the boundary of a Waste Water Treatment Works	Within 400m of the boundary of a Waste Water Treatment Works. Investigation into impact undertaken and Yorkshire Water no objection	Within 400m of the boundary of a Waste Water Treatment Works. Investigation into impact not undertaken	Within 400m of the boundary of a Waste Water Treatment Works. Investigation into impact undertaken. Yorkshire Water consulted and likely to object
++	+	-	--

QL11 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?

Sometime the redevelopment of sites directly impacts a community facility (including sport recreation/ education/ social care/ community venues) or indirectly when the site is in close proximity to the facility. These community facilities are often valued services and the impact on their operation from new development needs to be taken into account.

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 alternative facilities.	Site does not have a significant adverse impact on community facilities or where there is an significant adverse impact this is mitigated through the provision of new, expanded or alternative facilities.	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.
++	+	-	--

L 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 impact but through the provision of new infrastructure as proposed by the site, this impact can be fully mitigated	Site has limited to medium adverse impact on community facilities, utilities and infrastructure but can be satisfactorily accommodated. Or site has a adverse impact but through the provision of new infrastructure as proposed by the site, this impact can be satisfactorily mitigated	Site has medium to high adverse impact on community facilities, utilities and infrastructure and can only be satisfactorily accommodated with some mitigation.	Site has high adverse impact on community facilities, utilities and infrastructure and can only be satisfactorily accommodated with significant mitigation
++	+	-	--

M. Strong Economy

QM1 *(Proposals involving 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
++	+	--

QM2 *(Proposals including employment uses only) Will the mix of uses proposed by the development assist in diversifying the Ryedale economy as set out in the ELR?*

The Council's Employment Land Review (2006) and Employment Land Review Update (2010) set out the current economic profile of Ryedale wider studies on the general economic profile have been undertaken, and the council is looking to update the land availability assessment through the emerging Strategic Housing and Employment Land Availability Assessment. Whilst there are notable exceptions (such as bioscience and advanced engineering), being a very rural area, the Ryedale economy relies on traditional sectors of agriculture, food manufacturing and tourism, and these sectors are likely to remain important but are often lower paid and have a strong seasonality to their operation. Various strategies, both within and outside of the planning process, are working to reduce this element of seasonality and bring added value to these industries. . The wider studies also support the diversification of the economy into a range of areas and see a key opportunity of linking in with the buoyant York economy including initiatives such as 'Science City York' to build in stability and resilience to market changes. However the role of traditional industries in the Ryedale economy should not be underestimated and new proposals in traditional sectors will make an important contribution to the local economy.

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
++	+

QM3 *(Proposals including employment or retail uses only) Does the proposal involve the creation of net additional or net loss of jobs in Ryedale?*

Providing new employment opportunities as part of a stable and diverse economy is a key aim of the Council. New employment and retail opportunities potentially involved the creation of a number of new jobs available locally. However some proposals may involve the loss of existing employment generating operations and it is important to examine the net gain or loss in jobs involved in the proposed development.

Up to 250 net jobs created	Up to 50 net jobs created	Up to 50 net jobs lost	Up to 250 net jobs lost
++	+	-	--

M 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 2: ASSESSMENT 3 – SSM QUESTIONS QX1-QX4

X Ability to come forward, suitability for development and developer contributions

QX1 *How does the site perform against the Strategic Housing and Employment Land Availability Assessment SHELAA and the RRCS (retail) in terms of its ability to come forward and its suitability for development?*

Housing

Category 1 (Deliverable)	Category 2 (Developable)	Category 3 (Not Currently Developable)
++	+	-

Employment

Category I	Category II	Category III
++	+	-

Retail

Retail is nationally going through a period of unprecedented change with the impacts of Covid accelerating the use of online shopping, and the effects of Brexit and movement of goods. This is particularly affecting high street national chains, and seeing a general contraction in operations and therefore investment in new or expanded premises. It is not clear what the long term outcome of these impacts will be. The Government also in 2020 redefined and collated Permitted Development Rights (PDRs) for a range of Town Centre uses to allow the flexible change premises, so support the re-use of buildings within the Town Centre. Proposals involving retail uses will be assessed against the advice set out in the various Ryedale Retail Capacity studies. This advice tends to be largely qualitative, and should the Council receive any significant proposals for retail outside of the Town Centre it will look to obtain further technical information to assess such proposals. The Ryedale Plan – Local Plan Strategy (SP7) identifies a floorspace requirement for retail (convenience and comparison), a retail impact assessment threshold, and a broad location for town centre uses (the Malton Arc).

QX2 *Are there other any legal or physical constraints which may affect the ability of the site to come forward?*

There may be other physical or legal issues which affect the ability of the site to be brought forward. These may include ‘ransom strips’ or other factors particularly related to the site. Through the site selection process, additional factors may be identified (either by the proposer of the site or by third parties) which will be reflected here.

No constraints identified	Constraint(s) identified but resolution possible	Constraint(s) identified but resolution is uncertain
++	+	-

QX3 Will the development be capable of meeting the usual range of site-specific s106 requirements?

The Local Plan policies set out the range of on and off-site developer contributions which developments are expected to contribute towards. The mechanism for on-site contributions/obligations will be via s106 legal agreements. They would include affordable housing provision and site-specific contributions which are necessary as a result of the scheme and which are essential to allow the granting of planning permission. The application of the adopted CIL charging schedule (2016) will cover all other contributions. The plan policies set out a list of areas where on-site contributions may be required (or will be required as part of CIL). This will be an ongoing process and will involve consultation and discussions with the development industry and landowners. Developers will need to confirm the level of contributions able to be achieved through development of the site proposed as part of the site assessment process. This is to ensure that allocations are plan-compliant and there are no significant viability considerations which would render a site *not* plan compliant in respect of meeting existing requirements and sustainability appraisal objectives.

Normal range of contributions can be achieved	Some contributions can be achieved	Limited contributions can be achieved	No contributions can be achieved
++	+	-	--

QX4 (Housing development only) Can the development support the requirements of the Community Infrastructure Levy (CIL) Charging Schedule?

The Council has a CIL charging schedule which will be a flat rate applied to new developments. It is a non-negotiable contribution, and as such its impact must be factored into development viability from the outset.

Yes	No
++	--

X Overall Deliverability/Developability Rating

Site is able to come forward without impairment and is able to provide a normal range of contributions	Some 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
++	-	--

STAGE 3: CONCLUSIONS

Conclusions will be drawn about the overall performance of sites and ultimately their potential for allocation. This information will be presented in tables at a settlement level to allow for a comparison between sites put forward for consideration