

**Appendix S9: Assessment of Sites in the North York Moors National Park
Joint Minerals and Waste Plan**

Preferred Options Consultation

Sustainability Appraisal Update Report

Volume 2: Assessment of Sites

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MJP34 - Land between Sandsend and Scarborough

Due to the scale of this site it has not been considered via the standard approach employed by this methodology.

MJP59 Spikers Quarry, East Ayton

Site Name	Site MJP59 (Spikers Quarry, East Ayton, North York Moors National Park)
Current Use	Current Use: Agriculture
Nature of Planning Proposal	Extraction of Jurassic limestone as proposed extension to former quarry
Size	Size: Approximately 5.6 ha
Proposed life of site	Proposed life of site: 15 years from grant of planning permission
Notes	Notes: Planning permission for extraction to west of Cockrah Road expired. Restoration: No detailed design is available yet, but would be potentially some form of recreation combined with nature/geological conservation. Stone would be process using a mobile processing plant.

SA FINDINGS SUMMARISE SIGNIFICANT EFFECTS ONLY. A WIDER RANGE OF CONSTRAINTS AND OPPORTUNITIES WERE INITIALLY ANALYSED AND DISTILLED DOWN TO ONLY THOSE WITH THE POTENTIAL TO BE SIGNIFICANT (SEE ALSO SITE ASSESSMENT METHODOLOGY SUMMARY REPORT FOR A FULL LIST OF CONSTRAINTS AND OPPORTUNITIES).

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
1. To protect and enhance biodiversity and geo-diversity and improve habitat connectivity	<p>Proximity of international / national and local designations and key features Natura 2000 sites: 12km north - North York Moors Special Area of Conservation (SAC); 12km west - Ellers Wood and Sand Dale SAC; 12.5km north-east - Beast Cliff-Whitby SAC. 8 Special Sites of Scientific Interest (SSSIs) lie within 5km. Two of these are within 1km, Raincliffe and Forge Valley Woods (also a National Nature Reserve) adjacent to the east and Spikers Hill Quarry 50m west. 1 Site of Importance for Nature Conservation (SINC) within 2km - Black Rigg and Long Plantation (pre-existing SINC, TA08-31) 1.7km east.</p> <p>The site lies within North York Moors Important Bird Area. Priority Habitat: An area of deciduous woodland lies adjacent to the site to the east and a further area lies circa 30m North. Rowbrow Wood ancient woodland lies adjacent to the site to the east.</p> <p>Ecological Networks: circa 15% of the site is covered by core England Habitat Network (woodland). Site lies entirely within the 'Derwent' Regional Green Infrastructure corridor. Site lies within the 'Upper Derwent</p>		✓	✓	✓	--	--	+
						?	?	?

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>Tributaries' Living Landscape.</p> <p><u>Summary of effects on designated sites and important features for biodiversity / geo-diversity</u> Connectivity with the River Derwent SAC should be further investigated further as part of the Habitats Regulations Assessment as a steep slope exists between the site and the River which lies circa 100m away (although the River Derwent does not become an SAC until quite a distance downstream). The site is located between two SSSIs and site operations have the potential to have a significant impact upon these (disturbance, direct impacts - Natural England should be consulted and this should be investigated further). Raincliffe and Forge Valley Woods SSSI (also a National Nature Reserve) is particularly important in terms of ecology and it is considered that there could be effects on the vegetation for which the site is notified due to deterioration in air quality / dust, noise disturbance to wildlife e.g. breeding birds, changes in hydrology affecting the tufa springs that emerge along the woodland slope and pollution of these springs.</p> <p>Otter and other protected species are considered likely to be present in the vicinity of this site.</p> <p>Overall, it is anticipated that this site has the potential to have major negative impacts in relation to biodiversity / geo-diversity in the short and medium term. Restoration is to biodiversity and recreation, so there is considerable potential for the creation of limestone grassland in the area and this would be an ecological priority for restoration.</p> <p>Due to the sensitivity of this site, the Habitats Regulations Assessment and Sustainability Appraisal must consider alternative sites. If it is considered that no alternatives are available and there is a need for this particular building stone, it should be considered whether a smaller extraction area could meet the required need (though this should still be weighed against potential harm to SSSI interest features or any other harm to biodiversity).</p>							

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
2. To enhance or maintain water quality and improve efficiency of water use	<p>Proximity of water quality / quantity receptors Site is in a Nitrate Vulnerable Zone (NVZ) for groundwater and lies in Groundwater Source Protection Zone 1 and 2.</p> <p>Site is in Humber River Basin Management District. Nearest River Basin Management Plan (RBMP) river is 'River Derwent from Troutdale Beck to River Rye' 100m east of the site. This 'heavily modified' river has a current ecological quality status of 'poor potential' while chemical quality is 'good'. Possible connectivity between the site and this watercourse due to steep downhill slope between site and river. No RBMP lakes in the vicinity. RBMP Groundwater: 'Derwent Vale of Pickering Corallian Limestone' waterbody - poor quantitative quality / poor chemical quality.</p> <p>CAMS: surface water resources available at least 30% of time. Up to 70% of the time (at lower flows) new extraction licenses may be more restricted and new licenses may not be available (red assessments recorded for at least 30% of lowest flows).</p> <p>Summary of effects on water quality The coincidence of the site with Groundwater Source Protection Zone 1 and 2 means that there is the potential for the aquifer to disrupt water flow to a water source. According to Environment Agency GP3 guidance the EA would object to quarries in Source Protection Zone 1, and object if there was an unacceptable risk in Source Protection Zone 2. Quarrying can deplete the aquifer, for instance by discharging groundwater to the surface during dewatering (if this occurs) or depriving the aquifer of its protective layer. Of particular risk will be fuel spills at these sites, however, unless further processing of the mineral occurs, risk will be confined to aquifer depletion if material is worked below the saturated zone, possible mobilization of pollutants from overburden and the risk from spillages, which are potentially manageable through mitigation, monitoring and permitting.</p> <p>There may also be issues with materials used to restore the site. Limitations and mitigation requirements will be greatest in Source Protection Zone 1 which may require that extraction only be allowed above the saturated zone. The location of the site circa 100m from the River Derwent and with connectivity to this watercourse due to a steep downwards slope could also lead to negative impacts to the status of this waterbody due to pollution from the site.</p>		✓	✓		-- ?	-- ?	?

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>Some uncertainty is also noted due to the possible restrictions on surface water extraction at the site. This is, however, expected to be dealt with through the water licensing regime.</p> <p>In summary, without mitigation impacts are considered to be major negative (with some uncertainty) in the short and medium term and unknown in the longer term.</p>							
3. To reduce transport miles and associated emissions from transport and encourage the use of sustainable modes of transportation	<p>Proximity of transport receptors The site lies in close proximity to Scarborough (4km) however other larger markets are more distant such as York (50km), Hull (55km), Middlesbrough (58km). Access: Confirmed to be onto unclassified Cockrah Road (U551) and south to West Ayton.</p> <p>HGV Vehicles: 40 two-way daily movements (submitter information); Light vehicles: Confirmed to be 14 two-way daily movements (submitter information); PROW: Footpath 30.22/702 runs along the eastern boundary of the site.</p> <p>Rail: circa 5km east / nearest known railhead: 64.4km south-west; Strategic Road: A170 1.3 km south; Canal / Freight waterway: 53km south-west.</p> <p>Summary of effects on transport This site would generate 54 two way vehicle movements per day. This would increase traffic on minor roads to the A64 and in holiday periods combine with traffic accessing the National Park and coast potentially slowing journeys, as well as timber traffic (A64 is a timber freight route). A transport assessment is therefore required that should also consider sustainable transport options (though these may be difficult to justify in this location).</p> <p>Access on to Cockrah Road is proposed at the North west corner of the site. With the previous quarry on the west of Cockrah Road, there is an area of separation between the existing shear vertical face of the workings and the edge of the carriageway. This level of separation should be maintained if permission is granted to quarry on the east of Cockrah Road.</p> <p>The access should be relocated to the south west corner of the site to minimise large vehicle traffic along Cockrah Road through the middle of the two quarries. A transport assessment will also be required which</p>		✓		✓	-	-	0

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
	should also look at any travel modes beyond the local highway network.							
4. To protect and improve air quality	<p>Proximity of air quality receptors Site is not within a Hazardous Substances Consultation Zone or an Air Quality Management Area (AQMA). Applying the 1km buffer around a site for possible impacts advised by MPS2 shows that it is possible that East Ayton 900m south-east, West Ayton 1km south and a number of individual properties (Low Yedmandale 500m south-west, Osborne Lodge 680m north-east, Spikers Hill 800m north) are in range of dust.</p> <p>Summary of effects on air quality Dust might be an issue at the site in dry conditions, which may affect receptors such as Raincliffe and Forge Valley Woods SSSI / NNR adjacent to the east, though human receptors are likely to be sufficiently distant for dust impacts to be negligible. It is however acknowledged that mitigation may reduce any impacts such that effects would be insignificant however this is currently unknown until a dust / air quality assessment is undertaken and any required mitigation is outlined. Traffic would be generated by this extension, which would extract and move 200,000 tonnes of limestone per annum over a period of up to 15 years. Possible air pollution impacts may result from traffic fumes and onsite processes. Overall it is considered that impacts would be minor negative in the short and medium term, though in the long term restoration to recreation / biodiversity will see air quality return at least to the baseline.</p>		✓	✓		-	-	0
5. To use soil and land efficiently and safeguard or enhance their quality	<p>Proximity of soil and land receptors Circa 25% of the site is non-agricultural land classification and the remaining site area is Grade 3. In terms of land stability development does not lie within or adjacent to a Coal Board development high risk area.</p> <p>Summary of effects on soil / land A relatively small amount of good to moderate agricultural land will be lost to this development. Restoration will be to recreation / biodiversity, which may well allow soils to be re-instated and enhanced</p>			✓		-	-	+ ?
6. Reduce the causes of climate	Proximity of factors relevant to exacerbating climate change An area of priority ancient woodland lies adjacent to the site to the east. The site lies in close proximity to Scarborough (4km) however other larger	✓			✓	-	-	- --

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
change	<p>markets are more distant such as York (50km), Hull (55km), Middlesbrough (58km).</p> <p>Summary of effects on climate change Traffic from the site would generate carbon, and it is considered that the site is relatively distant from larger markets in the region (potentially an unnecessary source of CO2 depending upon the end use of the resource and the situation of alternative sites to market). The site consists of arable fields and so it is not considered that significant carbon stocks would be lost as a result of the site however it is possible that dust would reduce productivity of the adjacent woodland. While the latter impact is very small scale, and at the very low end of the significance scale, a minerals output of 200,000 tonnes per year would generate a relatively significant amount of traffic movements. The impact is thus seen as moderate negative (represented as -/--) with some uncertainty as the end market for the resource is currently unknown.</p>					?	?	
7. To respond and adapt to the effects of climate change	<p>Proximity of factors relevant to the adaptive capacity¹ of a site Site is in flood zone 1 and is not affected by surface water flooding. Ecological Networks: circa 15% of the site is covered by core England Habitat Network (woodland). Site lies entirely within the 'Derwent' Regional Green Infrastructure corridor. Site lies within the Upper Derwent Tributaries Living Landscape.</p> <p>Summary of effects on climate change adaptation Although dust deposition may occur, this is unlikely to be a significant enough effect to disrupt the wider ecological network (Living Landscape / England Habitat Network). Flooding is not a particular issue for this site. Neutral impact.</p>					0	0	?
8. To minimise the use of resources and encourage their re-use and	<p>Proximity of factors relevant to the resource usage of a site No spatial factors identified.</p> <p>Summary of effects on resource usage This site will contribute to the need for limestone. However, depending on whether it is extracted as crushed rock or whether some building stone is extracted it may to a degree offset recycled materials that could potentially replace them. However, this impact can only be considered at the plan level rather than in relation to an individual site. All that can be said here is that 200,000 tonnes of virgin minerals would be extracted each year for 15 years, which will be unavailable for</p>	✓		✓		-	-	-

¹ Adaptive capacity is defined as the ability of a system to adjust to climate change to moderate potential; damage or take advantage of opportunities (adapted from CARE International, 2015. Adaptive Capacity [URL: http://www.careclimatechange.org/tk/integration/en/key_concepts/adaptive_capacity.html]

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safeguarding	future use (unless recycled). This works against the SA objective, so it is scored negatively.							
9. To minimise waste generation and prioritise management of waste as high up the waste hierarchy as practicable	<p><u>Proximity of factors relevant to managing waste higher up the waste hierarchy</u> No spatial factors identified.</p> <p><u>Summary of effects on the waste hierarchy</u> The site would not deal with waste and no details are provided of how waste would be managed on site.</p>					0	0	0
10. To conserve or enhance the historic environment and its setting, cultural heritage and character	<p><u>Proximity of historic environment receptors</u> West Ayton Conservation Area lies (DNY1022) 900m south. No Registered Parks and Gardens, Registered Battlefields or World Heritage Sites lie within 5km.</p> <p>Twelve Scheduled Monuments lie within 2km - 'The Moor Dikes and Cradlegrip Dike prehistoric linear boundaries and other prehistoric remains in Wykeham Forest' (ID 1,017,164) 1.6km north-west, 'Round Barrow on Coverdale Moor, 530m south of North Stile Cottage' (ID 1,017,156) 1.6km north-west, 'Round Barrow on Coverdale Moor, 470m south of North Stile Cottage' (1,020,295) 1.61km north-west, ' Round barrow in Raincliffe Woods, 420m north of Osborne Lodge' (ID 1,021,235) 1.05km north-east, 'Skell Dikes: a prehistoric linear boundary with two associated round barrows and an adjoining pit alignment' (ID 1,021,238) 930m north-east, 'Round barrow 520m north west of Keepers Cottage' (ID 1,008,482) 1.46km north-east, 'Round barrow 200m north of Keepers Cottage' (ID 1,008,479) 1.56km north-east, 'Bowl barrow 1300m north of Betton Farm' (ID 1,012,082) 1.8km east, 'Bowl barrow 950m north of Betton Farm' (ID 1,008,130) 1.58 km E, ' Bowl barrow 920m north of Betton Farm' (ID 1,008,129) 1.63km east, ' Bowl barrow 700m north of Betton Farm' (ID 1,008,128) 1.38km E, 'Ayton Castle: medieval manorial centre, fortified house including tower and fishponds' (ID 1,015,410) 900m S. One Listed Building is located within 1km, 'House approx. 10m north of low Yedmandale Farmhouse' (Grade 2, NHLE- 1,148,949) 560m south-west.</p>	✓	✓	✓	✓	--	--	--
						?	?	?
						+	+	+

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		P	T	D	I	S	M	L
	<p><u>Summary of effects on the historic environment</u> Although no heritage assets have been recorded to-date from the footprint of the proposed new quarry site, it is encircled by crop marks of prehistoric sites which emphasize the high archaeological potential of the area for evidence of prehistoric, and later, human activity. These include a ditched Bronze Age burial mound (HER 18973) up to 30m in diameter circa 170m south-south-east of the new quarry proposal; a double ditched trackway (HER 3162), thought to be prehistoric in date, 290m away to the south-west; a ditched promontory enclosure (HER 3148) circa 400m to the West and an Iron Age square barrow circa 770m to the north-west.</p> <p>The presence of these sites implies that further, as yet unknown, prehistoric sites should be expected in the vicinity and, therefore, any new quarrying proposal should be subject to appropriate archaeological evaluation and mitigation. Due to this high archaeological potential for the survival of archaeological remains within the site it is assumed that allocating this site would be likely to cause the loss of these archaeological remains if the site is extracted without mitigation. As archaeology is a finite, irreplaceable resource, the impact will therefore be significant.</p> <p>The provision of a local building stone will help maintain and support the local distinctiveness of the NYMNP. Clarification regarding what the stone from this area was originally used for and whether an alternative supply exists in a less sensitive location would aid the site assessment process. If a face of the existing quarry could be reopened to meet the required need for this particular building stone, that may be a more favourable alternative.</p> <p>The site is not considered to have any impact on the West Ayton Conservation Area or any Listed Buildings within the immediate vicinity (Low Yedmandale Farmhouse), however any expansion needs to consider any potential impact on the setting of these Designated Heritage Assets, including the longer distance views and wider landscape settings in which these Assets are appreciated, together with the need for appropriate archaeological mitigation.</p>							

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		P	T	D	I	S	M	L
11. To protect and enhance the quality and character of landscapes and townscapes	<p>Proximity of landscape / townscape receptors and summary of character The site lies within the North York Moors National Park. North Yorkshire and Cleveland Heritage Coast lies around 6.2km north-east.</p> <p>The site lies within North Yorkshire Moors and Cleveland Hills National Character Area (NCA) and is categorised in the North Yorkshire and York Landscape Character Assessment (NYLCA) as Limestone Foothills and Valleys. This landscape character area has high visual sensitivity as a result of extensive long distance views to adjacent Landscape Character Types, strong inter-visibility with surrounding landscapes and the flat open summits of the Tabular Hills; High ecological sensitivity as a result of the numerous linear belts of ancient woodland lining the dales sides, coupled with numerous SSSIs; and high landscape sensitivity as a result of the strong landscape and settlement pattern, with strong visual unity in settlement and distinctive cultural patterns comprising medieval villages located at spring lines. The site lies in 'Limestone Hills Landscape Character Area: 5b Tabular Hills- Pickering to Lockton' in the North York Moors Landscape Character Assessment (LCA). The site is located within the south-facing dip slope of the Tabular Hills Escarpment, with narrow, densely wooded valleys which are typical. There are views over the Vale of Pickering and also views from the Vale of Pickering towards the escarpment.</p> <p>In terms of tranquillity landscape is 'disturbed'. Light pollution: Low-moderate - on 2000 CPRE map the level is shown as 67, on a scale of 1-255, with 1 representing maximum darkness.</p> <p>In terms of screening, the site is well screened by Forge Valley Woodlands to the east, a plantation to the north, and screen planting around the existing inactive quarry to the west. However it is open to views from Cockrah Road adjacent to the site.</p> <p>Summary of effects on landscape / townscape It is considered that development of the site would not directly affect the setting of East or West Ayton, which lie just over 1 km to the south and south east. Development of this site would however conflict with the purposes for which the national park was designated. Locally there would be a cumulative impact with the existing quarry, and it is considered likely to adversely affect the enjoyment of visitors to the area and to Forge Valley NNR. There also does not appear to be any buffer between the site and Forge Valley NNR which is likely to result in an unacceptable landform. It is considered that a steep ridge to the site would not be desirable in this location. Vehicle</p>	✓	✓	✓		--	--	--
								?

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>movements to the site may also change the character of the surrounding area which appears relatively quiet at present and would impact upon the tranquillity of the area. It is considered that there is limited scope to effectively further screen the site.</p> <p>Overall, impacts are considered to be major negative in relation to this objective during the operation of the site. There is some uncertainty regarding impacts in the long term as restoration plans are currently unknown.</p>							
12. Achieve sustainable economic growth and create and support jobs	<p><u>Proximity of factors relevant to sustainable economic growth</u> The site lies in close proximity to Scarborough (4km) however other larger markets are more distant such as York (50km), Hull (55km), Middlesbrough (58km).</p> <p><u>Summary of effects on sustainable economic growth</u> This site would result in 200,000 tonnes per annum of limestone being made available to the market over a period of up to 15 years. This would make a significant contribution to the building sector by helping to boost supply of a key building material. It would also directly support jobs in extraction and freight. The site does not represent low carbon development however; particularly as possible markets are relatively spread out, which could increase the carbon footprint of building. The effect overall is considered to be positive in the short and medium term and neutral in the long term as a result to positive of restoration plans as restoration to recreation may attract limited numbers of visitors to the area, depending on the type of recreational opportunities provided.</p>		✓	✓	✓	+	+	0
13. Maintain and enhance the viability and vitality of local communities	<p><u>Proximity of factors relevant to community vitality / viability</u> Index of Multiple Deprivation (IMD) area-Derwent Valley. Not in most deprived 20%. Within 2km of the site lie East Ayton (900m south-east), West Ayton (1km south) and Hutton Buscel 1.5km south-west and a number of individual properties. West and East Ayton are listed as service villages in the North York Moors Core Strategy and Hutton Buscel is listed under 'other villages'. Core Policy B of the Core Strategy outlines that in service villages including West and East Ayton, limited development opportunities exist including open market and affordable housing, employment and improvement of existing facilities. In other villages limited opportunities exist for housing to meet local needs and affordable housing.</p>		✓		✓	0	0	?

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p><u>Summary of effects on vitality / viability</u> It is considered that most communities are too distant to experience significant amenity impacts that may impact on tourism etc. The site is however located within the North York Moors National Park, an area where many people visit to enjoy the open landscape and scenic beauty. Although a very minor impact is anticipated, it is considered that the allocation of this site may work against the sub-objective of 'providing opportunities to boost tourism'. The site will provide some job opportunities for local communities and enable the provision of locally available construction materials. Overall, impacts in relation to this objective are considered to be largely neutral in the short and medium term and positive in the long term as site restoration will provide a recreational resource for nearby communities.</p>							
14. To provide opportunities to enable recreation, leisure and learning	<p><u>Proximity to recreation, leisure and learning receptors</u> The site lies within the North York Moors National Park. A number of rights of way pass in close proximity to the site: Footpath 30.22/702 runs along the eastern boundary of the site, an 'other route with public access' runs circa. 80m west of the site, Footpath 30.22/001 runs circa. 125m east of the site, Footpath 30.6/220 runs 180m east of the site, Footpath 30.6/218 runs 200m east of the site and Footpath 30.22/003 runs 200m north-west of the site.</p> <p><u>Summary of effects on recreation, leisure and learning</u> It is considered that the location of this site within the National Park and in close proximity to a number of public rights of way and Forge Valley NNR may impact upon the enjoyment of the National Park/ recreational routes/areas in the vicinity of the site. Users of nearby footpaths particularly footpath 30.22/702 which runs adjacent to the site may experience an increase in dust and noise and effects on visual amenity and will experience an increase in heavy goods vehicles on the intersecting road. It is considered that users of the footpaths within Forge Valley are unlikely to experience any significant impacts due to screening from the Forge Valley Woodland combined with the valley topography. West Ayton caravan site lies circa 700m south of the site and is accessed via unclassified road 551 which would also be likely to constitute the quarry access route. Users of this caravan site may experience increased traffic levels when arriving/leaving the site and intermittent views of the site. Overall, it is considered that the site would have a moderate negative impact upon recreation, leisure and learning during the operational phase. Long term impacts are highly positive as site restoration will be to recreation.</p>		✓	✓	✓	-	-	++

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
15. To protect and improve the wellbeing, health and safety of local communities	<p><u>Proximity to population / community receptors / factors relevant to health and wellbeing</u> No hospitals, clinics or health centres within 1km. East Ayton lies 900m south-east, West Ayton lies 1km south. A caravan site is located approximately 700m south. A number of individual properties lie within a 1km radius including Low Yedmandale 500m south-west, Osborne Lodge 680m north-east and Spikers Hill 800m north.</p> <p><u>Summary of effects on health and wellbeing</u> It is assumed that traffic to this site would pass through East Ayton/West Ayton. Increased HGV movements in these settlements may result in a minor negative impact in relation to the wellbeing and health and safety of these communities (noise, dust, vibration, road safety, impact upon tranquillity etc.).</p>		✓		✓	-	-	?
16. To minimise flood risk and reduce the impact of flooding	<p><u>Proximity to flood zones</u> Site is in Flood Zone 1 and is not affected by surface water flooding.</p> <p><u>Summary of effects on flooding</u> No significant effects are predicted.</p>					0	0	0
17. To address the needs of a changing population in a sustainable and inclusive manner	<p><u>Proximity to factors relevant to the needs of a changing population</u> The site does not conflict with any known allocations in other plans.</p> <p><u>Summary of effects on a changing population</u> The site would make a contribution to self-sufficiency in the supply of Jurassic limestone (building stone and aggregate) and may also support markets outside of the plan area.</p>		✓	✓		+	+	0
Cumulative effects	<p><u>Cumulative / Synergistic effects</u></p> <p><u>Planning Context:</u> Within 2km of the site lie East Ayton (900m south-east), West Ayton (1km south) and</p>							

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>Hutton Buscel 1.5km south-west and a number of individual properties. West and East Ayton are listed as service villages in the North York Moors Core Strategy and Hutton Buscel is listed under 'other villages'. Core Policy B of the Core Strategy outlines that in service villages including West and East Ayton, limited development opportunities exist including open market and affordable housing, employment and improvement of existing facilities. In other villages limited opportunities exist for housing to meet local needs and affordable housing. No conflict with allocations, though the site does lie adjacent to an area marked in the Plan as 'woodland (including ancient woodland)' so would gain protection through Core Policy C 'Natural Environment, Biodiversity and Geodiversity'.</p> <p><u>Other Joint Minerals and Waste Plan Sites:</u> Site lies within the boundary of MJP34 'Land between Sandsend and Scarborough'.</p> <p><u>Historic Minerals and Waste Sites:</u> Site lies in a DECC PEDL (Petroleum Exploration and Development License) onshore license block. In terms of other active and dormant sites, North Yorkshire County Council Highways Depot transfer station lies 1.6km south.</p> <p>Due to the location of the site in the North York Moors National Park levels of development in close proximity to MJP59 are relatively low and it is not considered that the allocation of the site would give rise to few significant cumulative effects. However, one such effect was noted for transport.</p> <p>Transport: This site would increase traffic on minor roads to the A64 and in holiday periods combine with traffic accessing the National Park and coast potentially slowing journeys, as well as timber traffic (A64 is a timber freight route).</p>					-	-	0
Limitations / data gaps	<p>Further research through Habitats Regulations Assessment is required.</p> <p>More detailed assessment would be required to fully evaluate a number of effects. This should be addressed at any subsequent planning application stage.</p>							

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		P	T	D	I	S	M	L	
Score									
++	The Site option is predicted to have major positive effects on the achievement of the SA objective. For example, this may include a significant contribution to issues or receptor of more than local significance, or to several issues or receptors of local significance.								
+	The Site option is predicted to have minor positive effects on achievement of the SA objective. For example, this may include a significant contribution to an issue or receptor of more local significance.								
0	The Site option will have no effect on the achievement of the SA objective ² .								
-	The Site option is predicted to have minor negative effects on the achievement of the SA objective. For example, this may include a negative contribution to an issue or receptor of local significance.								
--	The Site option is predicted to have major negative effects on the achievement of the SA objective. For example, this may include a significant negative contribution to an issue or receptor of more than local significance.								
?	The impact of the Site option on the SA objective is uncertain.								

² This includes where there is no clear link between the site SA objective and the site

WJP19 - Fairfield Road, Whitby

Site Name	Site WJP19 Whitby Waste Treatment and Transfer Facility, Fairfield Way, Whitby
Current Use	Current Use: Recycling and transfer of municipal and commercial waste
Nature of Planning Proposal	Nature of Planning Proposal: Recycling and transfer of municipal and commercial waste
Size	Size: 1.25 ha
Proposed life of site	Proposed life of site: Unknown at present
Notes	Notes: This is an existing facility. Restoration plans are unknown at present.

SA FINDINGS SUMMARISE SIGNIFICANT EFFECTS ONLY. A WIDER RANGE OF CONSTRAINTS AND OPPORTUNITIES WERE INITIALLY ANALYSED AND DISTILLED DOWN TO ONLY THOSE WITH THE POTENTIAL TO BE SIGNIFICANT (SEE ALSO SITE ASSESSMENT METHODOLOGY SUMMARY REPORT FOR A FULL LIST OF CONSTRAINTS AND OPPORTUNITIES).

Assumptions: The site is an existing waste recycling and transfer facility however around 20-25% of the site currently appears to be grassland. It is assumed that the allocation may involve the development of the grassland areas in order to expand operations. Planning application NYM2010-0497-FL (consented) expanded the capacity of the site to deal with up to 32,700 tonnes per annum of waste. It is therefore assumed that this is the current level of waste import. This allocation would therefore enable the site to deal with an additional 19,000 tonnes per annum of waste. It is assumed that this is a permanent site.

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
1. To protect and enhance biodiversity and geo-diversity and improve habitat connectivity	<p>Proximity of international / national and local designations and key features Natura 2000: 4km south-west - North York Moors SAC/SPA (Special Protection Area), 6.5km south-east - Beast Cliff- Whitby SAC. 3 SSSIs within 5km - Whitby-Saltwick 1.25km north, Robin Hoods Bay: Maw Wyke to Beast Cliff 3.15km south-east and North York Moors 4.15km south.</p> <p>5 SINCS/LWSs (Local Wildlife Sites) within 2km - Spital Vale, Whitby (ratified, NZ91-01) 540m north-west, Larpool and Whitehall Woods-Esk Valley (ratified, NZ91-02) 900m west, Cock Mill and Larpool Wood-Stainsacre Beck (ratified, NZ90-01) 875m south, River Esk (pre-existing SINC, NZ80-04) 980m west, The Bats (ratified, NZ80-02) 1.6 km west. Circa 70% of the site lies within North Yorkshire Moors Important Bird Area. In terms of Priority Habitat, 2 areas of deciduous woodland lie within 200m (10m north and 65m east).</p> <p>Ecological Networks: Very small area of the site (circa 2% in the north-east corner) is covered by core EHN</p>					0	0	0

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>(woodland).</p> <p><u>Summary of effects on designated sites and important features for biodiversity / geo-diversity</u> No significant impacts are anticipated to Natura 2000 sites, SSSIs or SINCs as a result of the site. The site may support a number of protected species associated with woodland, hedgerows and farmland such as nesting birds and foraging bats. Some of the adjacent woodland looks like it may be quite mature and could support mature trees. In terms of invasive species, there are currently no known problems in the local area, however there is potential for invasive species to be brought in with waste delivered to site and these could be spread if not dealt with appropriately.</p> <p>It is possible however that through this allocation, there may exist an opportunity to make something better of the existing site in terms of biodiversity.</p> <p>Overall, impacts that may arise as a result of this allocation are considered to be minor and could likely be mitigated. Impacts are therefore considered to be neutral.</p>							
2. To enhance or maintain water quality and improve efficiency of water use	<p><u>Proximity of water quality / quantity receptors</u> The site is not located within a Nitrate Vulnerable Zone or a Groundwater Source Protection Zone.</p> <p>Humber RBMP: RBMP water body 'Rigg Mill Bk/Long Mill Bk catch (tributary of Esk)' lies circa 25m north. Ecological quality: poor status / chemical quality: 'does not require assessment'. No local RBMP lakes. RBMP Groundwater: 'Esk and Yorkshire Coast Ravenscar': current quantitative quality - good / chemical quality - good.</p> <p>CAMS: Site is in the Esk Catchment Abstraction Management Strategy. Surface water is available at very low flows (at least 95% of the time).</p> <p><u>Summary of effects on water quality</u> Site is for waste transfer and recycling so potential impacts will result from construction run off (is an existing site but further construction may take place in currently undeveloped areas), leachate from storage of waste in the transfer facility and fuel spills / run off from vehicles. These are all expected to be readily resolvable through good site management / vehicle washing</p>					0	0	0

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
	etc. Overall impacts in relation to this objective are considered to be neutral as it is assumed that the relevant environmental permits and regulations will operate effectively.							
3. To reduce transport miles and associated emissions from transport and encourage the use of sustainable modes of transportation	<p>Proximity of transport receptors Site is located on the outskirts of Whitby, though is remote from many waste facilities (a metal recycling facility lies 4.3km south-east). Access: Light vehicles: 60 two-way movements source: application details NYM/2010/0497/FL); HGV vehicles: 38 two-way movements (source: application details NYM/2010/0497/FL).</p> <p>Net change in daily trip generations: Light vehicles: 0; HGVs: 6. Traffic assessment rating: green.</p> <p>Rights of Way: none.</p> <p>Rail: 1.2 km north-west (Whitby Station 1.5km north) / nearest known railhead: 83.1 km south-west. Strategic Road: A171 350m south. Canal / Freight waterway: 63.2km south-west to Ouse</p> <p>Summary of effects on transport This site is for the extension in area and use of a recycling and transfer plant. As such, this submission only also allows for an additional 6 HGV movements above current levels, The traffic impacts of additional traffic are therefore considered negligible onto the A171.</p> <p>As some waste would be bulked to larger vehicles through transfer this would reduce the journey lengths of smaller vehicles which has an overall positive effect. Its location on the edge of town also helps to mitigate effects. However, because of the overall levels of local traffic associated with the site a traffic assessment would be required to determine the impact of the proposal on the existing highway network and whether any improvements are required. This will also need to look at sustainable travel (though additional facilities may be hard to justify).</p> <p>The existing access appears to work for the current use despite not been wide enough for two HGVs to pass side by side. If a large vehicle wants to leave the site at the same time as one entering, one of them would have to give way to the other but, with the relatively small amount of traffic that the site generates, this is not an issue presently.</p>		✓		✓	-	-	-
						+	+	+

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
	If the site traffic volumes were to significantly increase, the situation could arise where traffic was queuing in the highway waiting for vehicles to exit the site. Possible solutions would be to have a shared access with the pumping station to the south of the site or have a new access in the field to the east of the site ³ .							
4. To protect and improve air quality	<p>Proximity of air quality receptors No AQMAs or hazardous substances consent sites within 5km. In terms of receptors for dust and odour the outskirts of Whitby residential area lies 300m west, Stainsacre lies 900m south-east. Several individual properties lie to the north, east and south. 2 schools lie within 1km, 330m west and 500m south-west.</p> <p>Summary of effects on air quality The site is an existing waste transfer and recycling facility and already has measures in place such as a vehicle wash, to reduce dust and odour issues. It is considered that the expansion of the site would lead to increased waste deliveries and associated emissions (however this process will facilitate the bulking of waste so that it can be transported onwards in a more efficient manor). The location of the site on an industrial estate may lead to cumulative air quality issues with other nearby industrial sites. Overall, impacts are considered to be neutral to minor negative.</p>		✓	✓		0	0	0

³ A previous planning application involving intensification of vehicular use (NYM/2009/0675/FL) was recommended for refusal by highways due to the width and construction standard of the existing access and the detrimental effect on the network. A reduced proposal followed (NYM/2010/0497/FL).

At the time of making a highway recommendation on application number NYM10/497/FL, the Highway Authority had concerns over the restrictions to the existing access, the layout of the industrial estate and the creeping intensification of the traffic using the junctions onto the A171.

However, the expansion of the business park will provide a link between Fairfield Way and Enterprise Way and, whilst the waste site is located at the extremity of the estate, this new link will allow access to the waste site via both junctions. The business park expansion proposals did assess the capacity of the junctions onto the A171, and it was deemed no safety or capacity improvements were required to accommodate the expansion of the park.

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
5. To use soil and land efficiently and safeguard or enhance their quality	<p>Proximity of soil and land receptors Site is located in an area of ALC Grade 3 land however the majority of the site forms an existing waste recycling and transfer facility. In terms of land stability development does not lie within or adjacent to a Coal Board development high risk area.</p> <p>Summary of effects on soil / land Only a small area of the site is currently undeveloped (20-25%). It is considered that the loss of circa 0.25 ha of moderate to good agricultural land located on the edge of an industrial estate constitutes a negligible impact.</p>	✓		✓		0	0	0
6. Reduce the causes of climate change	<p>Proximity of factors relevant to exacerbating climate change Two areas of deciduous woodland priority habitat lie within 200m (10m north and 65m east). An additional 19,000 tonnes of waste would need to be transported.</p> <p>Summary of effects on climate change It is not considered that the development of the remaining areas of the site would cause the loss of any significant carbon stores. It is acknowledged that areas of deciduous woodland lie in close proximity to the site and is considered that dust deposition on leaves may lead to a minor loss of productivity; however the effect on this objective is considered to be insignificant. Site is located on the outskirts of Whitby and additional infrastructure may enable the site to deal with an additional 19,000 tonnes per annum throughput. It is considered that this increase in capacity will allow more waste material to be sorted and bulked up for more efficient transit, ultimately diverting waste from landfill and saving carbon emissions in waste transportation. Overall the effect is considered to be positive.</p>	✓			✓	+	+	+
7. To respond and adapt to the effects of climate change	<p>Proximity of factors relevant to the adaptive capacity⁴ of a site Surface water flooding affects small parts of this site (circa 15% at a 1 in 1000 return period and 5% at a 1 in 30 return period). Site is in Flood Zone 1.</p> <p>Summary of effects on climate change adaptation Surface water flooding affects small areas of this site; however it is considered that the site could be configured in a way that would avoid these high risk areas.</p>					0	0	0

⁴ Adaptive capacity is defined as the ability of a system to adjust to climate change to moderate potential; damage or take advantage of opportunities (adapted from CARE International, 2015. Adaptive Capacity [URL: http://www.careclimatechange.org/tk/integration/en/key_concepts/adaptive_capacity.html]

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
	Overall, impacts in relation to this objective are considered to be negligible.							
8. To minimise the use of resources and encourage their re-use and safeguarding	<p>Proximity of factors relevant to the resource usage of a site Alterations to/extension of this site would allow an additional throughput of 19,000 tonnes per annum of waste.</p> <p>Summary of effects on resource usage A waste transfer station would ultimately help to get waste to recycling and other treatment centres (assisting the circular economy by ultimately reducing resource consumption). Its indirect beneficial effect would be dependent on the final destination of the waste.</p>		✓		✓	+	+	+
						++	++	++
9. To minimise waste generation and prioritise management of waste as high up the waste hierarchy as practicable	<p>Proximity of factors relevant to managing waste higher up the waste hierarchy No spatial factors identified.</p> <p>Summary of effects on the waste hierarchy A waste transfer and recycling facility would ultimately help to get waste to recycling and other treatment centres (moving it up the waste hierarchy in most cases). Its indirect beneficial effect would be dependent on the final destination of the waste.</p>		✓		✓	+	+	+
						++	++	++
10. To conserve or enhance the historic environment and its setting, cultural heritage and	<p>Proximity of historic environment receptors Whitby conservation area lies 1km north-west. Whitby Abbey House Registered Park and Garden (Grade 2, ID 1,001,467) lies 1.48km north-west. No registered battlefields or World Heritage Sites lie within 5km.</p> <p>Three Scheduled Monuments lie within 2km: 'Moated site at Low Laithes Farm, Whitby Laithes' (ID 1,020,402) 900m east; 'Whitby Abbey: Saxon double-house, post-conquest Benedictine monastery, C17 manor house and C14 cross' (ID 1,017,941) 1.42km north; and Saltwick Nab alum quarries (ID 1,017,779) 1.46km north-east. 10 Listed Buildings lie within 1km (all Grade 2), the closest is Lodge Farmhouse (NHLE: 1,253,887) 320m north-west. Four named designed landscapes lie within 2km: Whitby Cemetery 420m</p>		✓	✓	✓	0	0	0
						-	-	-
						?	?	?

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
character	<p>west, Unnamed Allotments 1.01km north, Pannett Park 1.83km north-west and unnamed gardens and pleasure grounds 2km north-west.</p> <p>Summary of effects on the historic environment The site is not known to have any direct impacts on the historic environment and any impact on setting will be as an element of the overall industrial estate rather than as a specific isolated development. Any expansion of the site needs to consider potential impact on the setting of the Robin Hood and Little John Stones (to the east of the site) and in particular the wider surrounding landscape in which they are appreciated. Also there is the setting of Whitby Abbey and both views into the site as well as views out which may impact on the enjoyment and appreciation of the Asset. Historic England, however, may have further comments to make relating to setting with reference to the Scheduled Monuments of Whitby Abbey and Low Laithes Moated Site.</p>							
11. To protect and enhance the quality and character of landscapes and townscapes	<p>Proximity of landscape / townscape receptors and summary of character Site lies within North York Moors National Park (NYMNP) and North Yorkshire and Cleveland Heritage Coast lies 700m east.</p> <p>The site is located in North Yorkshire and Cleveland Hills National Character Area. The North Yorkshire and York Landscape Character Assessment identifies the site as 'Rugged Cliffs, Coastal Valleys and Bays (coastal landscapes)' landscape character type. This area is characterised by: High visual sensitivity as a result of strong inter-visibility with adjacent coastal and inland landscape character types and strong inter-visibility within views from the sea; high ecological sensitivity as a result of the presence of numerous diverse coastal habitats which support rare species; and high landscape and cultural sensitivity as a result of the dynamic landscape pattern of striking cliffs and undercliffs, deep wooded ravines and coastal hinterland; combined with remnant historic jet, ironstone and alum mines and a historic settlement pattern of small coastal settlements and fishing villages crowded into tight cliff foot locations or confined in narrow valleys where they meet the sea. In the North York Moors National Park LCA the site lies within '4b Coast and Coastal Hinterland - Whitby- Cloughton'.</p> <p>Urban intrusion – disturbed. Light pollution – moderate. On the 2000 CPRE map the level is assessed as 117 on a scale of 1-255, with 1 representing maximum darkness. Light intrusion is likely to have increased</p>	✓	✓	✓	✓	?	?	?
						0	0	0
						-	-	--

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>since that date.</p> <p><u>Summary of effects on landscape / townscape</u> The site is visible from the edge of residential areas of Whitby, 0.3- 0-4 km distant, but is seen as part of a wider area of intrusive industrial development. Should new buildings be developed as part of the site expansion, impacts on / views from Whitby Abbey should be given particular consideration. The site currently adversely affects the setting of the NYMNP (and conflicts in a small way with the purposes of the National Park), although it is also part of a larger industrial estate which also adversely affects the Park. The proposals seem likely to involve possible expansion of current uses, which will result in further urban intrusion into the countryside and have a negative impact on local landscape character. The scale is small, but part of incremental change. Due to the location of this site within the National Park, it is considered that alternatives to this site should be considered as part of the Sustainability Appraisal process.</p> <p>In closer views the current site is considered to be incongruous with the landscape. Existing buildings are of a light reflective colour that stands out in the landscape (although the Whitby Business Park Area Action Plan does provide a design brief for this area to ensure that buildings are designed well going forward), and there is small scale clutter that is unscreened (it is considered that there is little scope for screening the site). The site has been levelled by the importation of fill material and this artificial landform intrudes into the small valley to the north of the site (and possibly also into the small tributary valley to the west). It is possible however that through this allocation, there may exist an opportunity to make something better of the existing site in terms of its overall appearance / visual impact.</p> <p>Overall, there is some uncertainty as it is not clear how much, if any, change is proposed in terms of the layout of the site. If none, effects in relation to landscape will be neutral. If currently undeveloped areas of the site are developed it is considered that this would constitute urban intrusion into the countryside and have a negative impact on the local landscape character. The scale this impact would be small, but part of incremental change.</p>							

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
12. Achieve sustainable economic growth and create and support jobs	<p><u>Proximity of factors relevant to sustainable economic growth</u> Site is located on the outskirts of Whitby, though is remote from many waste facilities (a metal recycling facility lies 4.3km south-east).</p> <p><u>Summary of effects on sustainable economic growth</u> While dealing with waste effectively is an important part of a functioning, sustainable economy the area is not rich in waste facilities. Therefore this transfer station will be an important part of ensuring that waste can be transported to disposal or recycling / reuse in a more cost effective way. The allocation may result in a very small increase in job opportunities and the recycling function of the site would enable value to be added to waste products. As it is considered that the site would divert waste from landfill it is considered that financial savings would be made in terms of landfill tax. Overall the impact in relation to this objective is minor positive.</p>		✓	✓	✓	+	+	+
13. Maintain and enhance the viability and vitality of local communities	<p><u>Proximity of factors relevant to community vitality / viability</u> IMD area is Fylingdales. This is not in the worst 20%. The site lies in Whitby Business Park which is covered by the Whitby Business Park Area Action Plan. One of the aims of the Area Action Plan is to make additional land available to stimulate investment in the business park and create job opportunities. The areas of the site that are not yet developed lie within 'Additional allocations- B Use Classes' on the Area Action Plan proposals map.</p> <p><u>Summary of effects on vitality / viability</u> Although this site will provide a small number of jobs, it's location on an industrial estate is remote enough from residential communities as to not particularly affect their vitality. It is considered that extension to current operations onsite would work towards the aims of the Whitby Business Park Area Action Plan. The site would provide local infrastructure to enable and encourage the treatment of waste higher up the waste hierarchy. Impacts are therefore considered to be minor positive.</p>		✓		✓	+	+	+
14. To provide opportunities to enable recreation, leisure and learning	<p><u>Proximity to recreation, leisure and learning receptors</u> In terms of public rights of way, no local routes lie within 250m or national routes within 500m (the Moors to Sea cycle route passes 800m south-west).</p> <p><u>Summary of effects on recreation, leisure and learning</u> Although the site is located within the North York Moors National Park, it does lie on an industrial estate and the allocation would involve the expansion of an existing waste transfer and recycling site. Given these factors and the distance between the site and any recreation routes/leisure facilities, impacts in relation to this objective are considered to be negligible.</p>					0	0	0

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score		
		P	T	D	I	S	M	L
15. To protect and improve the wellbeing, health and safety of local communities	<p><u>Proximity to population / community receptors / factors relevant to health and wellbeing</u> Nearby Populations: Whitby 300m west, Stainsacre 900m south-east. Several individual properties lie to the north, east and south. 2 schools lie within 1km, 330m west and 500m south-west.</p> <p><u>Summary of effects on health and wellbeing</u> Waste Transfer Stations can have noise, dust and odour impacts on receptors, which may affect wellbeing. Most residential / school receptors are thought to be too distant for these impacts to be significant, though an industrial estate is adjacent (though noise and odour levels may be less of an issue on an already industrial site). Minor negative effects.</p>		✓	✓		-	-	-
16. To minimise flood risk and reduce the impact of flooding	<p><u>Proximity to flood zones</u> Surface water flooding affects small parts of this site (circa 15% at a 1 in 1000 return period and 5% at a 1 in 30 return period). Site is in Flood Zone 1.</p> <p><u>Summary of effects on flooding</u> Site lies in the lowest risk category for river and sea flooding. Small areas of the site are affected by surface water flooding although it is considered that the site could be configured in a way that would avoid the use of high risk areas for sensitive infrastructure/processes. Effects are therefore considered to be negligible.</p>					0	0	0
17. To address the needs of a changing population in a sustainable and inclusive manner	<p><u>Proximity to factors relevant to the needs of a changing population</u> The site does not conflict with any known allocations in other plans (and would fall into 'B use classes' as far as the Business Park / Area Action Plan is concerned).</p> <p><u>Summary of effects on a changing population</u> No real benefits to a changing population.</p>					0	0	0

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score			
		P	T	D	I	S	M	L	
Cumulative effects	<p><u>Cumulative / Synergistic effects</u></p> <p><u>Planning Context:</u> This is not in the worst 20%. The site lies in Whitby Business Park which is covered by the Whitby Business Park Area Action Plan. One of the aims of the Area Action Plan is to make additional land available to stimulate investment in the business park and create job opportunities. The areas of the site that are not yet developed lie within 'Additional allocations - B Use Classes' on the Area Action Plan proposals map. The site would fall into 'B use classes' as far as the Business Park / Area Action Plan is concerned.</p> <p><u>Other Joint Minerals and Waste Plan Sites:</u> Site is co-incident with MJP34 (which relates to extraction of potash by underground methods only), though no other potential MWJP sites lie within 5km</p> <p><u>Historic Minerals and Waste Sites:</u> York Potash Pipeline NSIP lies 2.9km south-west (beyond the 2 km search area we have used in this assessment). In terms of other nearby active and dormant minerals and waste sites, a HWRC lies 50m west of the site; non-hazardous waste transfer station sites lies 80m south and 120m west; and construction and demolition waste transfer sites lie 120m west and 1km north-west. A metal recycling facility lies 4.3km south-east. No authorised or historic landfill sites lie within 2km</p> <p><u>Air:</u> It has been identified under objective 4 that this site may act in combination with others located on the industrial estate to impact upon air quality. It is not considered that this cumulative impact would raise the magnitude of effect in relation to objective 4 above negligible to minor negative.</p> <p><u>Economy:</u> The expansion of this site may work with other development in the area to stimulate investment and growth of the Whitby Business Park, an aim of the Whitby Business Park Area Action Plan. It is considered that this allocation along with other developments in close vicinity may have a cumulative positive economic impact.</p>								
			✓	✓		0	0	0	
						-	-	-	
			✓		✓	+	+	+	
Limitations / data gaps	No significant data gaps. More detailed assessment would be required to fully evaluate a number of effects however. This should be addressed at any subsequent planning application stage.								

Proposed Sustainability Objective	Key Facts for Consideration by the Assessment Panel and Initial Observations on Significance					Score			
		P	T	D	I	S	M	L	
Score									
++	The Site option is predicted to have major positive effects on the achievement of the SA objective. For example, this may include a significant contribution to issues or receptor of more than local significance, or to several issues or receptors of local significance.								
+	The Site option is predicted to have minor positive effects on achievement of the SA objective. For example, this may include a significant contribution to an issue or receptor of more local significance.								
0	The Site option will have no effect on the achievement of the SA objective ⁵ .								
-	The Site option is predicted to have minor negative effects on the achievement of the SA objective. For example, this may include a negative contribution to an issue or receptor of local significance.								
--	The Site option is predicted to have major negative effects on the achievement of the SA objective. For example, this may include a significant negative contribution to an issue or receptor of more than local significance.								
?	The impact of the Site option on the SA objective is uncertain.								

Mitigation requirements identified through Site Assessment process
<ul style="list-style-type: none"> • Design to mitigate impact on ecological issues • Design of development and landscaping of site to mitigate impact on: the National Park, and the Scheduled Monument, Listed Buildings and Registered Park and Garden and their respective settings, and local landscape features • Water issues, including: hydrology, flood risk (Zone 1) and surface water drainage • Design to include suitable arrangements for access and local roads • Appropriate arrangements for control of and mitigation of the effects of noise and dust, etc.

⁵ This includes where there is no clear link between the site SA objective and the site