



Minerals and Waste Joint Plan

Identification of Areas of Search for Sand and Gravel

October 2016

Identification of Areas of Search for concreting sand and gravel

Background

National Planning Policy requires Mineral Planning Authorities (MPAs), within their Plans, to make provision for the requirements set out in their Local Aggregate Assessment (LAA). The Preferred Options draft of the Plan identified, that based on the evidence available at the time (LAA 2015), the total requirement for sand and gravel within the area over the period to 31 December 2030, is between 41.3 to 42.8 million tonnes (mt) at an annual rate of between 2.58 and 2.68mt. Subsequent updating of the LAA (2016) has led to a revision of these figures, resulting in an identified requirement of 36.6mt over the 15 year period 1 January 2016 to 31 December 2030, to be incorporated in the Publication draft Plan. Although some of this requirement is expected to be met through current permitted reserves at existing sites, there remains a need to provide for an additional 16.2 million tonnes of concreting sand and gravel over the plan period. It is important to note that these figures may be subject to further change as new and updated information becomes available. Any changes in requirements will be established through revision of the LAA.

Draft policy M07 sets out the Plan's approach to meeting these requirements by identifying a number of site allocations, which have been submitted and assessed during preparation of the Plan. Historically, since the adoption of the North Yorkshire Minerals Plan in 1997, concreting sand and gravel provision has been made on the basis of north and south distribution supply areas, reflecting the distribution of key markets for aggregate provision and established supply patterns. This approach is proposed to be continued in the new policies contained within the Minerals and Waste Joint Plan.

Following the preferred options consultation a number of sites for sand and gravel have been withdrawn by their promoters or, as a result of other constraints, there is uncertainty over the site's ability to make sufficient provision to meet requirements. The result of this is that current allocations considered suitable to take forward in the Plan are unlikely to be sufficient to meet in full the requirements within the southwards distribution area.

Taking into account specific sites proposed for allocation in the Plan there is the potential for a shortfall of provision within the Southern distribution area. Although the exact amount will depend on the actual scale of demand and the amount actually delivered via site allocations, current information indicates that a shortfall of between 6-8mt could occur later in the plan period.

National policy identifies a preference for the identification of site specific allocations, as this provides the greatest certainty around deliverability. However, alternative approaches include the identification of Preferred Areas (clearly defined areas of known resource), or Areas of Search (geographically more extensive areas which are intended to be used to direct developers to areas where suitable sites may be located and where support in principle, subject to the identification of a suitable site, is likely to be provided). Taking into account the wide geographical extent of the potential resource, limitations in the availability of detailed minerals resource data and other relevant information, it is considered that it would be appropriate to seek to identify one or more Areas of Search in the Plan that could help support provision of the required amount of mineral, if required.

Areas of Search and the area assessment methodology.

The methodology used to support the identification of specific sites for allocation in the Plan includes a mechanism for assessing the potential suitability of preferred sites and areas. In addition it also outlines the process by which these areas will be assessed. The process for assessing Areas of Search broadly comprises a series of four steps. These are:

Step 1: Identification and initial screening of potentially suitable Sites and Areas

Step 2: Identification and mapping of key constraints:

Step 3: Initial sustainability appraisal

Step 4: Panel Review.

Given the relatively large geographical scale of Areas of Search relative to specific site allocations, it is not possible to undertake the same level of detailed assessment as for site specific proposals. The Sustainability Appraisal allows a comprehensive assessment of the likely sustainability effects of not only policies but the strategic aspects of the plan, including sites and areas. Therefore, as indicated in the methodology, each of the potential resource areas identified has been considered against the sustainability objectives of the Plan. However, unlike specific sites, which were assessed against the headline objectives and a more detailed set of site specific questions, Areas of Search have been assessed only against the headline objectives.

Step 1, stage 1: identification

The methodology identified that Areas of Search for minerals, if needed, will be identified through an analysis of mineral resource information. In 2011 British Geological Survey were commissioned to undertake an assessment of sand and gravel resources within the North Yorkshire area. Subsequently, in 2013, a similar assessment was commissioned by the City of York. The purpose of this work was primarily to update and improve the information on sand and gravel resources within the area to help ensure that the area can continue to make the required level of provision.

In total 195 resource blocks were identified within the NYCC area, i.e. excluding York, with varying degrees of certainty about the existence and quality of mineral within them. Information available in respect of concreting sand and gravel resources in York suggest that these are limited in extent and generally highly constrained and therefore have not been considered further for the purposes of identifying Areas of Search. The resource blocks were included on the initial 'long list' of areas. However due to the large number of potential resource blocks, and to better understand the availability of resources that could make a future contribution within the Plan area, an initial evaluation of the resource blocks was undertaken. The assessment considered the block areas against the following criteria:

- The size of the resource and potential quantity of resource relative to surface area
- The level of information supporting the presence of a viable resource (i.e. Indicated¹ or Inferred status)
- The expected quality of resource (i.e. Category A or Category B²)

¹ *Indicated* resource are those for which tonnage, densities, shape, physical characteristics, grade and mineral content can be estimated with a reasonable level of accuracy. By contrast *inferred* resources are those resources for which tonnage, grade and mineral content can be estimated with a low level of confidence.

It was identified that in order to provide the highest degree of certainty about the availability of resources and their potential to contribute to the needs of the area over the plan period, only those resource blocks with over 10 million tonnes (category A and B) and with 'indicated' status would be considered, i.e. those resources that are potentially suitable in quality and have been identified with the highest degree of confidence. These resource blocks were then further considered against the presence of any major environmental constraints (International and National Designations). Areas within the blocks which contained such designations were removed, although the remaining areas within those blocks were still taken forward for consideration. It should also be noted that, whilst the overall potential resource tonnages in some of the resource blocks is very substantial, the work by British Geological Survey notes that as a result of other surface constraints and the complex geology of the deposits, these estimates are maximum values and the amount of material suitable for economic extraction may be much lower.

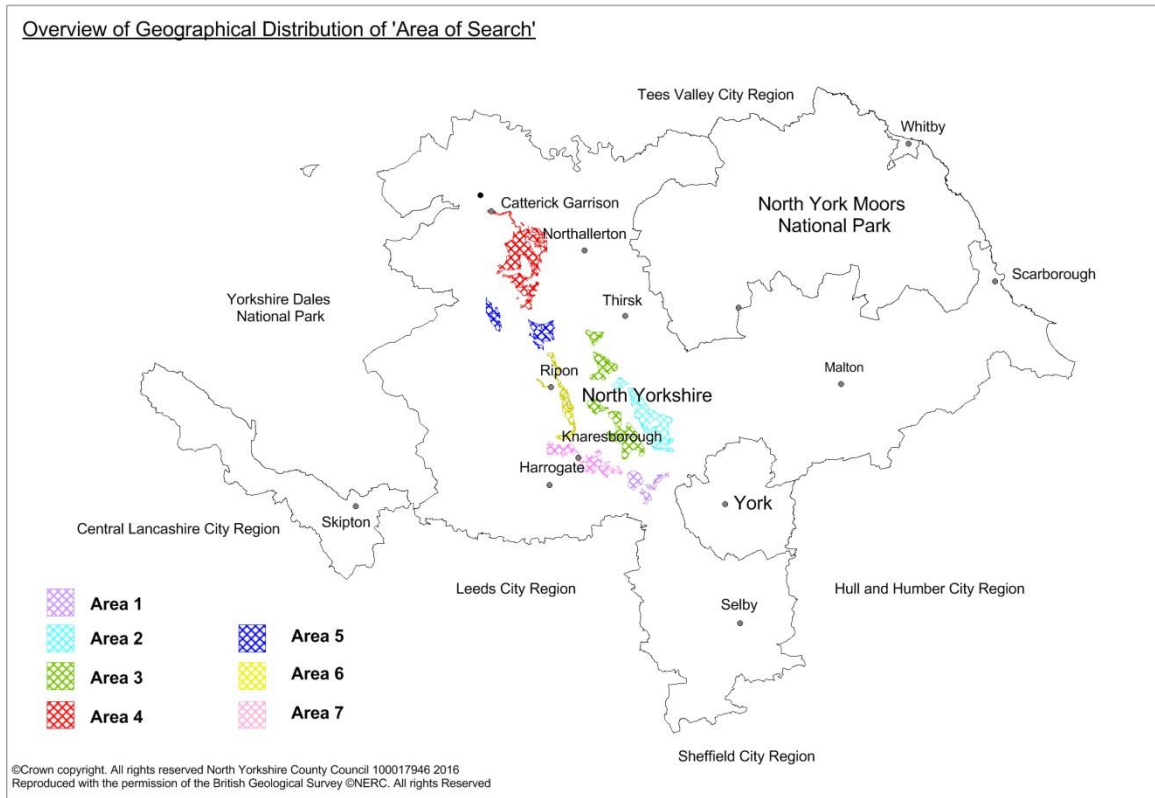
This initial assessment resulted in the identification of 34 potential resources blocks; 15 with category A deposits and 19 with category B.

Resources within the City of York were considered in a similar way to those within North Yorkshire and resulted in the identification of two resource blocks. Further consideration, based on proximity to urban populations, led to the conclusion that realistically the extraction of resources from these areas is unlikely to be viable and as a result no resource blocks within the City of York Area are considered further within this assessment.

To help the assessment the resource blocks were grouped into 9 Areas based on their geographical proximity to each other. As there is only expected to be a requirement for additional reserves (beyond existing permitted reserves and proposed site allocations) within the southward distribution area, those wholly in the Northern area were removed. The remaining 7 areas are detailed within the assessment table below. It is envisaged that, where necessary, groupings of separate but co-located resource blocks would be subsumed within a single overall boundary to form an Area of Search for inclusion in the Plan.

Overview of potential Areas of Search

² The BGS work identified two categories of resource based on criteria derived following consultation with industry as part of the work. Category A resources are characterised by a more favourable mineral to overburden ratio, lower fines content, greater thickness and are located nearer to the surface, therefore generally representing more workable deposits.



The Plan above shows the broad distribution of the potential Areas of Search across the Plan area.

Each of the areas have undergone an initial sustainability appraisal and have been considered in relation to relevant strategic priorities of the Minerals and Waste Joint Plan and these, in combination, led to the refinement of the Areas and subsequently the discounting of some Areas.

The following information provides an overview of the assessment undertaken of the Areas, including the screening of potential Areas of Search against the initial high level screening criteria identified in the assessment methodology.

Although high level (i.e. national and international environmental designations) had previously been excluded from the resource block areas in the work undertaken by BGS in 2011, they were re-considered as part of the assessment to take account of any amendments to datasets that may have occurred subsequently. Those additional designations that were identified as part of the assessment were removed from the Areas and the boundaries of the Areas of search amended where necessary.

Area 1	
<i>Reason for Grouping - Resources blocks are distributed predominantly south of the A59</i>	
Stage 1: Broad Initial identification and screening	
Is the land / Site likely to contain a viable resource of mineral, the extraction of which could contribute to future requirements for minerals? (This will include whether the site provides a contribution to future requirements for minerals supply in line with needs expected to be identified in the Plan.)	The Area contains an estimated 90 million tonnes of category B resource. Therefore it is considered that there is potential to identify sites within this area that could contribute to the required provision for the southward distribution area. <i>BGS Resource Blocks: 38/196/36</i>
Is the land/Site likely to be available for the intended form of development within the relevant time period?	No specific sites within this Area were submitted through the call for sites process therefore it is not known if land would be available over the plan period. However, given the scale of the area it is considered likely to contain scope for delivery of an individual site, taking account of the local considerations and constraints.
Are there any major infrastructure constraints (e.g. absence of potential access to the land/Site) such that the development is unlikely to be deliverable?	Parts of the area have potentially suitable access routes which could then utilise the A59 and the A1 to serve the southward distribution area.
Are there any major human population constraints such that the development type proposed is unlikely to be deliverable?	There are a number of villages within this area however there are no major population centres.
Are there any overriding major environmental constraints such that the development is unlikely to be deliverable? (This will include that the site is within an area designated as an SPA, SAC or Ramsar site, within Groundwater Protection Zone 1 or an area of functional flood plain.)	Areas of the resource blocks containing any major environmental designations have been excluded. Further detailed assessment of the area would be undertaken as part 2 of the assessment process.
Should the Site progress to Step 2 of the Assessment Methodology? (Include justification.)	YES Overall the area has the potential to make a significant contribution to meeting the future needs of the Plan. There are no major overriding constraints which would prevent the area being considered further.

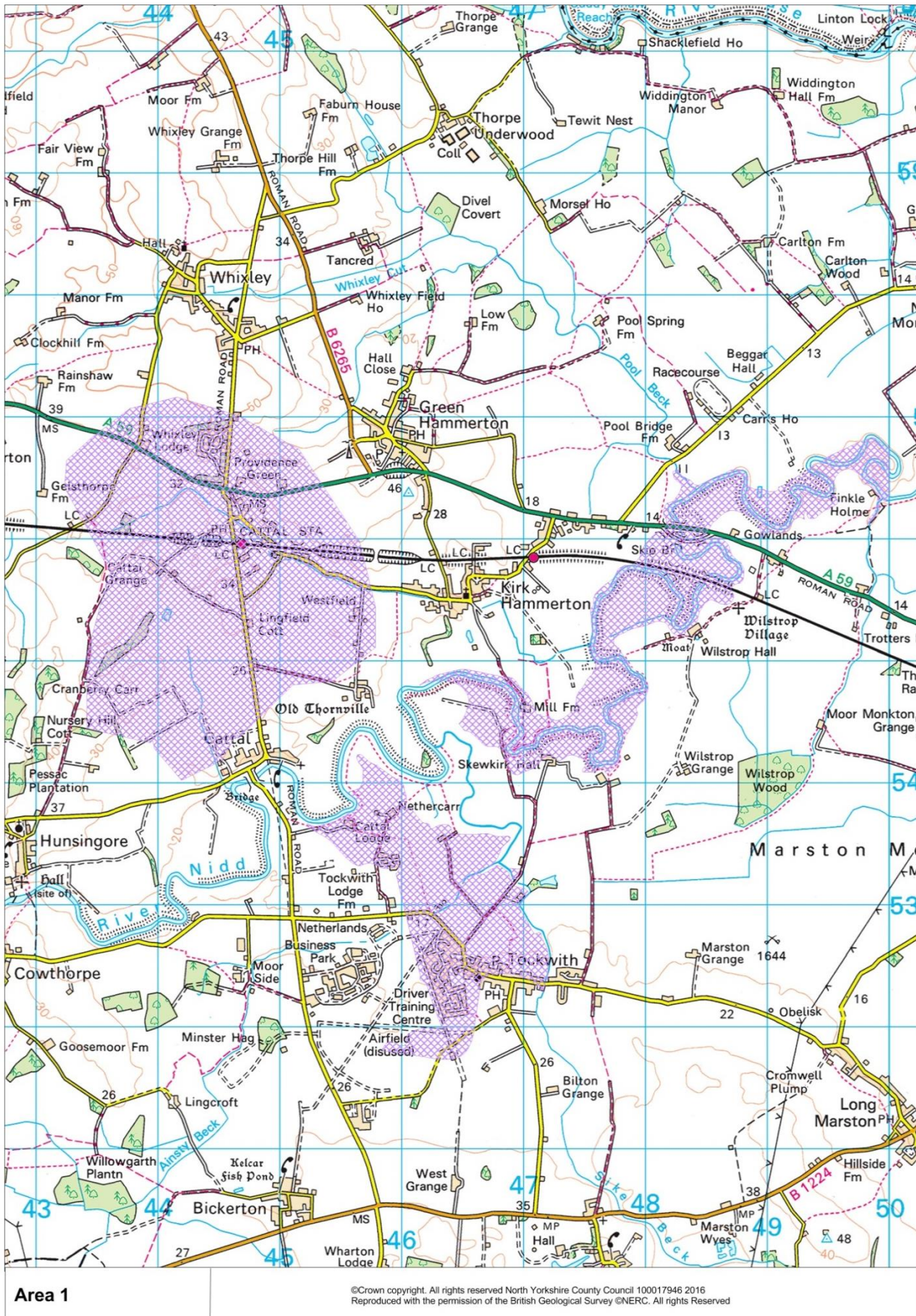


Figure 1- Initial Identification of Area 1 for consideration

Specific Sustainability Appraisal Recommendations (from initial SA)

The Sustainability Appraisal identifies a number of general areas for mitigation to focus on for sites in this area. In addition it makes a number of specific recommendations:

The south-east corner overlaps with the Battle of Marston Moor battlefield and part of the Tockwith Conservation Area. These areas should be removed from the Area of Search. These recommendations led to the redefining of the area boundaries.

Initial conclusion

The area contains Grade 2 and 3 agricultural land. As national policy seeks to direct development towards land of lower agricultural quality in preference to higher quality, those parts of the area falling within Grades 2 (i.e. the highest quality land) were excluded.

The remaining resource block to the north-west is unlikely to be considered suitable due to its small size and the existing surface development which occupies or lies directly adjacent to the block. It is therefore recommended that this part be removed from further consideration. Similarly the block which follows the course of the river Nidd is constrained in terms of its configuration and fragmented distribution between meander loops and accessibility to most parts of the area is likely to be a significant constraint. Areas of resource in the vicinity of Tockwith and Cattal are either too small in isolation or significantly constrained in terms of the presence or proximity of surface development, as well as accessibility to the main road network.

The Plan below shows the modifications to the boundary of Area 1 taking into account the assessment up to this stage.

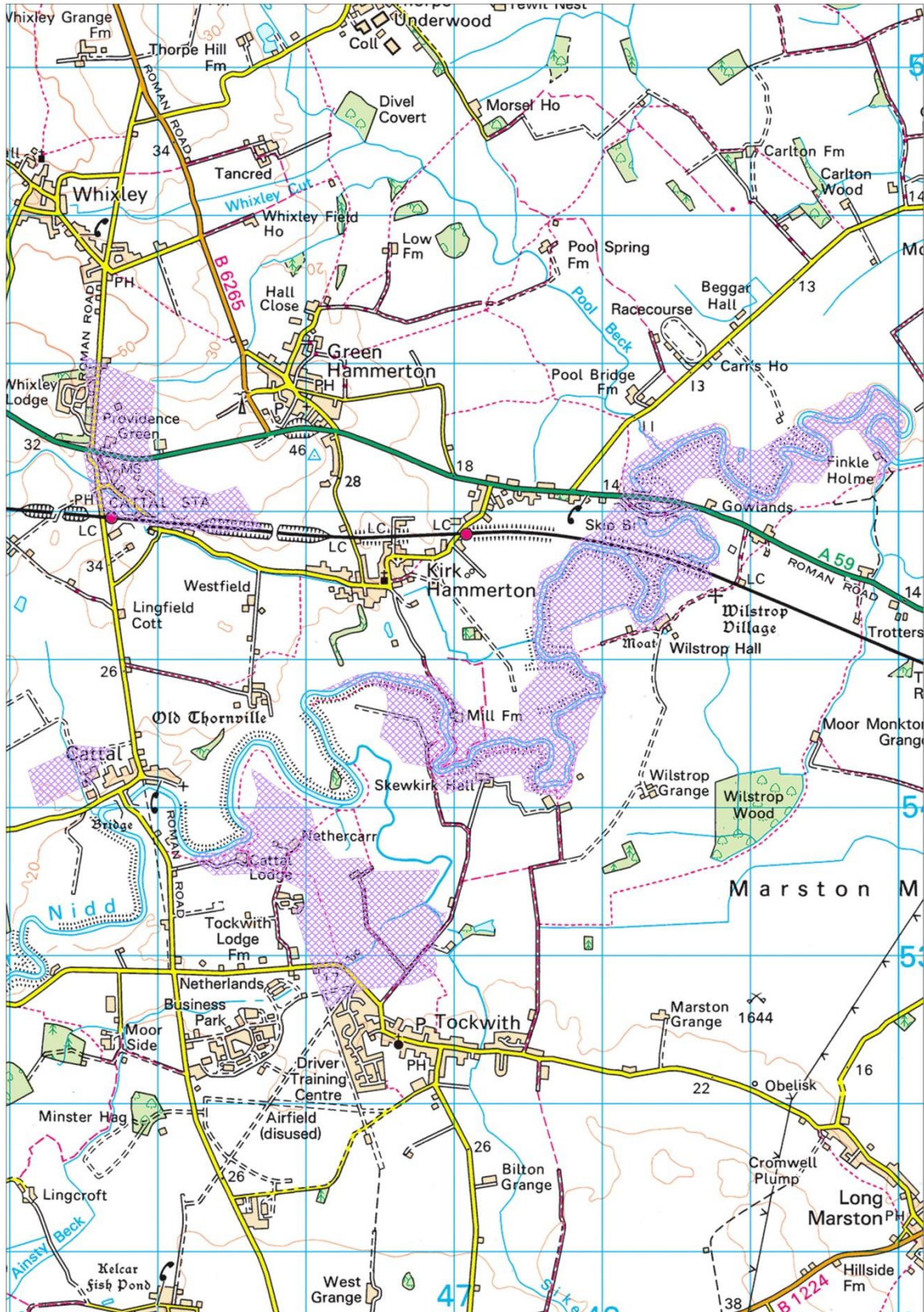


Figure 2– Area 1 following Initial SA recommendations

Area 2	
<i>Reason for Grouping - large area of potential resource located mainly to the east of the river Ure but west of the east coast main line in areas with relatively poor access routes (minor routes)</i>	
Stage 1: Broad Initial identification and screening	
Is the land / Site likely to contain a viable resource of mineral, the extraction of which could contribute to future requirements for minerals? (This will include whether the site provides a contribution to future requirements for minerals supply in line with needs expected to be identified in the Plan.)	The Area contains an estimated 410 million tonnes of category B resource. Therefore it is considered that there is potential to identify sites within this area that could contribute to the required provision of the southward distribution area. <i>BGS Resource Blocks: 169/43/120</i>
Is the land/Site likely to be available for the intended form of development within the relevant time period?	No specific sites within this Area were submitted through the call for sites process therefore it is not known if the land would be available over the plan period. However, given the scale of the area it is considered likely to contain scope for delivery of an individual site, taking account of the local considerations and constraints.
Are there any major infrastructure constraints (e.g. absence of potential access to the land/Site) such that the development is unlikely to be deliverable?	The area does not have any direct access on to the main transport infrastructure routes. Access would be on to rural roads.
Are there any major human population constraints such that the development type proposed is unlikely to be deliverable?	There are a number of dispersed villages within this Area and RAF Linton -on-Ouse. However there are no major population centres.
Are there any overriding major environmental constraints such that the development is unlikely to be deliverable? (This will include that the site is within an area designated as an SPA, SAC or Ramsar site, within Groundwater Protection Zone 1 or an area of functional flood plain.)	Areas of the resource blocks containing any major environmental designations have been excluded. Further detailed assessment of the area would be undertaken as part 2 of the assessment process.
Should the Site progress to Step 2 of the Assessment Methodology? (Include justification.)	YES Overall the area has the potential to make a significant contribution to meeting the future needs of the Plan. There are no major overriding constraints which would prevent the area being considered further. However, the adequacy of the road network and potential routes would need further consideration.



Figure 3- Initial Identification of Area 2 for consideration

Specific Sustainability Appraisal Recommendations (from initial SA)

The initial Sustainability Appraisal identifies a number of general areas for mitigation to focus on for sites in this area. In addition it makes a number of specific recommendations:

There are 3 conservation areas, in Helperby / Brafferton, Aldwark and Alne. These should be excluded from the Area of Search.

Initial conclusion

In addition to the SA recommendations, the area contains Grade 2 and 3 agricultural land. As national policy seeks to direct development towards land of lower agricultural quality in preference to higher quality, those parts of the area falling within Grade 2 (i.e. the highest quality land) were excluded.

Although the remaining area is relatively large and is expected to contain good quality mineral resources the area (particularly the southern blocks) is constrained due to poor access routes (mainly minor roads) which would need to pass through numerous settlements to access the main road network. The river presents a significant barrier to accessibility to/from the west and the A1.

The northern block, located around Cundall, provides better access to the strategic road network (A168). This block is also located in relatively close proximity to parts of Area 3.

It is therefore recommended that the southern blocks be excluded from the Area of Search and consideration be given to combining the Northern block (identified by the red box) into a wider Area of Search with parts of Area 3.

The Plan below shows the modifications to the boundary of Area 2 taking into account the assessment up to this stage.

The area identified will continue forward as potential Area of Search A.

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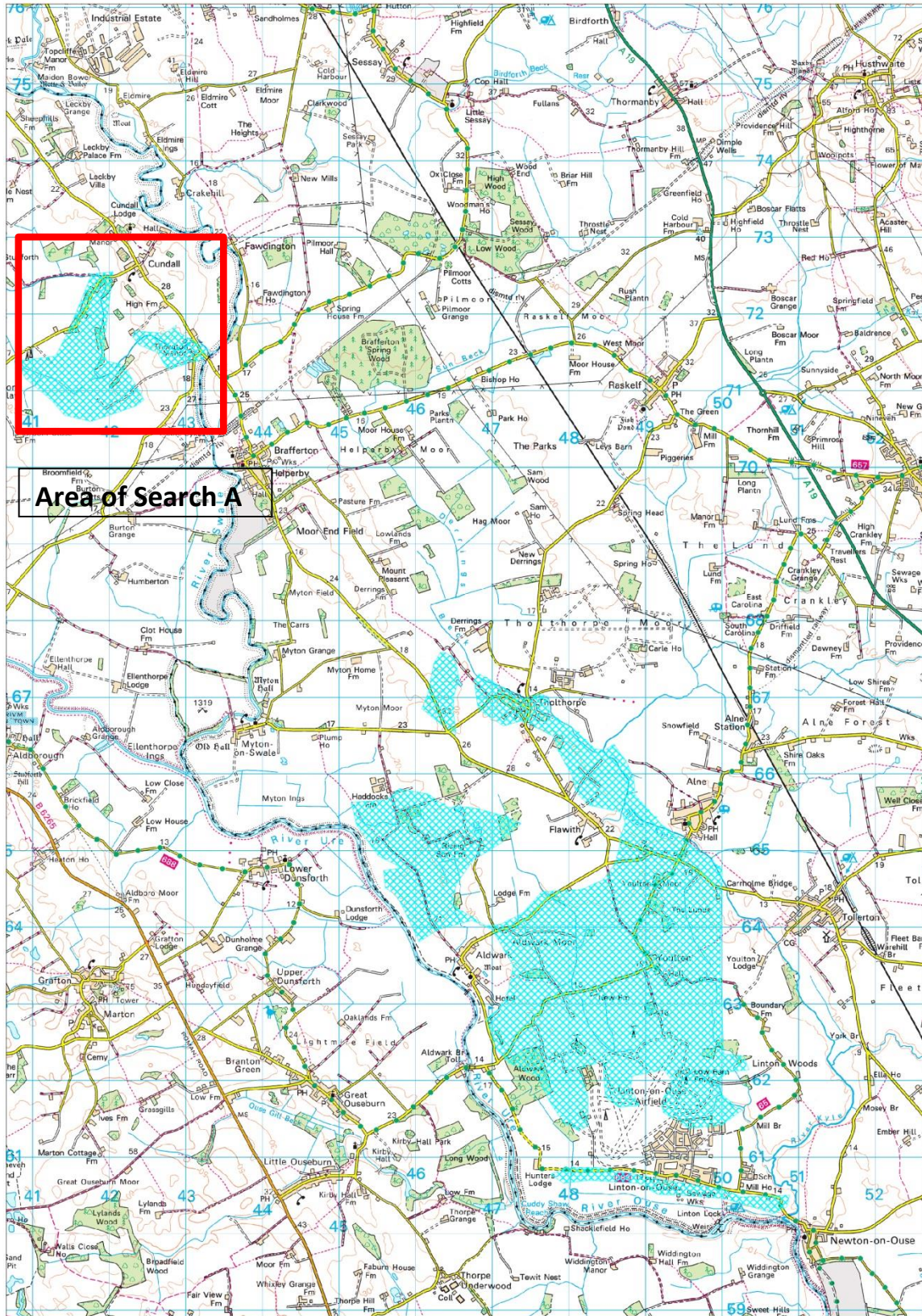


Figure 4- Area 2 following Initial SA recommendations

Area 3	
<i>Reason for Grouping - Large areas of Resources blocks located with potential for good access to major road network (A1/A168/ A61)</i>	
Stage 1: Broad Initial identification and screening	
Is the land / Site likely to contain a viable resource of mineral, the extraction of which could contribute to future requirements for minerals? (This will include whether the site provides a contribution to future requirements for minerals supply in line with needs expected to be identified in the Plan.)	<p>The Area contains an estimated 133 million tonnes of category A and B resources. Therefore it is considered that there is potential to identify sites within this area that could contribute to the required provision of the southward distribution area.</p> <p><i>BGS Resource Blocks: 69/68/131/136/174</i></p>
Is the land/Site likely to be available for the intended form of development within the relevant time period?	<p>Two specific sites within this Area were submitted through the call for sites process, MJP37 and MJP04. These area have been assessed independently though the Site Assessment Methodology. At the Preferred Options stage MJP37 was 'Discounted' and MJP04 was 'Preferred'. However, following the close of the Preferred Options Consultation the promoters of the sites are MJP04 have decided to no longer promote the site as a specific allocation and therefore it has been withdrawn.</p>
Are there any major infrastructure constraints (e.g. absence of potential access to the land/Site) such that the development is unlikely to be deliverable?	<p>Parts of the area have relatively good access links to the main transport routes. RAF Dishforth Base and Topcliffe Airfield are within the Area.</p>
Are there any major human population constraints such that the development type proposed is unlikely to be deliverable?	<p>There are a number of towns and villages within this Area however there are no major population centres.</p>
Are there any overriding major environmental constraints such that the development is unlikely to be deliverable? (This will include that the site is within an area designated as an SPA, SAC or Ramsar site, within Groundwater Protection Zone 1 or an area of functional flood plain.)	<p>Areas of the resource blocks containing any major environmental designations have been excluded. Further detailed assessment of the area would be undertaken as part 2 of the assessment process.</p>

Should the Site progress to Step 2 of the Assessment Methodology? (Include justification.)	<p style="text-align: center;">YES</p> <p>Overall the area has the potential to make a significant contribution to meeting the future needs of the Plan. There are no major overriding constraints which would prevent the area being considered further.</p>
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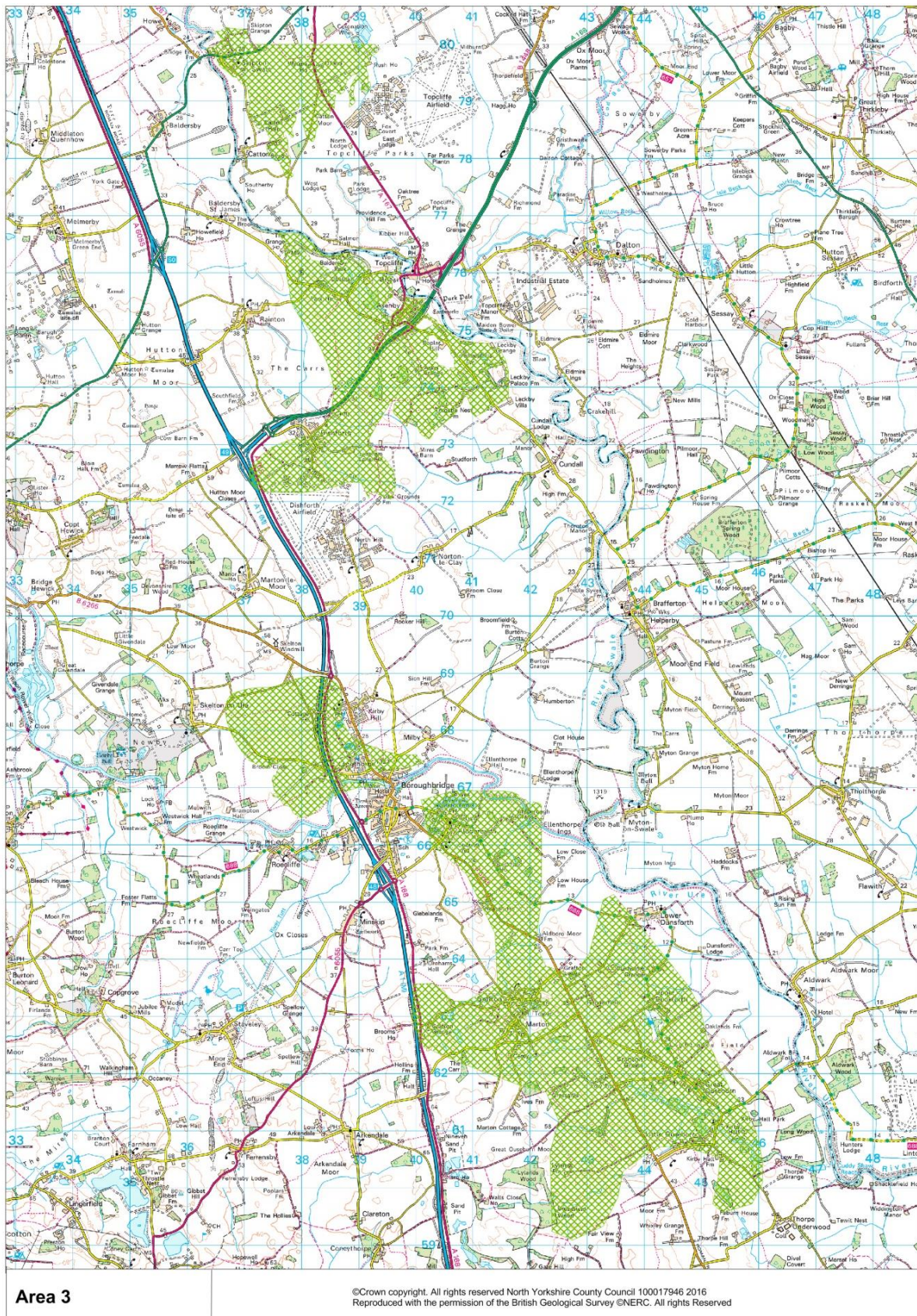


Figure 5- Initial Identification of Area 3 for consideration³

³ The Sustainability Appraisal, for ease of assessment, subdivided the area into 4 separate blocks running from north to south (block 3a – northernmost unit, block 3b – the second most northerly unit, block 3c - the third most northerly unit, block 3d - the most southerly unit) these are identified on the Plan above.

Specific Sustainability Appraisal Recommendations (from initial SA)

The initial Sustainability Appraisal identifies a number of general areas for mitigation to focus on for sites in this area. In addition it makes a number of specific recommendations:

The boundary of block 3c could be revised to exclude the area of Grade 1 agricultural land. The northern part of block 3d and the southern part of block 3d should have their boundaries revised so as to exclude the important Roman town of Aldborough and the Roman fort in block 3c with appropriate standoff to protect these and other intervening historic assets from the Area of Search.

Overall initial conclusion

In addition to the above the area contains Grade 2 and 3 agricultural land. As national policy seeks to direct development towards land of lower agricultural quality in preference to higher quality, those parts of the area falling within Grade 2 (i.e. the highest quality land) were excluded.

The Plan below shows the modifications to the boundary of Area 3

Overall the Area of Search has relatively good access, particularly the northern blocks. Access to the south is generally less suitable and large parts of these area are sterilised by existing surface development. Excluding these areas results in smaller fragmented pockets of resource which may not be viable to work.

The northern part (near Topcliffe) is in relatively close proximity to part of Area 2 (around Cundall). Consideration could be given to providing a broader Area of Search which combines these two blocks, given their relatively good access to the A168 and the A1.

The area identified will continue forward as part of Area of Search A.

A broad estimate of the potential resource contained within the resource blocks, as identified by BGS, is circa 53mt Category A and B resource.



Figure 6- Area three following Initial SA recommendations

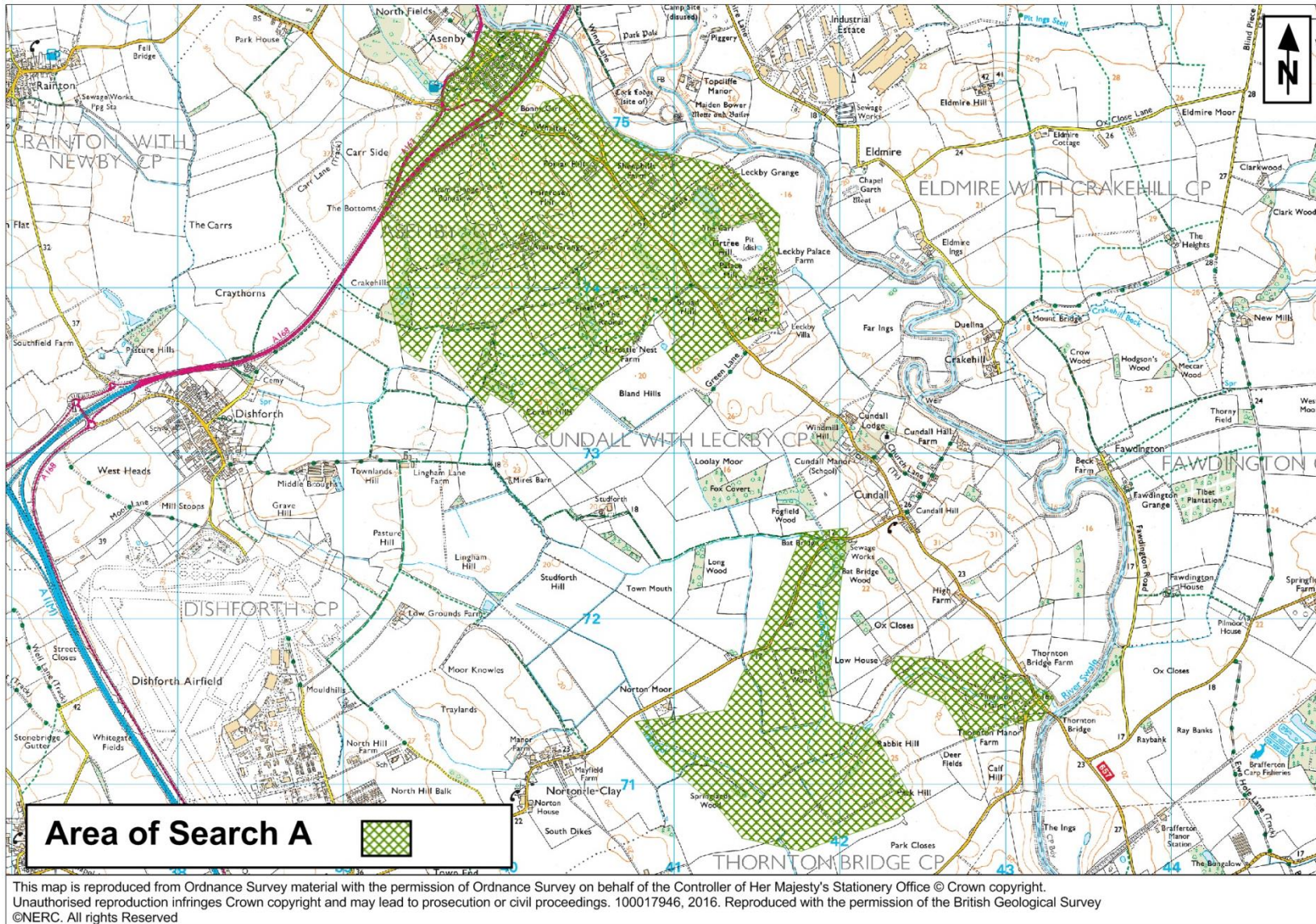


Figure 7- Identification of Area of Search A (combination of Part of Area 2, and Part of Area 3)

Area 4	
<i>Reason for Grouping - Extensive area of Resource blocks are located to north and south of the A684 and bisected by the A1. The north of the area has a history of extraction whilst the southern part has little to no recent history of extraction in the area.</i>	
Stage 1: Broad Initial identification and screening	
Is the land / Site likely to contain a viable resource of mineral, the extraction of which could contribute to future requirements for minerals? (This will include whether the site provides a contribution to future requirements for minerals supply in line with needs expected to be identified in the Plan.)	<p>The Area contains an estimated 70 million tonnes of predominantly Category A with a small area of Category B resource. Therefore it is considered that there is potential to identify sites within this area that could contribute to the required provision of the southward distribution area.</p> <p><i>BGS Resource Blocks: 46/123</i></p>
Is the land/Site likely to be available for the intended form of development within the relevant time period?	<p>Four specific sites within this Area were submitted through the call for sites process, MJP43, MJP60, MJP21 and MJP17. With the exception of MJP60 all of these sites have been granted preferred status at Preferred Options stage, either in full or by discounting those parts which were not considered suitable. The size of the area, and history of extraction within parts of it, suggest that the area has the potential for further working.</p>
Are there any major infrastructure constraints (e.g. absence of potential access to the land/Site) such that the development is unlikely to be deliverable?	<p>The Area has resources south of the A684 around the Bedale Area. There is relatively good access links to major roads such as the A1, and the A684. The completion of the Bypass around Leeming, Bedale and Aiskew with improve transport routes in this area. The Area is in close proximity to RAF Leeming and Catterick Garrison.</p>
Are there any major human population constraints such that the development type proposed is unlikely to be deliverable?	<p>There are a number of dispersed villages within this Area as well as the town of Bedale/Aiskew. The northern part of the area falls close to Catterick.</p>
Are there any overriding major environmental constraints such that the development is unlikely to be deliverable? (This will include that the site is within an area designated as an SPA, SAC or Ramsar site, within Groundwater Protection Zone 1 or an area of functional flood	<p>Areas of the resource blocks containing any major environmental designations have been excluded. Further detailed assessment of the area would be undertaken as part 2 of the assessment process.</p>

<p>plain.)</p>	
<p>Should the Site progress to Step 2 of the Assessment Methodology? (Include justification.)</p>	<p style="text-align: center;">YES</p> <p>Overall the area has the potential to make a significant contribution to meeting the future needs of the Plan. There are no major overriding constraints identified at this stage which would prevent the area being considered further. Only the more southerly parts of the grouping fall within the sand and gravel southwards distribution area.</p>

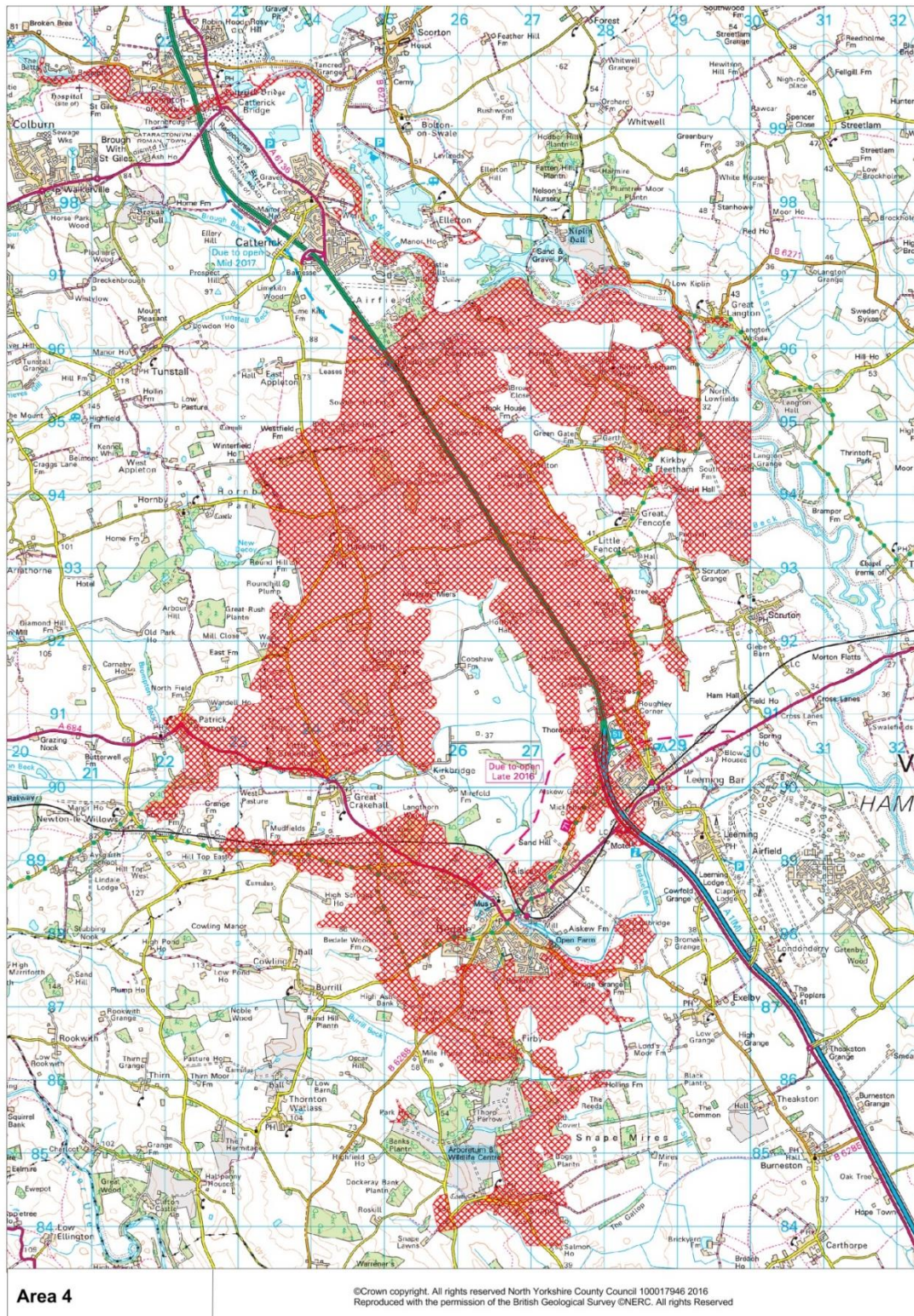


Figure 8- Initial Identification of Area 4 for consideration ⁴

⁴ The Sustainability Appraisal, for ease of assessment, subdivided the area into 4 separate blocks. Block 4a represents the area from 'the Batts' in the north to Catterick; block 4b represents the area south of Catterick but east of the A1; block 4c represents the area south of Catterick but west of the A1 and north of Bedale; block 4d represents the area south of Bedale. These are identified on the Plan above.

Specific Sustainability Appraisal Recommendations (from initial SA)

The initial Sustainability Appraisal identifies a number of general areas for mitigation to focus on for sites in this area. In addition it makes a number of specific recommendations:

Block 4a should be reduced in size so that the historic assets around Catterick Bridge are protected. In addition consideration should be given to reducing block 4a to remove the most ecologically rich areas that are designated as SINC sites / ancient woodland and connecting priority habitat.

In block 4c it would be prudent to remove the Hornby Castle Registered Park and Garden area from the Area of Search.

Overall initial conclusion

The Sustainability Appraisal identified a number of considerations which led to the redefining of the area boundaries. In addition the area contains Grade 2 and 3 agricultural land. As national policy seeks to direct development towards land of lower agricultural quality in preference to higher quality, those parts of the area falling within Grade 2 (i.e. the highest quality land) were excluded.

There are also a number of site allocations proposed in this area mainly in the north western parts of the Area of Search (MJP33, MJP21, MJP43 and MJP17). Notwithstanding the presence of potentially suitable resources within the northern blocks of this area, the principle objective of identifying area/s of search in the Plan is to make provision for supply capability in the southwards distribution landbank area. Blocks in the northern part of the area fall within the northwards distribution area and it is therefore considered appropriate to remove the blocks which lie wholly or mainly to the north of the A684 north as these resource are more suitably located for serving the northern distribution area. The southern blocks, around Snape and the East of Bedale towards Exelby have poor access links and should be excluded. This leaves a single block to the north west of Bedale adjacent to the A168. This block affords the benefit of being located in proximity to the new bypass on the A168, which provides good links to the A1. For this reason it is considered that this area should remain part of the Area of Search for further consideration.

The area identified in this area will continue forward as Area of Search B.

A broad estimate of the potential resource contained within the resource blocks, as identified by BGS, is circa 45mt predominantly Category B resource.

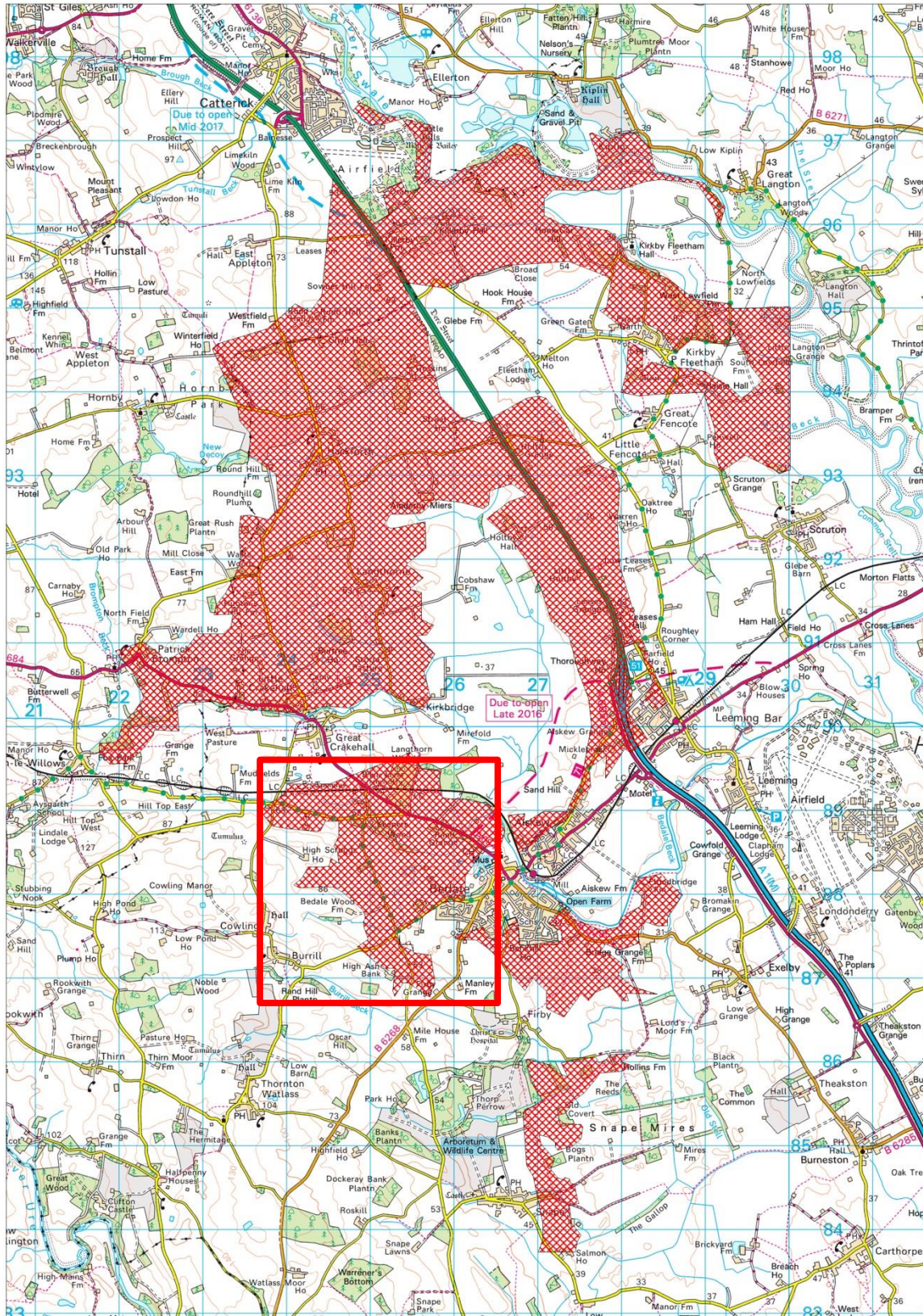
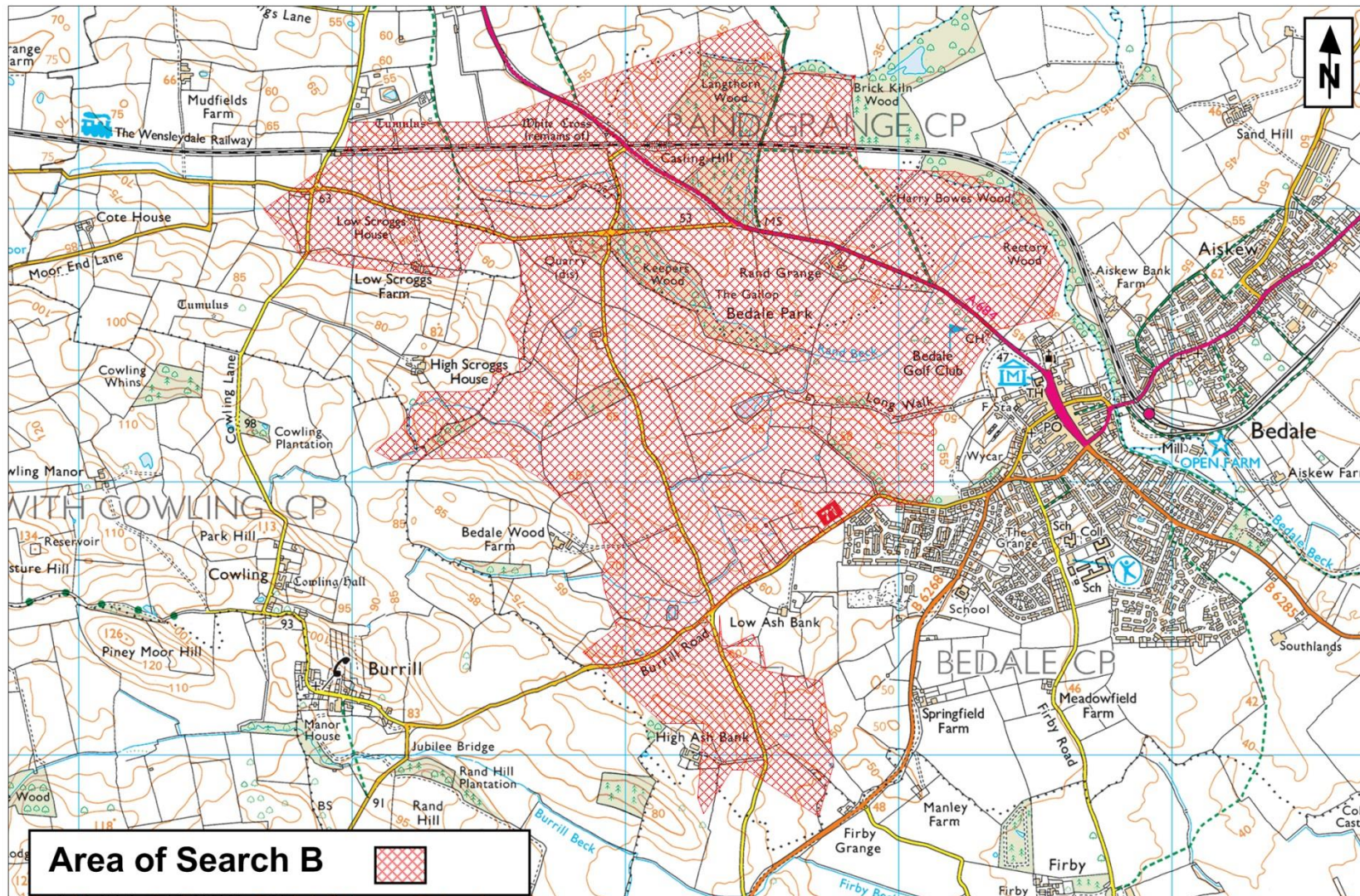


Figure 9- Area 4 following Initial SA recommendations



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Figure 10- Identification of Area of Search B

Area 5	
<i>Reason for Grouping - Resources blocks offer the highest potential (category A) and are located broadly within the corridor of the River Ure in an area with history of extraction</i>	
Stage 1: Broad Initial identification and screening	
Is the land / Site likely to contain a viable resource of mineral, the extraction of which could contribute to future requirements for minerals? (This will include whether the site provides a contribution to future requirements for minerals supply in line with needs expected to be identified in the Plan.)	The Area is made up of two separate distinct parts. Together they contain an estimated 121 million tonnes of category A resource. The Area has a long history of extraction. It is considered that there is potential to identify sites within this area that could contribute to the required provision of the southward distribution area. <i>BGS Resource Blocks: 172/45/72 (Part)</i>
Is the land/Site likely to be available for the intended form of development within the relevant time period?	Five specific sites within this Area have been submitted through the call for sites process, MJP14, MJP38, MJP39, MJP06 and MJP07. Two of these have been discounted at Preferred Options stage (MJP38 and MJP39) with the remaining sites taken forward as Part Preferred or fully Preferred.
Are there any major infrastructure constraints (e.g. absence of potential access to the land/Site) such that the development is unlikely to be deliverable?	There are potentially suitable access links to the main transport infrastructure in the Plan area.
Are there any major human population constraints such that the development type proposed is unlikely to be deliverable?	There are a number of dispersed villages within this area however there are no major population centres.
Are there any overriding major environmental constraints such that the development is unlikely to be deliverable? (This will include that the site is within an area designated as an SPA, SAC or Ramsar site, within Groundwater Protection Zone 1 or an area of functional flood plain.)	Areas of the resource blocks containing any major environmental designations have been excluded. The eastern part of the area contains other significant historic environment constraints. Further detailed assessment of the area would be undertaken as part 2 of the assessment process.

<p>Should the Site progress to Step 2 of the Assessment Methodology? (Include justification.)</p>	<p style="text-align: center;">YES</p> <p>Given the established extractive history of the area, overall the area has the potential to make a significant contribution to meeting the future needs of the Plan. There are no major overriding constraints identified at this stage that which would prevent the area being considered further although the potential for cumulative impact could be relevant. However, the adequacy of the road network and potential routes would need further assessment.</p>
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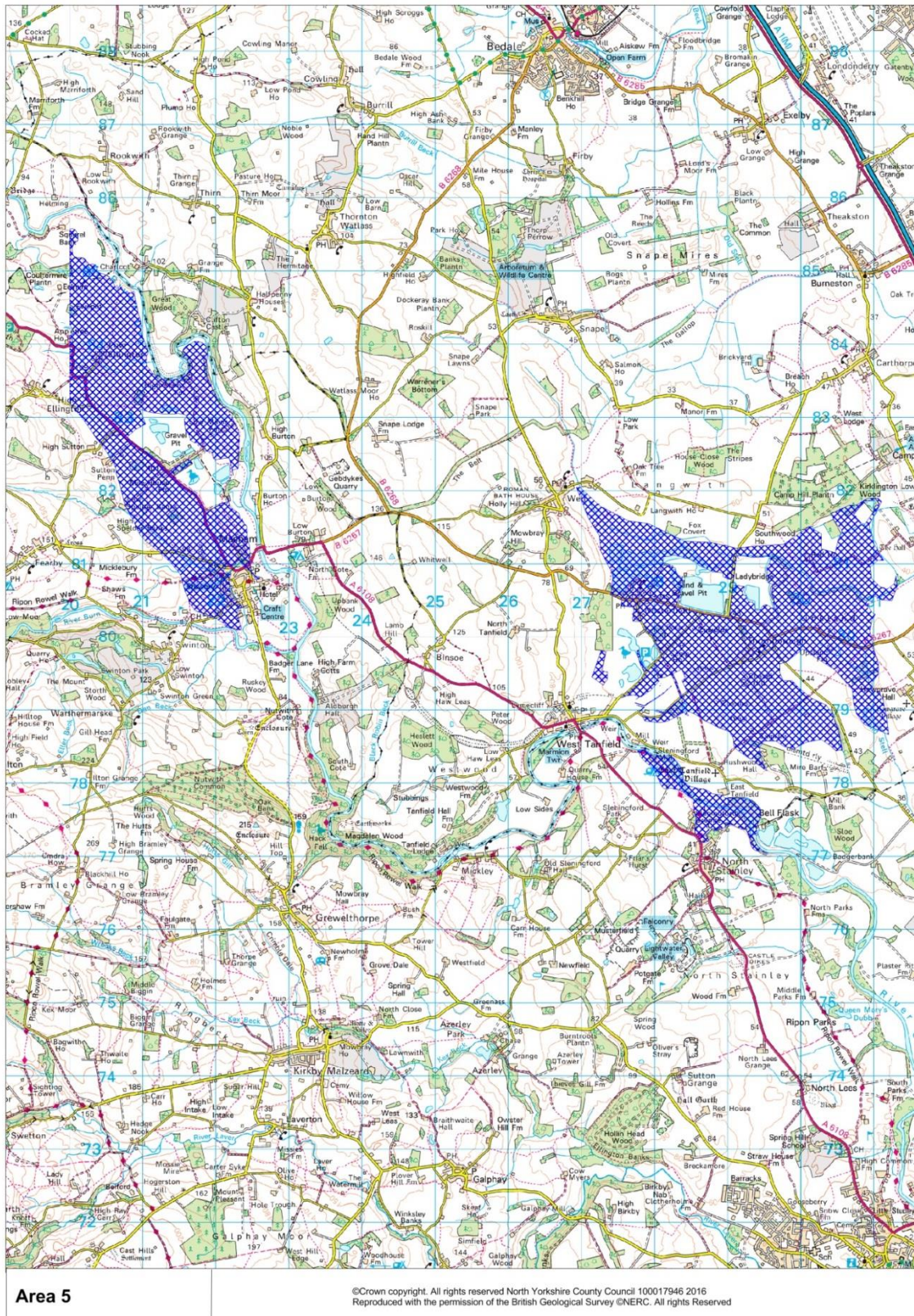


Figure 11- Initial Identification of Area 5 for consideration⁵

⁵ Due to the geographical spread of this Area of Search, for the purposes of the Sustainability Assessment the Area of Search has been divided into a western block and an eastern block. The western block is defined as the area to the west of the River Ure and north of Masham, while the Eastern block is the area to the east of West Tanfield.

Specific Sustainability Appraisal Recommendations (from initial SA)

The initial Sustainability Appraisal identifies a number of general areas for mitigation to focus on for sites in this area. In addition it makes a number of specific recommendations:

It is suggested that the Thornborough Henges SAM together with a suitable buffer (suggested 500m) be removed from this Area of Search.

It would be prudent to remove the areas of SPZ2 from the search area, or require that any proposals in this area must demonstrate that extraction would take place above the water table.

Overall initial conclusion

The Sustainability Appraisal identified a number of considerations which led to the redefining of the area boundaries. In addition the area contains Grades 1, 2 and 3 agricultural land. As national policy seeks to direct development towards land of lower agricultural quality in preference to higher quality, those parts of the area falling within Grade 1 and 2 (i.e. the highest quality land) were excluded.

The Plan below shows the modifications to the boundary of Area 5.

The western area is not well located in relation to key market areas and could be removed from the Area of Search. A number of site allocations have been put forward around the eastern area and there is an extensive history of working in this area, as well as a range of constraints. Excluding these would leave relatively small blocks of land in the easternmost part of the area. Whilst this area is relatively unconstrained, it is considered that working in this area could give rise to cumulative impacts in association with former and proposed workings in the vicinity such that the area shouldn't be taken forward as an Area of Search.

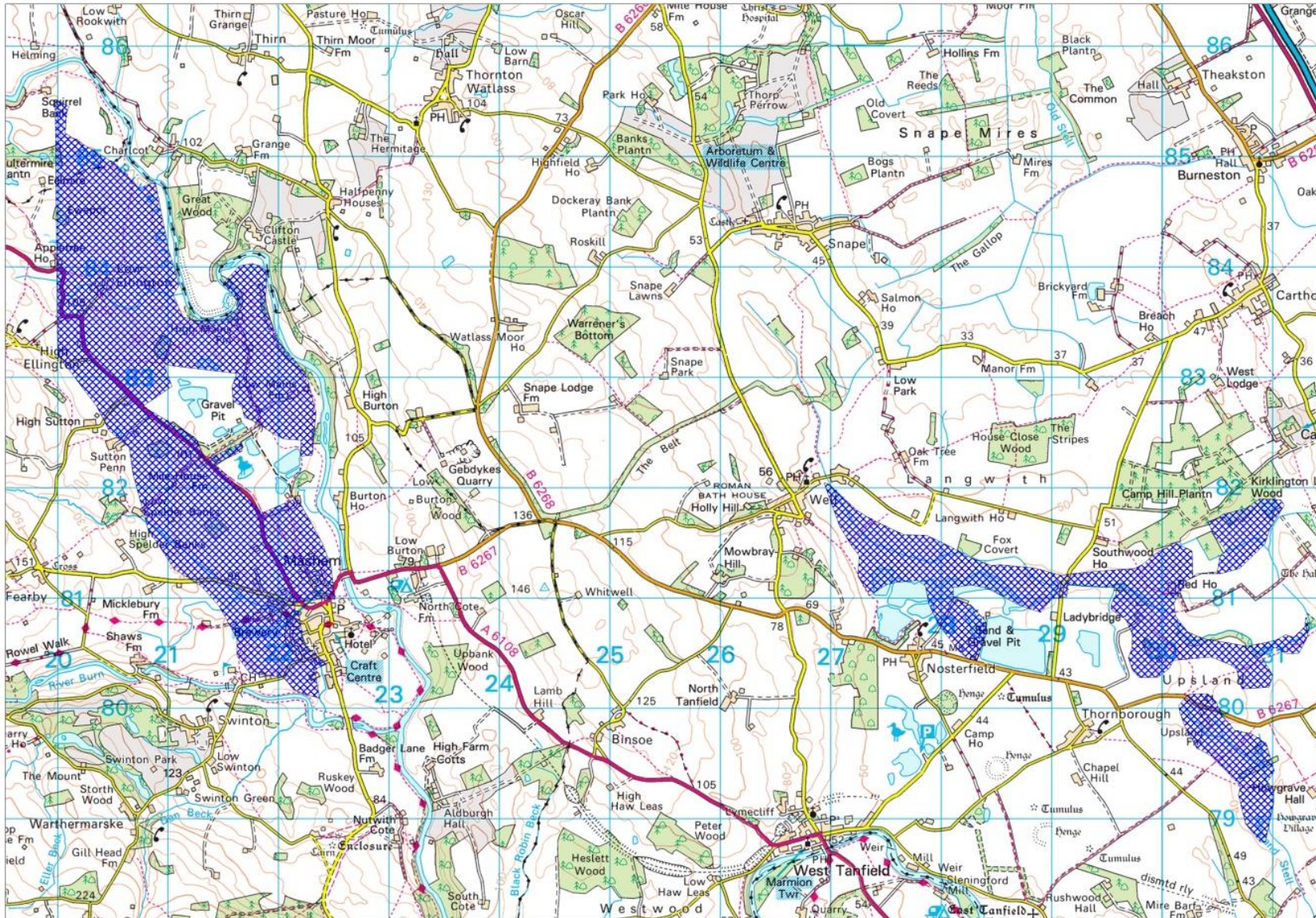


Figure 12- Area 5 following Initial SA recommendations

Area 6	
<i>Reason for Grouping - generally narrow elongated resources blocks located in areas with history of extraction around Ripon in general proximity to A61</i>	
Stage 1: Broad Initial identification and screening	
Is the land / Site likely to contain a viable resource of mineral, the extraction of which could contribute to future requirements for minerals? (This will include whether the site provides a contribution to future requirements for minerals supply in line with needs expected to be identified in the Plan.)	The Area contains an estimated 46 million tonnes of category A and B resources. The Area has a history of extraction. It is considered that there is potential to identify sites within this area that could contribute to the required provision of the southward distribution area. <i>BGS Resource Blocks: 172/45/72 (Part)</i>
Is the land/Site likely to be available for the intended form of development within the relevant time period?	Two specific sites within this Area have been submitted through the call for sites process, MJP51 and MJP14, both of which were identified as 'preferred' within the Preferred Options consultation document.
Are there any major infrastructure constraints (e.g. absence of potential access to the land/Site) such that the development is unlikely to be deliverable?	Parts of the area have potentially suitable access links.
Are there any major human population constraints such that the development type proposed is unlikely to be deliverable?	There are a number of dispersed villages within this Area and the major population centre of Ripon.
Are there any overriding major environmental constraints such that the development is unlikely to be deliverable? (This will include that the site is within an area designated as an SPA, SAC or Ramsar site, within Groundwater Protection Zone 1 or an area of functional flood plain.)	The area contains the World Heritage Site of Studley Royal and Fountains Abbey. Areas of the resource blocks containing any major environmental designations have been excluded. Further detailed assessment of the area would be undertaken as part 2 of the assessment process.
Should the Site progress to Step 2 of the Assessment Methodology? (Include justification.)	YES Given the established extractive history of the area, consideration of cumulative impacts would need to be taken into account. Overall the area has the potential to make a significant contribution to meeting the future needs of the Plan. There are no major overriding constraints identified at this stage which would prevent the area being considered further.



Figure 13- Initial Identification of Area 6 for consideration ⁶

⁶ This Area of Search has geographically separated western and eastern areas as well as a very long linear north-south orientation. For the purposes of description in the sustainability assessment the western block shall be termed block 6a, while the eastern part of the Area will be divided into a northern, central and southern block (block 6b, which represents the area north of the A61, block 6c, which represents the area south of the A61, and block 6d, which represents the area south of Bishop Monkton).

Specific Sustainability Appraisal Recommendations (from initial SA)

The initial Sustainability Appraisal identifies a number of general areas for mitigation to focus on for sites in this area. In addition it makes a number of specific recommendations:

The narrow segments of resource very close to the residential receptors at the point between Ure Bank Terrace and River View Road, and at Little Studley Park should be removed from the Area of Search.

The Bishop Monkton Conservation area, including its open space, which lies across the join between block 6c and block 6d, should be removed from the Area of Search.

Overall initial conclusion

The Sustainability Appraisal identified a number of considerations which led the redefining of the area boundaries. In addition the area contains Grades 1, 2 and 3 agricultural land. As national policy seeks to direct development towards land of lower agricultural quality in preference to higher quality, those parts of the area falling within Grade 1 and 2 (i.e. the highest quality land) were excluded.

The Plan below shows the modifications to the boundary of Area 6.

Overall, much of the resource blocks are occupied by existing surface development which when removed leaves relatively dispersed pockets of resource with a number of constraints which in practice would be likely to significantly limit the potential for working of the area. Traffic routes to the main road network are also relatively poor from most parts of the area. It is considered that this area should be removed from further consideration as an Area of Search.

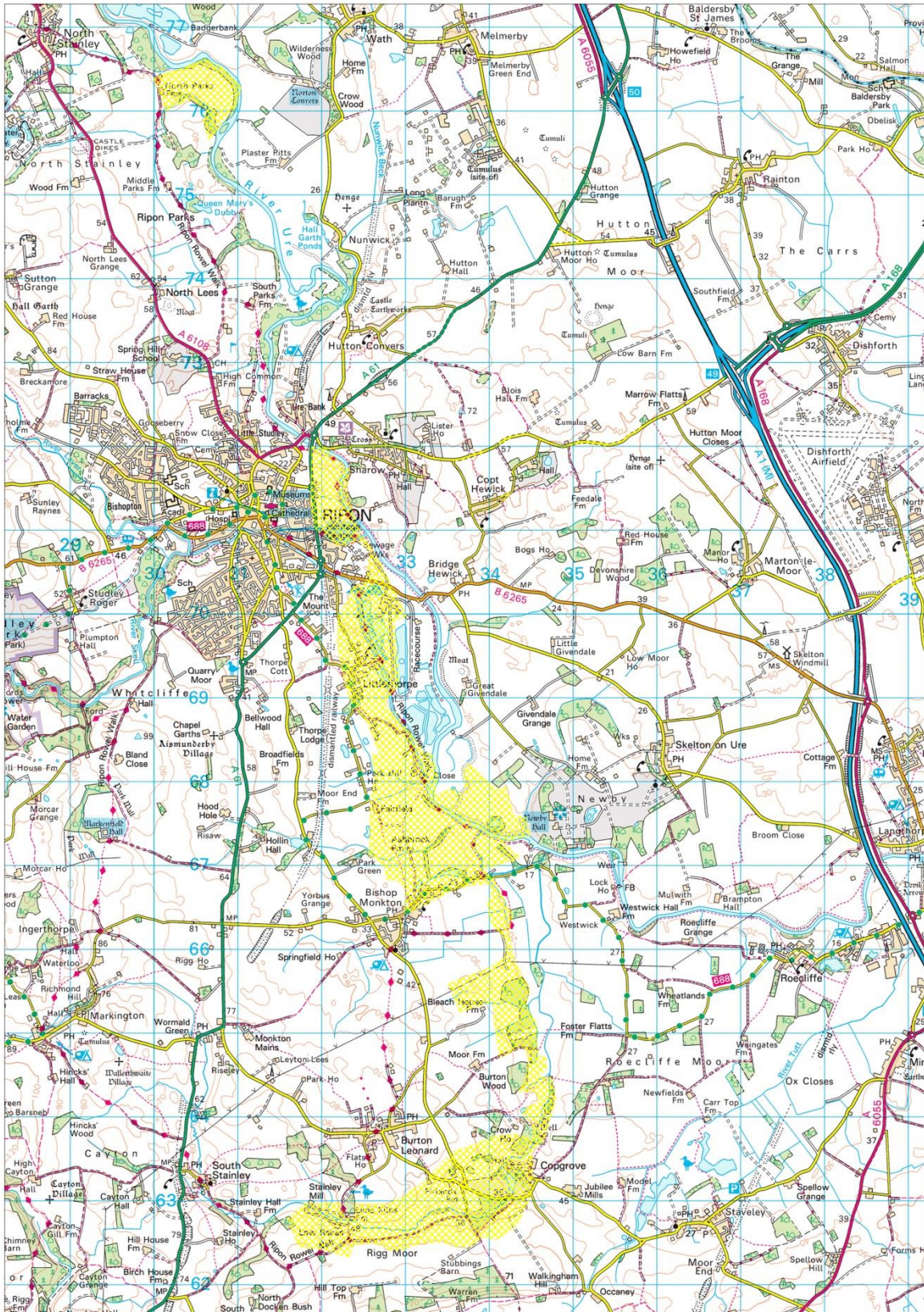


Figure 14- Area 6 following Initial SA recommendations

Area 7	
<i>Reason for Grouping - Large area of category A and B resource blocks located in areas with a history of extraction to the north of the river Nidd around the Knaresborough Area</i>	
Stage 1: Broad Initial identification and screening	
Is the land / Site likely to contain a viable resource of mineral, the extraction of which could contribute to future requirements for minerals? (This will include whether the site provides a contribution to future requirements for minerals supply in line with needs expected to be identified in the Plan.)	The Area contains an estimated 129 million tonnes of category A and B resource. It is considered that there is potential to identify sites within this area that could contribute to the required provision of the southward distribution area. <i>BGS Resource Blocks: 119/35/33/99</i>
Is the land/Site likely to be available for the intended form of development within the relevant time period?	One specific site within this Area has been submitted through the call for sites process, MJP05. The site has been discounted at Preferred Options consultation stage.
Are there any major infrastructure constraints (e.g. absence of potential access to the land/Site) such that the development is unlikely to be deliverable?	The area has potentially suitable access links to the main transport networks of the Plan area. It is considered that there is likely to be potential for suitable locations to come forward in this area which are sufficiently free of major infrastructure constraints.
Are there any major human population constraints such that the development type proposed is unlikely to be deliverable?	There are a number of larger villages within this Area and it is within close proximity to the major population centres of Harrogate and Knaresborough.
Are there any overriding major environmental constraints such that the development is unlikely to be deliverable? (This will include that the site is within an area designated as an SPA, SAC or Ramsar site, within Groundwater Protection Zone 1 or an area of functional flood plain.)	Areas of the resource blocks containing any major environmental designations have been excluded. Further detailed assessment of the area would be undertaken as part 2 of the assessment process.
Should the Site progress to Step 2 of the Assessment Methodology? (Include justification.)	YES Overall the area has the potential to make a significant contribution to meeting the future needs of the Plan. There are no major overriding constraints which would prevent the area being considered further.

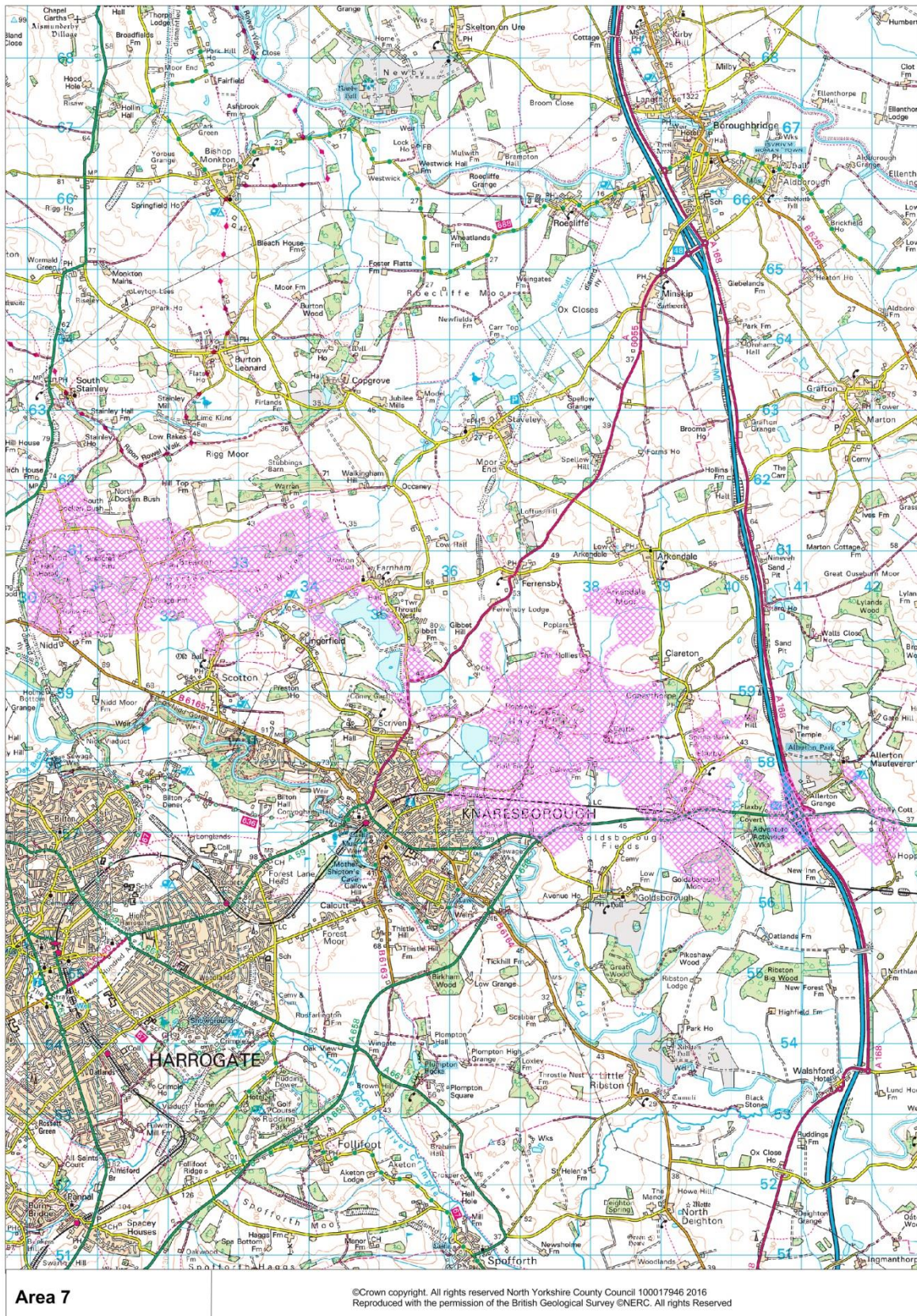


Figure 15- Initial Identification of Area 7 for consideration⁷

⁷ Due to the size and complex shape of this Area, for the purposes of description in the Sustainability assessment the area has been split into two blocks: a western block, which is the area to the west of the A6055, and an eastern block, which stretches east of the A6055 all the way to the eastern extreme of this Area at Hopperton.

Specific Sustainability Appraisal Recommendations (from initial SA)

The initial Sustainability Appraisal identifies a number of general areas for mitigation to focus on for sites in this area. In addition it makes a number of specific recommendations:

Farnham conservation area forms a key element of the setting of Farnham village, the overlap of this conservation area with the Area of Search should be removed from the Areas of Search.

The section between the A1 and Allerton Park should be removed from the Area of Search.

The overlap with housing near Sweet Bits Farm and the Short Hill area which is hemmed in by the railway, very close to residential properties and a school should be removed from the Area of Search.

Overall initial conclusion

The Sustainability Appraisal identified a number of considerations which led to the redefining of the area boundaries. In addition the area contains Grades 1, 2 and 3 agricultural land. As national policy seeks to direct development towards land of lower agricultural quality in preference to higher quality, those parts of the area falling within Grade 1 and 2 (i.e. the highest quality land) were excluded. This results in the removal of the whole of the eastern block. The Plan below shows the modifications to the boundary of Area 7.

Given its location in relation to markets (particularly proximity to Harrogate and Knaresborough) this area is considered to have some potential as an Area of Search. The area is relatively extensive and parts are affected by sterilisation or fragmentation through existing surface development, or would be likely to give rise to a need for access routes to the main road network that would pass through settlements. This is considered to represent a significant constraint to the identification of potentially suitable sites within this Area and is an issue that would need to be assessed carefully should any specific proposals come forward.

The area identified in this area will continue forward as Area of Search C.

A broad estimate of the potential resource contained within the resource blocks, as identified by BGS, is circa 55mt Category B resource.

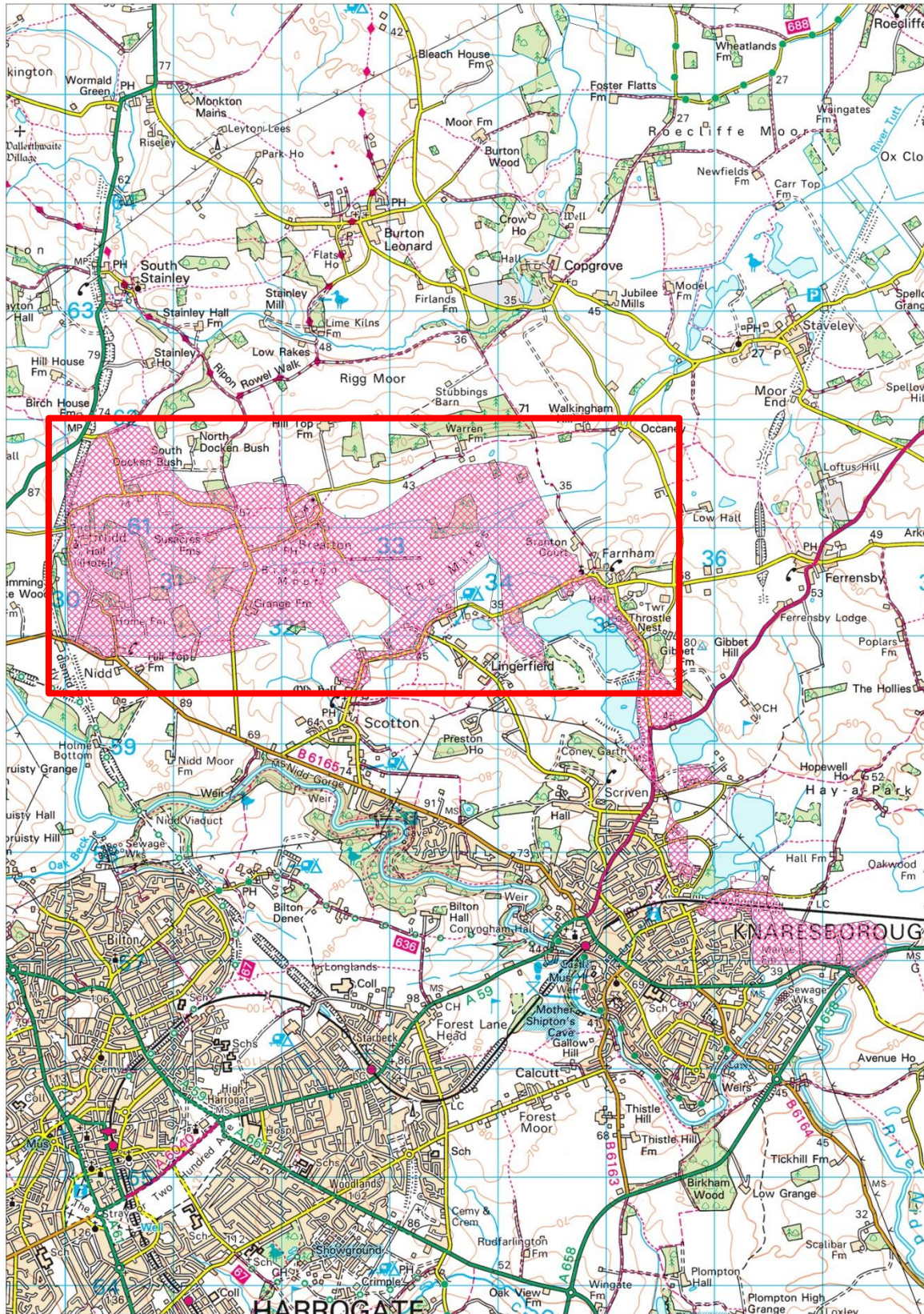


Figure 16- Area 7 following Initial SA recommendations

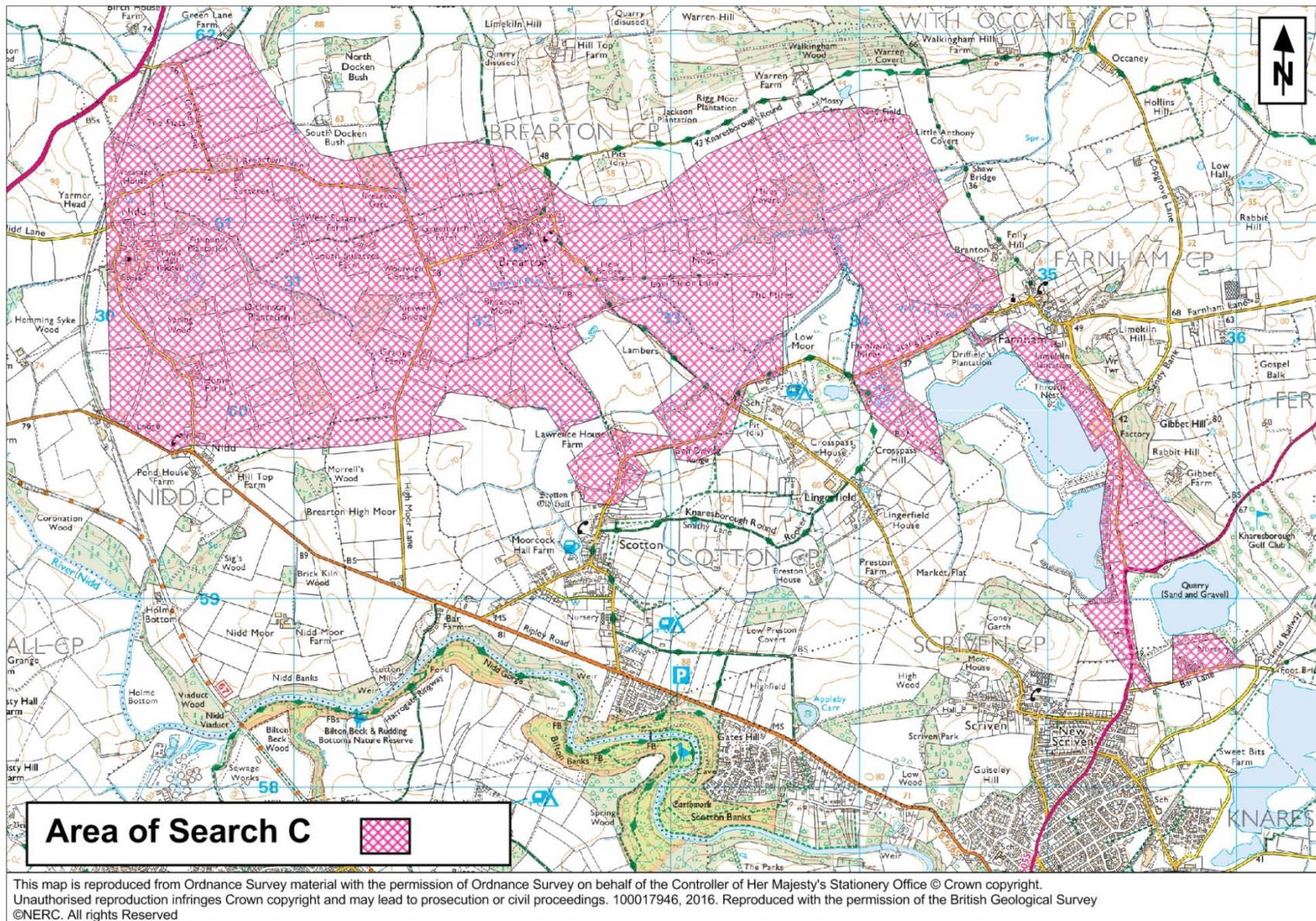


Figure 17- Identification of Area of Search C

Consultation Comment

The above information has been subject to consultation with a Site Assessment Panel. The Panel consists of specialists from the three Authorities', the District and Borough Councils within the Plan Area and Statutory Consultees. A copy of the email sent to Panel members is available in Appendix 1. In addition views from 18 minerals industry representatives were sought. A full list of consultees is available in Appendix 2.

A summary of the comments is available in Appendix 3.

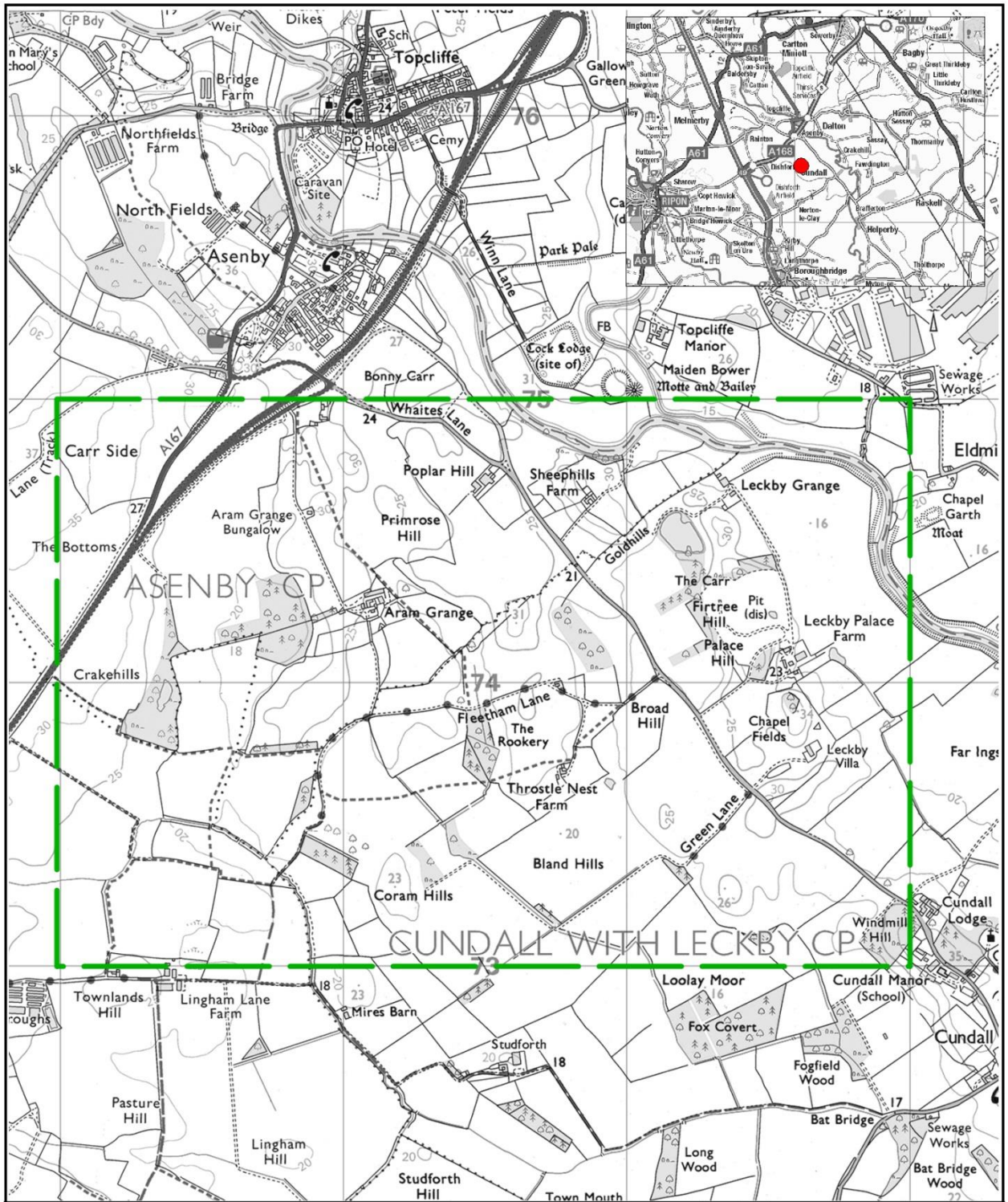
Conclusion and Further progression of Areas of Search

The purpose of the Areas of Search is to help demonstrate how a further contribution to requirements towards the end of the Plan period, and in order to maintain longer term (post 2030) landbank requirements, could be made, thereby providing an element of flexibility in overall provision.

Following the detailed assessment of the Areas proposed above, and taking account of consultation comments, two areas, Area A and Area C, are proposed to be taken forward. Whilst the southern part of Area 4 (identified as Area B) was given further consideration at this stage, it's less favourable location at the extreme northern edge of the Southern distribution area means that it is less well suited than Areas A or C to meeting requirements and it has therefore been removed from further consideration.

The boundaries of the remaining Areas of Search are intended to be indicative only and this has therefore been reflected by, rather than specifically relating to the potential resource area, the areas proposed being based on Ordnance Survey grid lines.

The two Areas of Search contain land affected by various constraints and therefore any subsequent planning application within an Area of Search would need to address those constraints, and any others relevant at the time of making the application, such that the proposals would be acceptable in environmental and amenity terms and would be consistent with the policies in the Joint Plan.

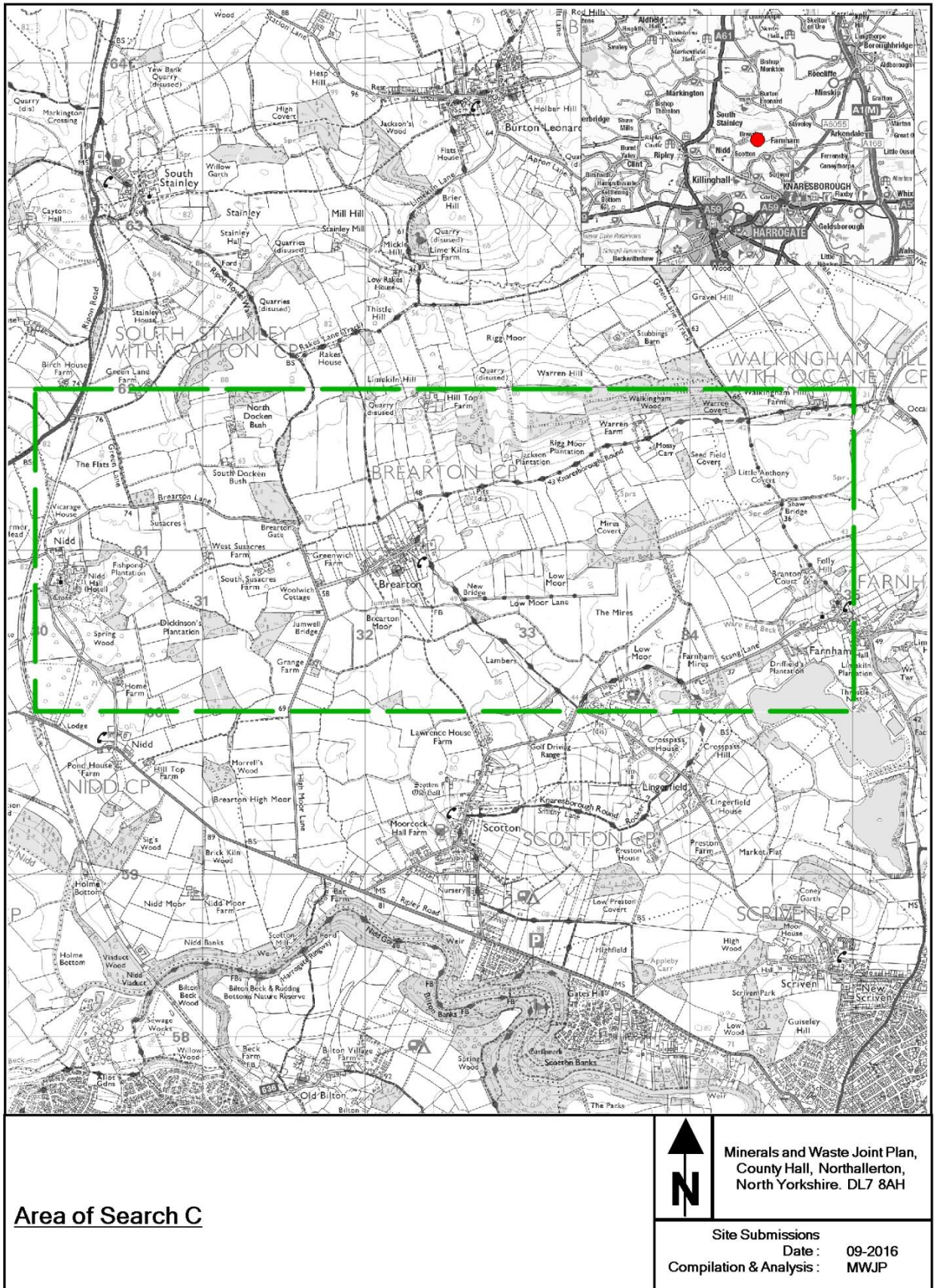


Area of Search A


Minerals and Waste Joint Plan,
County Hall, Northallerton,
North Yorkshire. DL7 8AH

Site Submissions
Date : 09-2016
Compilation & Analysis : MWJP

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Area of Search C

 N	Minerals and Waste Joint Plan, County Hall, Northallerton, North Yorkshire. DL7 8AH
	Site Submissions Date : 09-2016 Compilation & Analysis : MWJP

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Appendix 1: Letter/Email sent to Panel and Industry

mwjointplan

From: mwjointplan
Sent: 13 July 2016 14:53
To: mwjointplan
Subject: Minerals and Waste Joint Plan - Site Assessment Panel July 2016 - Email 1 of 2
Attachments: MJP11 Gebdykes Quarry as at July 2016.pdf; MJP22 Hensall Quarry as at July 2016.pdf; MJP55 Land adjacent to former Escrick Brickworks as at July 2016.pdf; WJP03 Southmoor Energy Centre at Former Kellingley Colliery as at July 2016.pdf; WJP06 Land adjacent to former Escrick Brickworks as at July 2016 as at July 2016.pdf; WJP24 Potgate Quarry former plant site area - recycling as at July 2016.pdf; WJP25 Former ARBRE Power Station as at July 2016.pdf; MJP11 Gebdykes Quarry DRAFT REVISED SITE site assessment.docx; MJP22 Hensall Quarry DRAFT REVISED SITE site assessment.docx; MJP55 Land adjacent to former Escrick Brickworks DRAFT REVISED SITE site assessment.docx; WJP03 Southmoor Energy Centre - DRAFT NEW ASSESSMENT.docx; WJP06 Land adjacent to former Escrick Brickworks DRAFT REVISED SITE site assessment.docx; WJP24 Potgate former plant site North Stainley DRAFT REVISED ASSESSMENT.docx; WJP25 Former Abre Power Station - DRAFT NEW ASSESSMENT.docx; Area of Search 1 draft - Site Assessment.docx; Area of Search 2 Draft - Site Assessment.docx; Area of Search 3 draft - Site Assessment.docx; Area of Search 4 draft - Site Assessment.docx; Area of Search 5 draft - Site Assessment.docx; Area of Search 6 draft - Site Assessment.docx; Area of Search 7 draft - Site Assessment.docx

Dear All

Further to the Site Assessment Panels which were held in early 2015 regarding the site submissions for the Minerals and Waste Joint Plan, a number of representations to the Preferred Options Consultation were received from submitters of sites with proposed changes to their submissions in terms of increases in site area and other associated matters. Additionally, due to the withdrawal of some sand and gravel sites previously submitted for consideration, or due to revised boundaries, there is potential for a shortfall in provision for sand and gravel within the plan area. A number of possible Areas of Search for sand and gravel have therefore been identified which could help provide more flexibility in the Plan for further resources to be permitted if necessary. We are now seeking views on these new and amended sites, as well as on a number of areas which could form the basis of one or more 'areas of search', prior to publication of the draft Plan.

In addition to the above, we are also seeking views on a further 2 sites (WJP03 and WJP25). These are included because, whilst they already have planning permission for development of the type proposed, and on that basis were proposed for safeguarding in Appendix 2 of the Preferred Options Consultation, rather than allocation, the permissions have yet to be implemented. One objective of the Plan is to help ensure there are adequate opportunities available for the delivery of capacity to deal with waste and to provide a degree of flexibility for delivery of a range of waste related infrastructure. In view of the potential strategic significance of these sites for the Plan area, and their unimplemented status, the need to allocate these sites in the Plan is now being re-considered.

Therefore, please find attached the following items:

1. Summary of Site proformas for:
 - MJP11 Gebdykes Quarry, North Stainley – revised site
 - MJP22 Hensall Quarry – revised site
 - MJP55 Land adjacent to former Escrick Brickworks – revised site
 - WJP06 Land adjacent to former Escrick Brickworks – revised site
 - WJP24 Potgate Quarry former plant site area - recycling (New Location)
 - WJP03 Southmoor Energy Centre at Former Kellingley Colliery – revised site (relative to what was consulted on at Supplementary Sites Consultation, has planning permission but yet to be implemented)

1

- WJP25 Former ARBRE Power Station, Eggborough (yet to be implemented)
2. Draft Site Assessment forms for each of the above sites (note: work on heritage asset assessment, SFRA & HRA is continuing)
 3. A paper regarding the potential Areas of Search for sand and gravel **(TO FOLLOW IN SEPARATE EMAIL as Email 2 of 2 due to size of file)**
 4. Draft Site assessment forms for the Proposed Areas

Unlike in 2015, we are proposing that, rather than having a specific meeting to discuss the proposals, this should be a virtual panel. Therefore, it would be appreciated if you could reply by 5 August 2016 and following that we will circulate a summary of the comments to enable the collective to understand the overall picture of opinion.

In the meantime if you have any queries please do not hesitate to contact me on the number below, or Colin Holm on 01609 536493.

Yours faithfully

Miss Rachel Pillar
 Senior Planning Policy Officer
 North Yorkshire County Council
 01609 532226

Appendix 2 List of contacts


Craven District Council
Hambleton District Council
Harrogate Borough Council
Richmondshire District Council
Ryedale Council
Scarborough Borough Council
Selby District Council
Environment Agency
Historic England
Natural England
Yorkshire Wildlife Trust
Nidderdale AONB

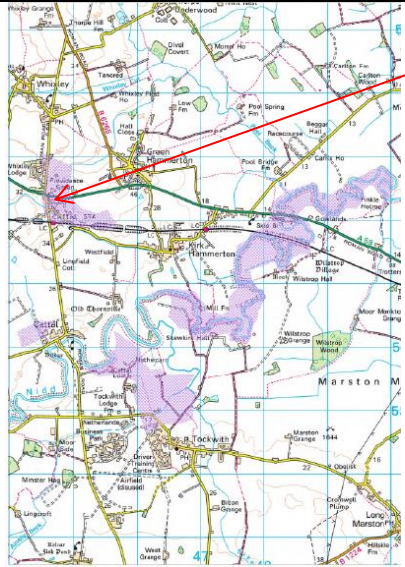
Minerals Industry: sent 29/7

Aggregate Industries
CEMEX
Cunnane Town Planning
Drax Power Station
FCC Environment
Fenstone
Hanson
Hughes-Craven
Ings Farm
Lightwater
Marine Management Organisation
Meakin Properties
Minerals Products Association
Plasmor
Sherburn Stone
Tarmac
The Crown Estate
W Clifford Watts

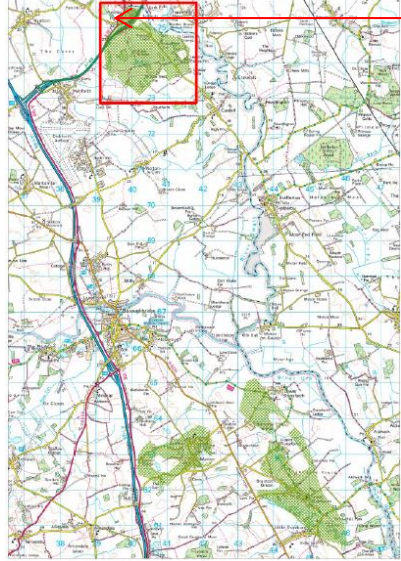
Appendix 3- Responses to consultation


Area of Search	Consultee	Consultee comment	Conclusion
General	121	Agrees with exclusion of SPZ1. Other areas should assess risk to groundwater as would object if unacceptable risk of pollution or harmful disturbance to groundwater flow, including extraction below water table. Also agrees with exclusion of areas of functional flood plain. Other areas should be assessed & development which would increase flood risk should not be permitted.	Raises issues for key sensitivities & development requirements
Area 1	119	<p>Biodiversity - Welcomes use of SSSI Impact Risk Zone data and identification of the proximity to Aubert Ings SSSI. Advises that the assessment should also consider the potential for dewatering impacts on the SSSI and impacts on the River Nidd. In addition notes that the Area of Search includes areas of the River Nidd known to have migratory and spawning river lamprey and sea lamprey associated with the Humber Estuary Special Area of Conservation (SAC) and SSSI. Any works within the river channel, on the banks or affecting water levels or quality in the River may impact on lamprey.</p> <p>Soils - concurs with the assessment of the potential for impact on best and most versatile land. Considers that high level assessment is appropriate with the uncertainty regarding where minerals extraction will take place within the Area of Search.</p> <p>Landscape - welcomes the assessment using the North Yorkshire Landscape Character Assessment and the consideration of sensitivities and assets that could be potentially affected.</p>	<p>SA to consider dewatering impacts on Aubert Ings SSSI & River Nidd & impacts on protected species</p> <p>Supports level of assessment of impact on BMVL</p> <p>Supports use of NY LCA & consideration of sensitivities and assets that could be potentially affected</p>
	120	<p>Initial Comments</p> <p>(a) Delete the southernmost part of this area (between Tockwith and the River Nidd) and the area running alongside the River Nidd (from the south of Kirk Hammerton to the A59); (b) Before identifying any of the remaining areas as an Area of Search: (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Tockwith and Kirk Hammerton Conservation Areas and the Listed Buildings including Old Thionville near Cattal</p>	<p>Recommends delete one part & Heritage asset assess the other parts</p>

	<p>in their vicinity and what impact the proposed development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Areas or Listed Buildings, then the Plan needs to set out the measures by which that harm might be removed or reduced. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of these designated heritage assets, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134).</p> <p>Follow up comments If the part of Area 1 identified was deleted then happy with the identification of the remainder of the areas as Areas of Search provided that:- (a) the heritage assets to which regard would need to be had were identified in the plan and (b) the Plan set out a clear requirement for a robust evaluation of the likely impact which any site coming forward in that Area of Search would have upon the heritage assets in its vicinity.</p>	 <p>Include text re measures to remove/reduce harm</p>
<p>128</p>	<p>Extraction in this area might allow some re-naturalising of the River Nidd which flows between flood banks in many areas. The MG4 grassland at Aubert Ings is very species rich and contains Wild Tulip <i>Tulipa sylvestris</i> and Snakes Head Fritillary <i>Fritillaria meleagris</i> which benefits from winter flooding. Noticed on a visit to Aubert Ings that there were many tulips on the flood bank where the EA had disturbed the soil, and very few in the meadow. There could be potential for restoration which involved removing some areas of flood bank, increasing areas of flood plain meadow and potential flood water storage and perhaps supporting wild tulips spreading in disturbed areas. Himalayan balsam control would also be needed along the Nidd.</p>	<p>Raises issues for key sensitivities & development requirements (potential scope to naturalise river; increase flood meadow & flood storage & tulip habitat but control balsam</p>
<p>317</p>	<p>The published geological information for this area indicated mineral of questionable quality and economic viability due to excessive overburden and silt contamination. Consider the only part of area to identify should be the zone to the north of Cattal to the A59.</p>	<p>Questions quality due to overburden & silt. Should only ID north of Cattal</p>

			 <div data-bbox="1832 231 2110 290" style="border: 1px solid black; padding: 2px; display: inline-block;">Keep & delete rest</div>
Area 2	119	<p>Biodiversity - welcomes the assessment & notes the identification of the potential for impacts on Upper Dunsforth Carrs SSSI and lamprey. Advises that migratory and spawning sea lamprey and river lamprey in the River Swale and Ure are designated features of the Humber Estuary SAC and SSSI.</p> <p>Soils - welcomes the assessment of the potential for impact on best and most versatile land.</p> <p>Landscape - welcomes the assessment using the North Yorkshire Landscape Character Assessment and the consideration of sensitivities and assets that could be potentially affected.</p>	<p>SA to consider protected species & rivers Swale & Ure as designated features of the Humber Estuary SAC & SSSI</p> <p>Supports level of assessment of impact on BMVL Supports use of NY LCA & consideration of sensitivities and assets that could be potentially affected</p>
	120	<p>If area is identified as an Area of Search the Plan should make it clear that before bringing forward any site for development they would need to demonstrate that the area chosen will not harm the significance of any of the designated heritage assets in its vicinity, including: Low House & Thornton Bridge listed buildings, Helperby Conservation Area & the Registered Battlefield at Myton Moor.</p>	<p>Include text re need to demonstrate that will not harm designated assets in vicinity: Low House & Thornton Bridge listed buildings, Helperby Conservation Area & the Registered Battlefield at Marton Moor</p>
	128	<p>Agrees with the assessment.</p>	<p>Agrees with assessment</p>
	317	<p>The majority of this area is unsuitable firstly on the basis of mineral quality but also due to very poor access to the major road network. Agrees with the proposed allocation of the northern area around</p>	<p>Mostly unsuitable due to mineral quality & poor access to major road network. Agrees with allocation of Cundall area but not</p>

		Cundall but do not agree with the reduction of the area on the basis of agricultural land quality (grade 2). Considers that agricultural grade should not come into the definition of AoS as it is perfectly possible to restore “best and most versatile” land back to its original grade with a well-planned soil handling strategy allied to a good restoration scheme (all matters that should be dealt with at planning application stage rather than AOS selection stage).	reductions on grounds of ALC.
Area 3	119	<p>Biodiversity - welcomes the assessment of Bishop Monkton Ings SSSI but advises that the assessment of Upper Dunsforth Carrs SSSI should consider the potential for dewatering impacts from minerals extraction in proximity. Furthermore notes that the Area of Search includes areas of the River Ure and Swale are known to have migratory and spawning river lamprey and sea lamprey associated with the Humber Estuary Special Area of Conservation and SSSI. Any works within the river channel, on the banks or affecting water levels or quality in the River may impact on lamprey.</p> <p>Soils - Natural England welcomes the assessment of the potential for impact on best and most versatile land.</p> <p>Landscape - Natural England welcomes the assessment using the North Yorkshire Landscape Character Assessment and the consideration of sensitivities and assets that could be potentially affected.</p>	<p>SA to consider dewatering impacts on Upper Dunsforth Carrs SSSI & protected species & rivers Swale & Ure as designated features of the Humber Estuary SAC & SSSI.</p> <p>Supports level of assessment of impact on BMVL</p> <p>Supports use of NY LCA & consideration of sensitivities and assets that could be potentially affected</p>
	120	<p><i>Initial comments</i></p> <p>a) Delete the northernmost part of this area to the north of the A168. (b) Before identifying any of the remaining areas as an Area of Search:- (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Scheduled Monuments to the east of the River Swale and what impact the proposed development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Scheduled Monuments, then the Plan needs to set out the measures by which that harm might be removed or reduced. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of these designated</p>	<p>Recommends delete one part & Heritage asset assess the other parts</p>

		<p>heritage assets, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134). Also need to look at listed buildings in Asenby & Topcliffe Conservation Area.</p> <p><i>Follow up comments</i></p> <p>If the part of Area 3 identified was deleted then happy with the identification of the remainder of the areas as Areas of Search provided that:- (a) the heritage assets to which regard would need to be had were identified in the plan and (b) the Plan set out a clear requirement for a robust evaluation of the likely impact which any site coming forward in that Area of Search would have upon the heritage assets in its vicinity.</p>	 <div data-bbox="1895 204 2177 263" style="border: 1px solid black; padding: 2px; display: inline-block;">Delete N of A168</div> <p>Include text re measures to remove/reduce harm</p>
128		<p>Sites along the River Ure could potentially contribute to habitat connectivity and flood alleviation. Sites further from the river if restored to nature conservation would be valuable within a very arable landscape.</p>	<p>Sites along River Ure have potential for habitat connectivity and flood alleviation. Sites further from the river if restored to nature conservation would be valuable.</p>
317		<p>Agrees with the proposal for the northern part of the site to go forward as a search area and be grouped with the northern part of area 2 around Cundall, but does not agree with the reduction in the proposed area due to agricultural grade for the reasons as given for AoS2. The land to the west of the A1 within this area should also be included in the search area as access and geological potential are good. Agrees that the block of resource to the south of Boroughbridge should not be included on the basis of access and existing development/infrastructure.</p>	<p>Agrees with allocation of northern area but not reductions on grounds of ALC. Recommends group with the Cundall area from Area 2. Considers land west of A1 should be included as access & resource potential</p>

			 <p>Supports exclusion of S of Boroughbridge land.</p>
Area 4	119	<p>Biodiversity - welcomes the assessment of impacts on nationally and internationally designated sites & agrees that HRA will be necessary with regards to the Area of Search on the North Pennine Dales Meadows SAC.</p> <p>Soils - welcomes the assessment of the potential for impact on best and most versatile land.</p> <p>Landscape - welcomes the assessment using the North Yorkshire Landscape Character Assessment and the consideration of sensitivities and assets that could be potentially affected.</p>	<p>Agrees HRA necessary because of North Pennine Dales Meadows SAC.</p> <p>Supports level of assessment of impact on BMVL</p> <p>Supports use of NY LCA & consideration of sensitivities and assets that could be potentially affected</p>
	120	<p>Before identifying this area as an Area of Search:- (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Bedale & Crakehall Conservation Areas and the Listed Buildings (including St Gregory's Church, Bedale Hall, White Cross and Rand Grange) in their vicinity and what impact the proposed development might have upon their significance. Plus Cowling Hall and other listed buildings in Cowling & Burrill. (2) If it is considered that the development of parts of this site would harm elements which contribute to the significance of the Conservation Areas or Listed Buildings, then the Plan needs to set out the</p>	<p>Need to heritage asset assess Bedale & Crakehall Conservation Areas and the Listed Buildings (including St Gregory's Church, Bedale Hall, White Cross and Rand Grange, Cowling Hall and other listed buildings in Cowling & Burrill)</p> <p>Include text re measures to remove/reduce harm</p>

		measures by which that harm might be removed or reduced. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of these designated heritage assets, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134).	
	128	Agree with the assessment. There could be potential for improving habitat and connectivity along the Wensleydale Railway.	Agrees with assessment. Potential for habitat/connectivity improvements along railway
	317	Agrees that the resource blocks in the northern part of the area should not go forward as an AoS as these would feed into the northern distribution area rather than the south where required. For avoidance of doubt confirms it maintains its support for the Killerby area (MJP21) subject to current planning application and previously promoted site (MJP17) south of Catterick for northern distribution. Supports the area identified as a search area as this has the best access and there is a high level of confidence in the quality of the mineral resource.	Agrees with exclusion of northern area Supports defined area, i.e. Area B
Area 5	119	Biodiversity - notes the identification and assessment of sites which we welcome however we note that it does not identify the North Pennine Moors Special Protection Area (SPA), SAC and the East Nidderdale Moors SSSI which lies around 3km to the north west the Area of Search. Advises that these sites are assessed in the SA and HRA as appropriate to their designation. Soils - Natural England welcomes the assessment of the potential for impact on best and most versatile land. Landscape - welcomes consideration of the potential for impacts on the Nidderdale Area of Outstanding Natural Beauty (AONB) but advises that reference is made in the assessment to the potential for impacts on the setting of the AONB and that the Nidderdale AONB partnership regarding the Area of Search.	Advises SA should include North Pennine Moors Special Protection Area (SPA), SAC and the East Nidderdale Moors SSSI in SA & HRA Supports level of assessment of impact on BMVL Advises assessment should consider impact on setting of AONB Nidderdale AONB partnership consultation – done due 24/8
	120	Because of the likely impact which mineral extraction would be likely to have upon the historic environment, welcomes the intention not to identify this area as an Area of Search. Features mentioned include: Masham Conservation Area. Grade II* Registered Historic Park and Garden at Swinton Castle, Grade II* Listed Swinton Castle; Fearby Conservation Area and groups of	Agrees not include

		Listed Buildings to the east and west of this area including the Grade II* Listed Clifton Castle. The eastern block contains the most significant concentration of Neolithic and Bronze Age monuments and related archaeological deposits in the north of England. Within this area are seven henges, two cursus monuments, several barrows, enclosures, pit alignments and the Devil's Arrows standing stones. Many features of national importance including the three henges on Thornborough Moor.	
	128	No specific comments. Slightly confused as to whether any of the area is still to be included.	No change required as non-inclusion is stated in last sentence
	317	Accepts the comment about cumulative impact in that the area is probably not suitable for a new Greenfield site until existing operating units mineral resources have been exhausted, however extensions to existing units within this area should still come forward at appropriate times. Mentions that firm has an undetermined planning application (Langwith – (MJP06)) and previously promoted area (Oaklands – (MJP07)) to the north of Nosterfield Quarry which should be in the AoS until a positive determination of the planning applications.	Wants caveat re extensions to existing units (MJP06 MJP07) until applications approved.
Area 6	119	Biodiversity - advises that, considering the proximity of the area of search to Burton Leonard Lime Quarry SSSI and Ripon Parks SSSI, the assessments should consider the potential for impacts from dust and air pollution on these sites. Notes that the assessment makes no reference to either Quarry Moor SSSI or Cow Myers SSSI which lie around 1.1km and 1.3km from the Area of Search. We advise that they are considered in the assessment. Soils - welcomes the assessment of the potential for impact on best and most versatile land. Landscape - welcomes the consideration of the potential for impacts on the Nidderdale Area of Outstanding Natural Beauty (AONB) but advises that reference is made in the assessment to the potential for impacts on the setting of the AONB and that the Nidderdale AONB partnership regarding the Area of Search.	Recommends SA include impacts of dust & air pollution on the Burton Leonard Lime Quarry, Ripon Parks, Quarry Moor & Cow Myers SSSIs Supports level of assessment of impact on BMVL Advises assessment should consider impact on setting of AONB Nidderdale AONB partnership consultation – done due 24/8
	120	Due to the likely impact which mineral extraction would be likely to have upon the historic environment, welcomes intention not to identify this area as an Area of Search. Features mentioned include Ripon Conservation Area, Bishop Monkton Conservation	Agrees not include

		Area and the Burton Leonard Conservation Area, the Grade II* Registered Historic Park and Garden at Newby Hall & numerous Listed Buildings which could be affected by mineral extraction in this area.	
	128	Agree with assessment. Potential for impacts on SSSIs which includes the Trust reserve at Ripon Loop.	Agrees with assessment
	317	Agrees that area 6 should not be allocated as an AoS on the basis of poor access.	Agrees due to poor access
Area 7	119	Biodiversity - considering the proximity of the area of search to Farnham Mires SSSI and Hay-a-Park SSSI the assessments should consider the potential for impacts from dust and air pollution on these sites. Notes that the assessment makes no reference to Birkham Wood SSSI which lies around 1.7km from the Area of Search to the south of Knaresborough. Advises that they are considered in the assessment. Soils - welcomes the assessment of the potential for impact on best and most versatile land. Landscape - welcomes the assessment using the North Yorkshire Landscape Character Assessment and the consideration of sensitivities and assets that could be potentially affected.	Recommends SA include impacts of dust & air pollution on the Farnham Mires, Hay-a-Park & Birkham Wood SSSIs Supports level of assessment of impact on BMVL Supports use of NY LCA & consideration of sensitivities and assets that could be potentially affected
	120	Before identifying this area as an Area of Search:- (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Farnham Conservation Area and the Listed Buildings in that vicinity (including the Grade I Listed Church of St Oswald). Listed Buildings at Scotton including Scotton Old Hall & groups of Grade II Listed Buildings at Nidd and Brearton and what impact the proposed development might have upon their significance. (2) If it is considered that the development of parts of this site would harm elements which contribute to the significance of the Conservation Areas or Listed Buildings, then the Plan needs to set out the measures by which that harm might be removed or reduced. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of these designated heritage assets, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or	Need to heritage asset assess Farnham Conservation Area and the Listed Buildings in that vicinity (including the Grade I Listed Church of St Oswald). Listed Buildings at Scotton including Scotton Old Hall & groups of Grade II Listed Buildings at Nidd and Brearton Include text re measures to remove/reduce harm

		134).	
	128	Agree with the assessment. This is still a large area and is close to a number of SINC's and also Hay a Park SSSI. There may be potential for naturalising some streams and rivers to reconnect them with floodplains within the River Tutt catchment. This has been an ambition for the Trust around our Staveley reserve. Re-naturalising and flood storage could also reduce downstream flooding, this can be combined with connecting up habitat along watercourses.	Agree with assessment though potential for naturalising streams & rivers in River Tutt catchment
	317	Agrees with the proposed allocation of the western block of resource as an AoS, but the eastern block between Knaresborough and the A1 should also be included. The mineral quality here appears good and the location is favourable for supply into the southern distribution area. This area should not be excluded on the basis of agricultural land grade for the reasons stated above.	Agrees with Area C but considers eastern block should be as well as mineral quality appears good & disagrees with reductions on grounds of ALC

Contact us

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