

**The Ryedale Plan**

**Local Plan Strategy Examination**

**Examination Document DDH20: Settlement Analysis**

**24 September 2012**

## Introduction

- 1 This document provides a commentary on the findings of the 2009 Strategic Housing Land Availability Assessment (SHLAA) (TE2) particularly in relation to the settlements where housing allocations are likely to be made as indicated in Policy SP1. These are: the Principal Town which comprises Malton, Norton and Old Malton, the Local Service Centres of Pickering, Kirkbymoorside and Helmsley, and the Service Villages of Amotherby and Swinton, Amotherby, Hovingham, Nawton and Beadlam, Rillington, Sherburn, Sheriff Hutton, Slingsby, Staxton and Willerby and Thornton le Dale. For ease of reference, these will be known as 'SP1 Settlements'.
- 2 This document also provides a spatial commentary on the environmental features and constraints principally in the market towns set out above. This information has been compared against the 2009 SHLAA sites to make clear the spatial relationship of environmental considerations. This analysis is drawn from existing information in the Council's own evidence base and key public environmental information held by statutory agencies. These are set out in further detail in Annex 3 or in the relevant evidence base document. Supporting this commentary is a set of five maps for each market town, with more general analysis for the Service Villages:
- 3 Map 1 depicts:
  - Special Protection Areas (SPA)
  - Special Areas of Conservation (SAC)
  - North York Moors National Park (NYMNP)
  - Howardian Hills Areas of Outstanding Natural Beauty (AONB)
  - National Nature Reserve (NNR)
  - Site of Special Scientific Interest (SSSI)
  - Scheduled Monument (SAM)
  - Historic Park and Garden (HPG)
  - Site of Importance for Nature Conservation (SINC)
  - Area of High Landscape Value (AHLV)
  - Local Geological Site (LGS)
  - Protected pond (PP)
  - Groundwater Source Protection Zones 1-3 (SPZ)
- 4 Map 2 depicts:
  - Features of the Special Qualities study (TE53)<sup>1</sup>
- 5 Map 3 depicts:

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<sup>1</sup>The Council compared the SHLAA sites to the Historic Landscape Characterisation (HLC) study, where the site was either predominantly or totally within a particular HLC type. The results are split by SHLAA category into sites 1 and 2. See Annex 3 for further details of the Special Qualities Study and the HLC types.

- Flood Zones 2 and 3 (FZ)<sup>2</sup>

6 Map 4 depicts:

- Agricultural Land Classification zones 1-5 (ALC)<sup>3</sup>.

7 Map 5 depicts:

- Buffers identified in the Council's Habitat Regulation Assessment (SD4)<sup>4</sup>

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<sup>2</sup> This is on the basis of the latest Environment Agency floodmap data which doesn't take into account existing flood defences

<sup>3</sup> Please note that the data available for Ryedale does not differentiate between 3a (good) and 3b (moderate). For the purposes of this exercise Grades 1-3 classifications are considered to constitute 'best and most versatile agricultural land'

<sup>4</sup> The HRA guides what considerations through the Appropriate Assessment for the site allocations work are required to ensure that the individual and cumulative effect of development sites on the international level designations are taken into account, to ensure no significant adverse impacts on SACs and SPAs in or adjacent to Ryedale.

## DISTRICT WIDE

- 8 The 2009 SHLAA (TE25) was undertaken by consultants on the Council's behalf. It considered all sites 'known to the Council' at that time. It is important to note that it considered sites on a 'policy off' basis in line national and regional guidance. Sites are classified into 3 categories according to their suitability, availability and achievability. These are:

- *Category 1* – Sites that are considered 'deliverable' within the first five years.
- *Category 2* – Sites that are considered to be 'developable' i.e. that they are likely to be capable of delivery after 5 years.
- *Category 3* – Sites considered to be 'not currently developable' due to significant constraints

- 9 The database accompanying the 2009 SHLAA allows for interrogation of the results. The following tables provide an analysis of the amount of deliverable and developable sites in varying scenarios. These are set out below:

### All locations

- 10 This table demonstrates that overall there is a significant theoretical raw supply of developable and deliverable land across the District

	<b>PDL (plots)</b>	<b>Greenfield (plots)</b>	<b>Total (plots)</b>
<b>Category 1 Sites (Deliverable)</b>	926	7769	<b>8695</b>
<b>Category 2 Sites (Developable)</b>	493	5671	<b>6164</b>
<b>Category 3 Sites (Not currently developable)</b>	2065	646	<b>2711</b>
<b>TOTAL CATEGORY 1 AND 2</b>	<b>1419</b>	<b>13440</b>	<b>14859</b>

### SP1 Settlements

- 11 The tables below demonstrate that there is more than enough theoretically deliverable and developable sites to accommodate the level of development proposed in the LPS in a 'policy off' scenario.

#### All Service Villages

	<b>PDL (plots)</b>	<b>Greenfield (plots)</b>	<b>Total (plots)</b>
<b>Category 1 Sites (Deliverable)</b>	114	1141	<b>1260</b>
<b>Category 2 Sites (Developable)</b>	21	1049	<b>1070</b>
<b>Category 3 Sites (Not currently developable)</b>	0	374	<b>374</b>
<b>TOTAL CATEGORY 1 AND 2</b>	<b>135</b>	<b>2190</b>	<b>2330</b>

*All Market Towns*

	<b>PDL (plots)</b>	<b>Greenfield (plots)</b>	<b>Total (plots)</b>
<b>Category 1 Sites (Deliverable)</b>	260	5076	<b>5336</b>
<b>Category 2 Sites (Developable)</b>	204	3048	<b>3252</b>
<b>Category 3 Sites (Not currently developable)</b>	362	595	<b>957</b>
<b>TOTAL CATEGORY 1 AND 2</b>	<b>464</b>	<b>8124</b>	<b>8588</b>

*All market Towns and Service Villages*

	<b>PDL (plots)</b>	<b>Greenfield (plots)</b>	<b>Total (plots)</b>
<b>Category 1 Sites (Deliverable)</b>	374	6217	<b>6596</b>
<b>Category 2 Sites (Developable)</b>	225	4097	<b>4322</b>
<b>Category 3 Sites (Not currently developable)</b>	362	969	<b>1331</b>
<b>TOTAL CATEGORY 1 AND 2</b>	<b>599</b>	<b>10314</b>	<b>10918</b>

**Location Type 3** (Sites within development limits of all settlements)

- 12 The table below demonstrates that even all settlements, there are relatively limited deliverable and developable opportunities within the existing development limits as defined in the Ryedale Local Plan (2002), and even before a 'policy on' approach is applied, the release of greenfield sites is required.

	<b>PDL (plots)</b>	<b>Greenfield (plots)</b>	<b>Total (plots)</b>
<b>Category 1 Sites (Deliverable)</b>	141	229	<b>370</b>
<b>Category 2 Sites (Developable)</b>	289	67	<b>356</b>
<b>Category 3 Sites (Not currently developable)</b>	362	163	<b>525</b>
<b>TOTAL CATEGORY 1 AND 2</b>	<b>430</b>	<b>296</b>	<b>726</b>

**Location Type 1** (Sites within existing development limits in SP1 settlements)

- 13 The table below demonstrates that within the SP1 settlements, there are very limited deliverable and developable opportunities within the existing development limits as defined in the Ryedale Local Plan (2002). Therefore the release of greenfield sites outside development limits is necessary to achieve the planned rates suggested in the LPS.

	<b>PDL (plots)</b>	<b>Greenfield (plots)</b>	<b>Total (plots)</b>
<b>Category 1 Sites (Deliverable)</b>	0	12	<b>12</b>
<b>Category 2 Sites (Developable)</b>	45	0	<b>45</b>
<b>Category 3 Sites (Not currently developable)</b>	0	0	<b>0</b>
<b>TOTAL CATEGORY 1 AND 2</b>	<b>45</b>	<b>12</b>	<b>57</b>

## SETTLEMENT LEVEL

### Malton and Norton

#### Housing Yield from 2009 SHLAA

	PDL (plots)	Greenfield (plots)	Total (plots)
Category 1 Sites (Deliverable)	170	2089	2259
Category 2 Sites (Developable)	62	2732	2794
Category 3 Sites (Not currently developable)	303	221	524
<b>TOTAL CATEGORY 1 AND 2</b>	<b>232</b>	<b>4821</b>	<b>5053</b>

#### Constraints Commentary

##### Map 1

- 14 There are fewer constraints directly affecting the SHLAA 2009 sites in Malton and Norton. A number of sites partially overlap with SINC's which equates to **37% (or 1581 plots)** of the Category 1 sites or **17% (or 859 plots)** of the entire Category 1 and 2 sites. However these are likely to be capable of mitigation. There are a number of sites close to SAMs and also a number of protected ponds within the 2009 SHLAA sites. The constraint of the River Derwent SAC is covered under Map 5.

##### Map 2

- 15 Whilst Malton and Norton is less constrained than the market towns in northern Ryedale, the table below demonstrates that there remains a small presence of Mediaeval (**10%** of all Category 2 sites) and a more significant post-mediaeval (**82%** of Category 1 sites and **38%** of Category 2 sites) character prevalent in Malton and Norton.

SHLAA Category	Mediaeval Pre 1600		Post-Mediaeval 1600 - 1900		Modern 1900 onwards		Total yield Of Cat. 1 and 2 sites
	Amount	%	Amount	%	Amount	%	
1	0	0	1861	82%	406	18%	2267
2	285	10%	1067	38%	1427	51%	2794

##### Map 3

- 16 The River Derwent flows through the centre of the settlement and delineates the boundary between Malton and Norton. This analysis is on the basis of the Environment Agency's flood zone data and does not taken tin to account flood defences. Whilst Malton and Norton do benefit from flood defences, the Council's Strategic Flood Risk Assessment (SFRA) sets out that this can give rise to complications relating to overtopping and other forms of flooding such as surface

and groundwater flooding. Map 3 shows that whilst the extent of the floodzones principally covers brownfield sites close to the river, there are also other watercourses which also lead to indicative flooding issues around West and East of Norton and in Old Malton. This leads to a significant **3,178 plots** (or **63%** of all SHLAA sites in Malton and Norton) being at least partially within flood zones 2 or 3. When limited to Category 1 and 2 SHLAA sites, this only leads to a modest fall to **2,654 plots** (or **53%**) being at least partially within flood zones 2 or 3.

#### *Map 4*

- 17 Malton and Norton are principally surrounded by Grade 2 and 3 agricultural land. Outside the urban area identified by the Natural England datasets, all the remaining sites are either Grade 2 or 3 agricultural land which is considered to be the best and most versatile. This equates to **95%** (or **4800 plots**) of the total 2009 SHLAA sites in Malton and Norton.

#### *Map 5*

- 18 The HRA in evidencing that an Appropriate Assessment was not required for the LPS at a strategic level, set a number of requirements at site allocation stage to ensure no adverse impact on internationally protected sites. In effect this requires an appropriate assessment to be undertaken as part of work in allocating development sites. For Malton and Norton, the River Derwent SAC is the chief consideration and the HRA sets a 500m buffer around the designation with a presumption against development “unless it can be demonstrated that through an Appropriate Assessment that there will be no adverse effect on the integrity of the SAC alone, or in combination with other plans and projects”. Map 5 indicates that **65%** (or **3,298** of the 5053 plots) of all from the 2009 SHLAA are either totally or partially within this 500m buffer. Of that **55%** (or **2,774** of the 5053 plots) of all Category 1 and 2 sites from the 2009 SHLAA are either totally or partially within this 500m buffer.

#### **Findings for Malton and Norton**

- 19 Overall Malton and Norton are less environmentally constrained than the other market towns. However a key element of consideration is the River Derwent which is internationally protected as a Special Area of Conservation (SAC). The River Derwent also raises flood risk issues particularly for brownfield sites close to the river/rail corridor and around other watercourses in Norton. Whilst the AHLV and the AONB lie beyond the 2009 SHLAA sites, conservation and landscape remain important considerations. For example when overlaying the information from Map 1 and Map 2 together (excluding SPZ and Protected Ponds), Malton and Norton have a significant **62%** or **3133** plots from the SHLAA which are affected at least partially by these constraints. This leaves indicatively **1920** plots or **38%** unconstrained.

## Pickering

### Housing Yield

	PDL (plots)	Greenfield (plots)	Total (plots)
<b>Category 1 Sites (Deliverable)</b>	63	2441	<b>2504</b>
<b>Category 2 Sites (Developable)</b>	42	136	<b>178</b>
<b>Category 3 Sites (Not Currently developable)</b>	59	0	<b>59</b>
<b>TOTAL CATEGORY 1 AND 2</b>	<b>105</b>	<b>2577</b>	<b>2682</b>

### Constraints Commentary

#### Map 1

- 20 The “Fringe of the Moors” AHLV covers all of the northern side of Pickering equating to **44% (1180 plots)** of Category 1 sites and **41% (or 1100 plots)** of all the Category 1 and 2 sites identified in the 2009 SHLAA. A number of sites also partially overlap with SINCs. The total of these sites which partially overlap with SINC sites equates to **44% (or 1180 plots)** of all the Category 1 and Category 2 sites. There are also 12 sites which have a protected pond within their site boundary, and recent ecological surveys from planning applications have shown a predominance of Great Crested Newts particularly to the south and east of Pickering which corresponds to a predominance of protected ponds in these areas.
- 21 Another feature of Pickering is the presence of SPZs to the north of Pickering (principally north of the A170). These graduate from Zone 3 to Zone 1 based on the proximity to the groundwater source. Whilst not an absolute constraint to development unless it is at the source itself, it is a consideration in the protection of water sources from contamination. In Pickering **36% (or 966 plots)** of the Category 1 and 2 SHLAA sites falls within Zone 1, **12% (or 322 plots)** falls within Zone 2 and **4% (or 107 plots)** straddle Zone 1 and 2.

#### Map 2

- 22 Pickering has a rich landscape character and there is a significant pattern of mediaeval and post mediaeval landscape – particularly the presence of strip fields – which still remains. Mediaeval and post-mediaeval landscapes therefore account for **74% (or 1994 plots)** of Category 1 and 2 sites identified in the 2009 SHLAA.

SHLAA Category	Mediaeval Pre 1600		Post-Mediaeval 1600 - 1900		Modern 1900 onwards		Total yield Of Cat. 1 and 2 sites
	Amount	%	Amount	%	Amount	%	
<b>1</b>	<b>1283</b>	<b>51</b>	<b>587</b>	<b>23</b>	<b>353</b>	<b>1</b>	<b>2504</b>
<b>2</b>	<b>51</b>	<b>28</b>	<b>73</b>	<b>41</b>	<b>54</b>	<b>31</b>	<b>178</b>



*Map 3*

- 23 Pickering Beck flows through the centre of Pickering and is the main cause of flood risk. There is also some more limited flood risk indicated at Keld Head. This leads to **513 plots** (or **19%** of all SHLAA sites in Pickering) being at least partially within flood zones 2 or 3. From this **454 plots** (or **17%** of all Category 1 and 2 sites in Pickering) at least partially within flood zones 2 or 3.

*Map 4*

- 24 Pickering is principally surrounded by Grade 2 and 3 agricultural land, although there is a presence of Grade 4 agricultural land to the south east of the Town. Outside the urban area identified by the Natural England datasets, the vast majority of SHLAA sites (approximately **76% (or 2038 plots)** fall within Grades 2 and 3 which is the best and most versatile agricultural land. Approximately **22% (or 590 plots)** fall within Grade 4 which is considered 'poor quality'.

*Map 5*

- 25 The HRA in evidencing that an Appropriate Assessment was not required for the LPS at a strategic level, sets a number of requirements at site allocation stage to ensure no adverse impact on internationally protected sites. In effect this requires an appropriate assessment to be undertaken as part of work in allocating development sites. For Pickering, the North York Moors SPA is the main consideration and the HRA sets a 10km buffer around the designation given its international importance. The HRA requires that a golden plover bird survey and "an appropriate management plan" (to the satisfaction of Natural England) for recreational pressures need to be in place before any Greenfield sites can come forward. The 10km buffer covers a **100% (or 2682 plots)** of the 2009 SHLAA sites.

**Findings for Pickering**

- 26 As with all of the northern market towns in Ryedale which fringe the North York Moors, Pickering is a much more sensitive location for development than Malton and Norton, particularly in historic landscape terms through the presence of a significant number of strip field systems, which nearly surround the town and, particularly to the south, are of mediaeval origin and are relatively intact. The AHLV is present to the north of A170 given the proximity to the North York Moors National Park. There are also other factors such as the presence of SINCS, the SPZs and a large amount of protected ponds which recent applications have shown a predominance of great crested newts. The sensitivity of Pickering to development is demonstrated when overlaying the information from Map 1 and Map 2 together (excluding SPZ and Protected Ponds). This leads to a very significant **86% or 2307** Category 1 and 2 plots from the SHLAA which are affected at least partially by these constraints. Conversely this leaves indicatively **375 plots or 14%** of Category 1 and 2 SHLAA sites unconstrained.

## Kirkbymoorside

### Housing Yield

	PDL (plots)	Greenfield (plots)	Total (plots)
Category 1 Sites (Deliverable)	27	546	573
Category 2 Sites (Developable)	100	180	280
Category 3 Sites (Not currently developable)	0	0	0
<b>TOTAL CATEGORY 1 AND 2</b>	<b>127</b>	<b>726</b>	<b>853</b>

### Constraints Commentary

#### Map 1

- 27 The "Fringe of the Moors" AHLV covers all of the northern side of Kirkbymoorside (principally north of the A170 equating to a significant **89% (or 510 plots)** of all the Category 1 sites and **60% (or 759 plots)** of all the Category 1 and 2 sites identified in the 2009 SHLAA. Two sites equating to **10% (or 89 plots)** of the total Category 1 and 2 SHLAA sites are adjacent to SINCS.

#### Map 2

- 28 Like Pickering, Kirkbymoorside has a rich landscape character and there is significantly more post mediaeval remnants of the landscape identified in the Special Qualities Study to the west and east of the Town. Taken together mediaeval and post-mediaeval landscapes account for a very significant **88% (or 753 plots)** of Category 1 and 2 sites identified in the 2009 SHLAA.

SHLAA Category	Mediaeval Pre 1600		Post-Mediaeval 1600 - 1900		Modern 1900 onwards		Total yield Of Cat. 1 and 2 sites
	Amount	%	Amount	%	Amount	%	
1	127	22	446	78	0	0	573
2	180	64	0	0	100	36	280

#### Map 3

- 29 The River Dove flows to the East of Kirkbymoorside at Keldholme. Therefore only limited flood risk is indicated on the floodmap. Therefore there is a more limited **87 plots** (or **10%** of all Category 1 and 2 sites in Pickering) being at least partially within flood zone 2 or 3.

#### Map 4

- 30 Kirkbymoorside is completely surrounded by Grade 3 agricultural land. Therefore 100% of the 2009 SHLAA sites are on agricultural land which is described as being best and most versatile.

*Map 5*

- 31 The HRA, in evidencing that an Appropriate Assessment was not required for the LPS at a strategic level, sets a number of requirements at site allocation stage to ensure no adverse impact on internationally protected sites. In effect this requires an appropriate assessment to be undertaken as part of work in allocating development sites. For Kirkbymoorside, the North York Moors SPA is the main consideration and the HRA sets a 10km buffer around the designation given its international importance. The HRA requires that a golden plover bird survey and “an appropriate management plan” (to the satisfaction of Natural England) for recreational pressures need to be in place before any Greenfield sites can come forward. The 10km buffer covers a **100% (or 853 plots)** of the Category 1 and 2 2009 SHLAA sites.

**Findings for Kirkbymoorside**

- 32 As with all of the northern market towns in Ryedale which fringe the North York Moors, Kirkbymoorside is a much more sensitive location for development than Malton and Norton particularly in landscape terms such as the high presence of post mediaeval land character. The AHLV is present to the north of A170 given the proximity to the North York Moors National Park. The sensitivity of Kirkbymoorside to development is demonstrated when overlaying the information from Map 1 and Map2 together (excluding SPZ and Protected Ponds). This leads to a significant **70% or 600** Category 1 and 2 plots from the SHLAA which are affected at least partially by these constraints. Conversely this leaves indicatively **253** plots or **30%** of Category 1 and 2 SHLAA sites unconstrained.

## Helmsley

### Housing Yield

	PDL (plots)	Greenfield (plots)	Total (plots)
Category 1 Sites (Deliverable)	0	0	0
Category 2 Sites (Developable)	0	0	0
Category 3 Sites (Not currently developable)	0	374	374
<b>TOTAL CATEGORY 1 AND 2</b>	<b>0</b>	<b>374</b>	<b>374</b>

### Constraints Commentary

#### Map 1

- 33 The North York Moors National Park (NYMNP) boundary bisects Helmsley along the A170 and covers the North and West of Helmsley and equates to approximately half of the built up area of Helmsley. Whilst the 2009 SHLAA covers Ryedale District, in recognition of the joint work on Helmsley being undertaken with the NYMNP, the consultants were also asked to assess the sites submitted in the national park side of Helmsley. It's important to note that the SHLAA considered all the sites in Helmsley to be Category 3 at the time. This was either due to them being within the National Park or because of specific site constraints. Of the sites considered through the 2009 SHLAA, **68% (or 254 plots)** of the total SHLAA sites are within the NYMNP. The remaining site not in the National Park falls within the AHLV and accounts for **32% (or 120 plots)** of the total. However it is important to note that all of the sites were considered to be Category 3 on the basis that they were in the National Park or had ownership constraints.

#### Map 2

- 34 Helmsley has remnants of the strip field system to the North of the town, in the National Park. However again as there are no category 1 or 2 sites in Helmsley, no analysis is undertaken though one of the sites does cover, in part, this area of strip fields.

#### Map 3

- 35 The River Rye flows through to the south of Helmsley and is the main cause of flood risk. There is also some more limited flood risk indicated at from other watercourses. This leads to **327 plots (or 87% of all SHLAA sites)** being at least partially within flood zones 2 or 3.

*Map 4*

- 36 Helmsley is completely surrounded by Grade 3 agricultural land. Therefore 100% of the 2009 SHLAA sites are on agricultural land which is considered to be the best and most versatile.

*Map 5*

- 37 The HRA, in evidencing that an Appropriate Assessment was not required for the LPS at a strategic level, sets a number of requirements at site allocation stage to ensure no adverse impact on internationally protected sites. In effect this requires an appropriate assessment to be undertaken as part of work in allocating development sites. For Helmsley, the North York Moors SPA is the main consideration and the HRA sets a 10km buffer around the designation given its international importance. The HRA requires that a golden plover bird survey and "an appropriate management plan" (to the satisfaction of Natural England) for recreational pressures need to be in place before any Greenfield sites can come forward. The 10km buffer covers a **100% (or 374 plots)** of the 2009 SHLAA sites.

**Findings for Helmsley**

- 38 Helmsley is the most constrained town in the District and is therefore very sensitive environmentally, particularly given the presence of the National Park, AONB, Duncombe Park NNR and Historic Park and Garden. The high sensitivity of Helmsley to development is demonstrated when overlaying the information from Map 1 and Map 2 together (excluding SPZ and Protected Ponds). This leads to a complete **100% or 374** plots from the SHLAA which are affected at least partially by these constraints. Conversely this leaves indicatively **0 plots or 0%** of the SHLAA sites unconstrained.

## Service Villages

- 39 The following tables set out the theoretical yields for each Service Village for each Category type, including the total for deliverable and developable sites:

### Amotherby / Swinton

#### Housing Yield

	PDL (plots)	Greenfield (plots)	Total (plots)
Category 1 Sites (Deliverable)	0	34	34
Category 2 Sites (Developable)	143	201	344
Category 3 Sites (Not currently developable)	0	51	51
<b>TOTAL CATEGORY 1 AND 2</b>	<b>143</b>	<b>235</b>	<b>378</b>

### Ampleforth

#### Housing Yield

	PDL (plots)	Greenfield (plots)	Total (plots)
Category 1 Sites (Deliverable)	0	215	215
Category 2 Sites (Developable)	0	0	0
Category 3 Sites (Not currently developable)	0	0	0
<b>TOTAL CATEGORY 1 AND 2</b>	<b>0</b>	<b>215</b>	<b>215</b>

### Hovingham

#### Housing Yield

	PDL (plots)	Greenfield (plots)	Total (plots)
Category 1 Sites (Deliverable)	6	50	56
Category 2 Sites (Developable)	0	18	18
Category 3 Sites (Not currently developable)	0	0	0
<b>TOTAL CATEGORY 1 AND 2</b>	<b>6</b>	<b>68</b>	<b>74</b>

## Nawton / Beadlam

### Housing Yield

	PDL (plots)	Greenfield (plots)	Total (plots)
Category 1 Sites (Deliverable)	16	272	288
Category 2 Sites (Developable)	0	0	0
Category 3 Sites (Not currently developable)	0	0	0
<b>TOTAL CATEGORY 1 AND 2</b>	<b>16</b>	<b>272</b>	<b>288</b>

## Rillington

### Housing Yield

	PDL (plots)	Greenfield (plots)	Total (plots)
Category 1 Sites (Deliverable)	17	155	172
Category 2 Sites (Developable)	21	642	663
Category 3 Sites (Not currently developable)	0	0	0
<b>TOTAL CATEGORY 1 AND 2</b>	<b>38</b>	<b>797</b>	<b>835</b>

## Sherburn

### Housing Yield

	PDL (plots)	Greenfield (plots)	Total (plots)
Category 1 Sites (Deliverable)	30	148	178
Category 2 Sites (Developable)	0	0	0
Category 3 Sites (Not currently developable)	0	0	0
<b>TOTAL CATEGORY 1 AND 2</b>	<b>30</b>	<b>148</b>	<b>178</b>

## Sheriff Hutton

### Housing Yield

	PDL (plots)	Greenfield (plots)	Total (plots)
Category 1 Sites (Deliverable)	19	0	19
Category 2 Sites (Developable)	0	0	0
Category 3 Sites (Not currently developable)	0	0	0
<b>TOTAL CATEGORY 1 AND 2</b>	<b>19</b>	<b>0</b>	<b>19</b>

## Slingsby

### Housing Yield

	PDL (plots)	Greenfield (plots)	Total (plots)
Category 1 Sites (Deliverable)	26	0	26
Category 2 Sites (Developable)	0	0	0
Category 3 Sites (Not currently developable)	0	0	0
<b>TOTAL CATEGORY 1 AND 2</b>	<b>26</b>	<b>0</b>	<b>26</b>

## Staxton / Willerby

### Housing Yield

	PDL (plots)	Greenfield (plots)	Total (plots)
Category 1 Sites (Deliverable)	0	182	182
Category 2 Sites (Developable)	0	0	0
Category 3 Sites (Not currently developable)	0	0	0
<b>TOTAL CATEGORY 1 AND 2</b>	<b>0</b>	<b>182</b>	<b>182</b>

## Thornton le Dale

### Housing Yield

	PDL (plots)	Greenfield (plots)	Total (plots)
Category 1 Sites (Deliverable)	0	119	119
Category 2 Sites (Developable)	0	389	389
Category 3 Sites (Not currently developable)	0	0	0
<b>TOTAL CATEGORY 1 AND 2</b>	<b>0</b>	<b>508</b>	<b>508</b>

### Constraint Commentary for the Service Villages

#### Map 1 Constraints

- 40 As can be seen from the maps set out in Annex 2, there are a number of constraints affecting the SHLAA sites in the Service Villages. The Howardian Hills AONB partially covers Amotherby and Swinton, Ampleforth, Hovingham and Slingsby. This ranges from covering no SHLAA sites in Slingsby to partial coverage of **36% (137 plots)** in Amotherby/ Swinton, **86% (64 plots)** in Hovingham and **100%** in Ampleforth. The National Park boundary bisects Ampleforth and Thornton le Dale and whilst no sites have been bisected in the National Park in these settlements, the sites submitted are within close proximity to this national statutory designation. The 'Fringe of the Moors' and 'Wolds' AHLV are present in a number of Service Villages. This ranges from no sites



within the AHLV area in Rillington to **57% (101 plots)** of sites within the Wolds AHLV in Sherburn to **100% (288 plots)** of the sites in Nawton/ Beadlam being in the Fringe of the Moors AHLV. Whilst there is no site immediately on a SAM, there is a site adjacent to a SAM in Rillington equating to **13% or 106 plots**.

*Map 2 Constraints*

- 41 The Special Qualities Study has only analysed the market towns to date and therefore no analysis can be made for the Service Villages at this stage.

*Map 3 Constraints*

- 42 Information from the Environment Agency floodmap indicated that all the sites considered in the 2009 SHLAA in Hovingham are within Flood Zones 2 and 3. There is no indicative flood risk in any of the other service villages (this excludes surface water of groundwater flood risk)

*Map 4 Constraints*

- 43 Aside from a single site in Ampleforth (equating to 16% of the total Category 1 and 2 sites), all remaining sites relate to land which is Grade 1 to 3. Therefore for the purposes of this document, this is considered to constitute best and most versatile agricultural land.

*Map 5 Constraints*

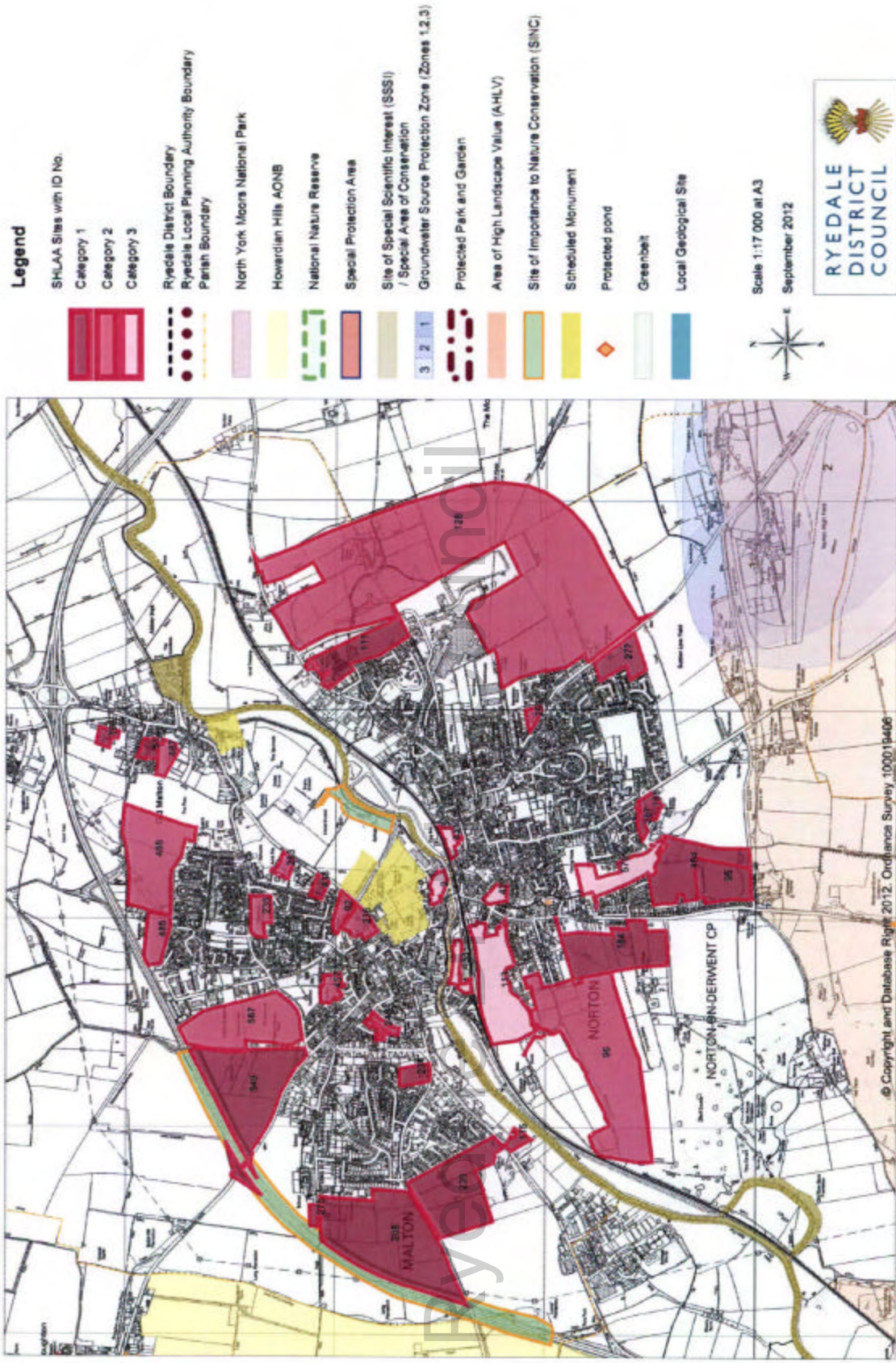
- 44 All sites in Nawton and Beadlam, Ampleforth and Thornton le Dale fall within the North York Moors SPA and therefore an appropriate assessment will need to be undertaken to ensure no adverse impacts (see analysis on this issue for the northern Ryedale market towns above). In addition all sites in Thornton le Dale also fall within the 2km Eller's Wood and Sand Dale SAC which the HRA makes clear that no development should take place unless "it can be demonstrated through an appropriate assessment that there will be no adverse impact on the integrity of the SAC, alone, or in combination with other plans or projects."

**Findings of the Service Villages**

- 45 On the basis of the above constraints and information identified, Ampleforth, Thornton le Dale and Hovingham appear the most constrained. The least constrained Service Villages appears to be Sheriff Hutton, Staxton and Willerby, Rillington, and Sherburn.

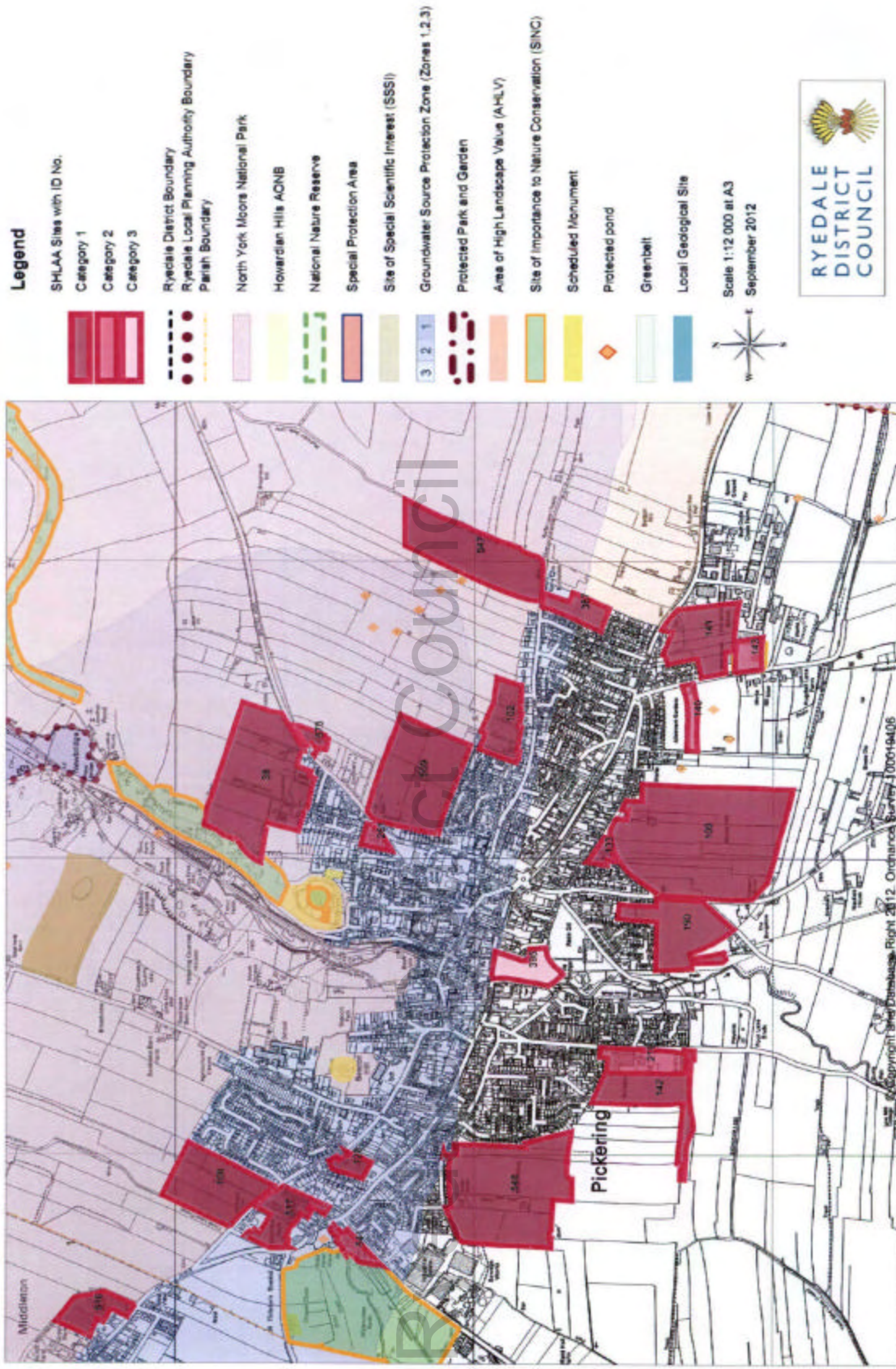
**ANNEX 1: MAPS 1-5 FOR EACH MARKET TOWN**

# Malton and Norton SHLAA Sites and Constraints



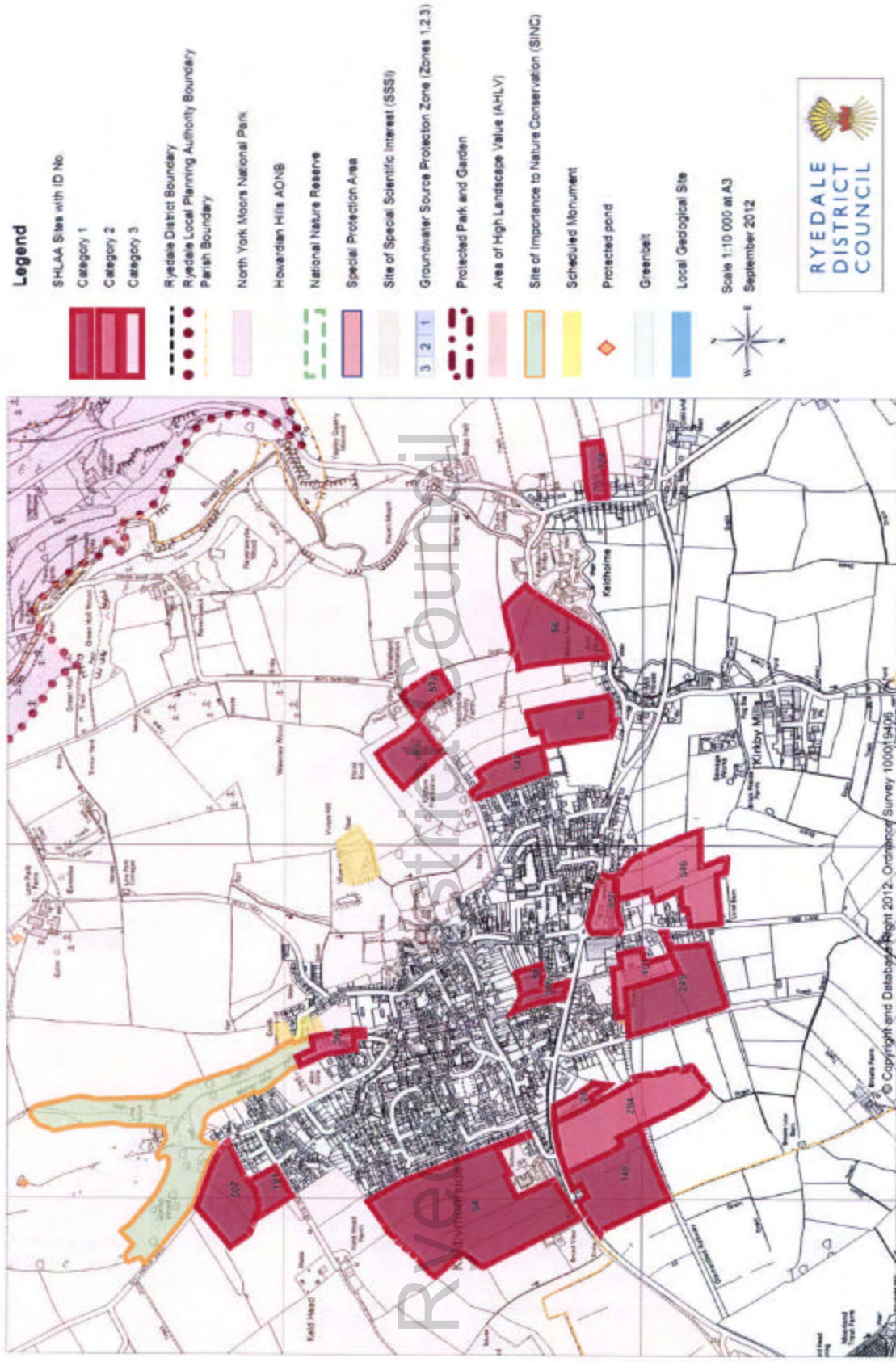


# Pickering SHLAA Sites and Constraints



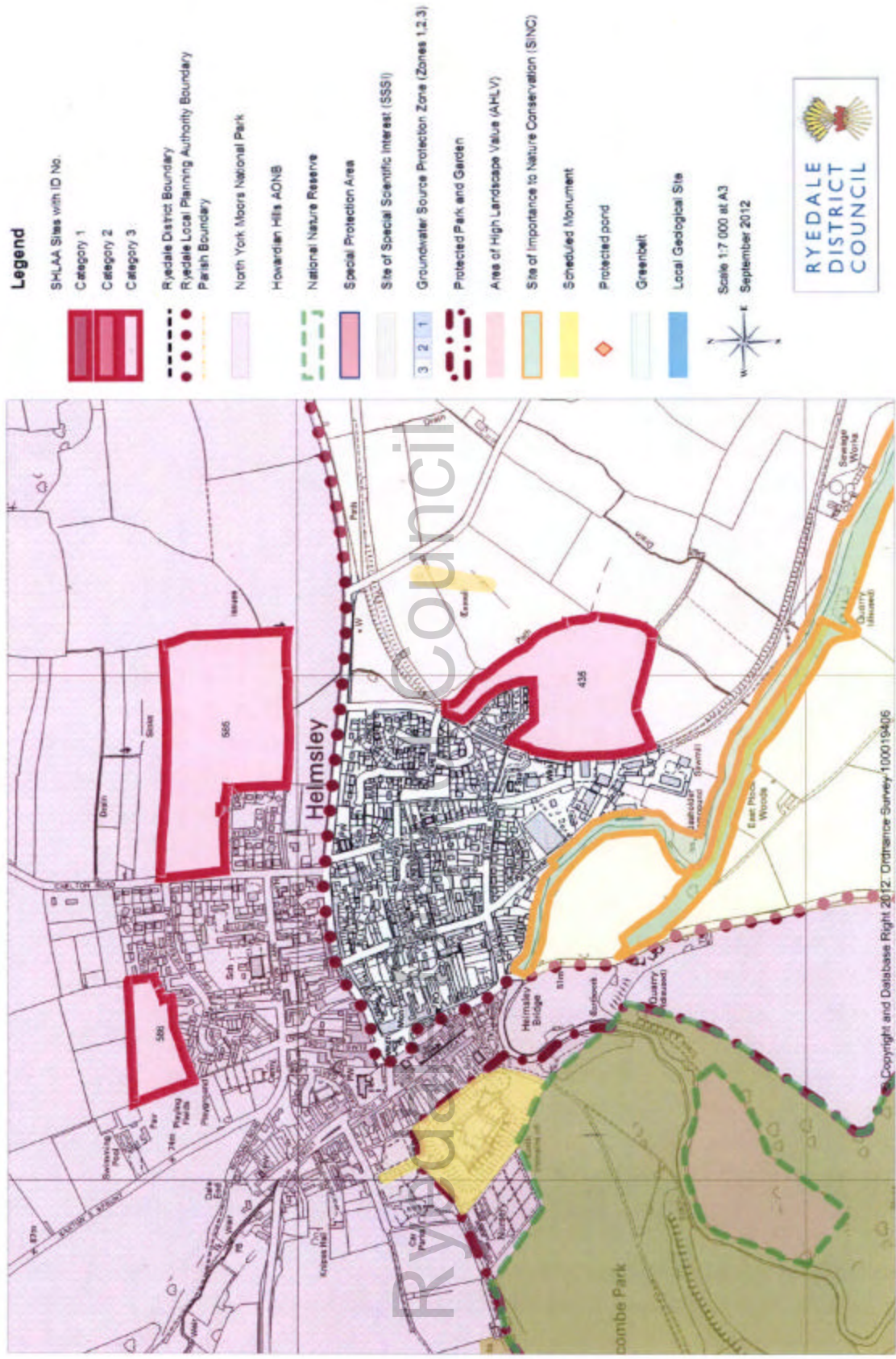


# Kirkbymoorside SHLAA Sites and Constraints



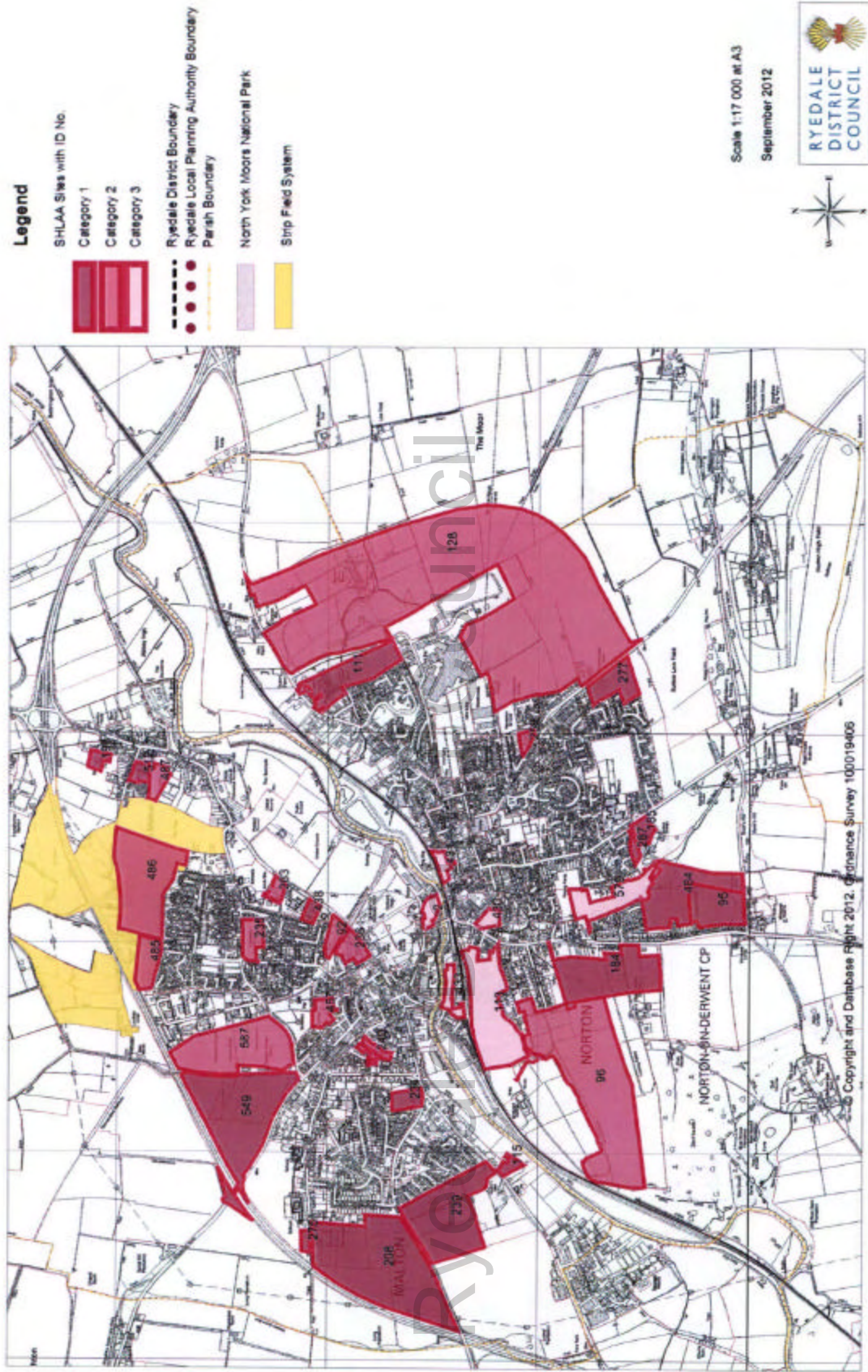


# Helmsley SHLAA Sites and Constraints



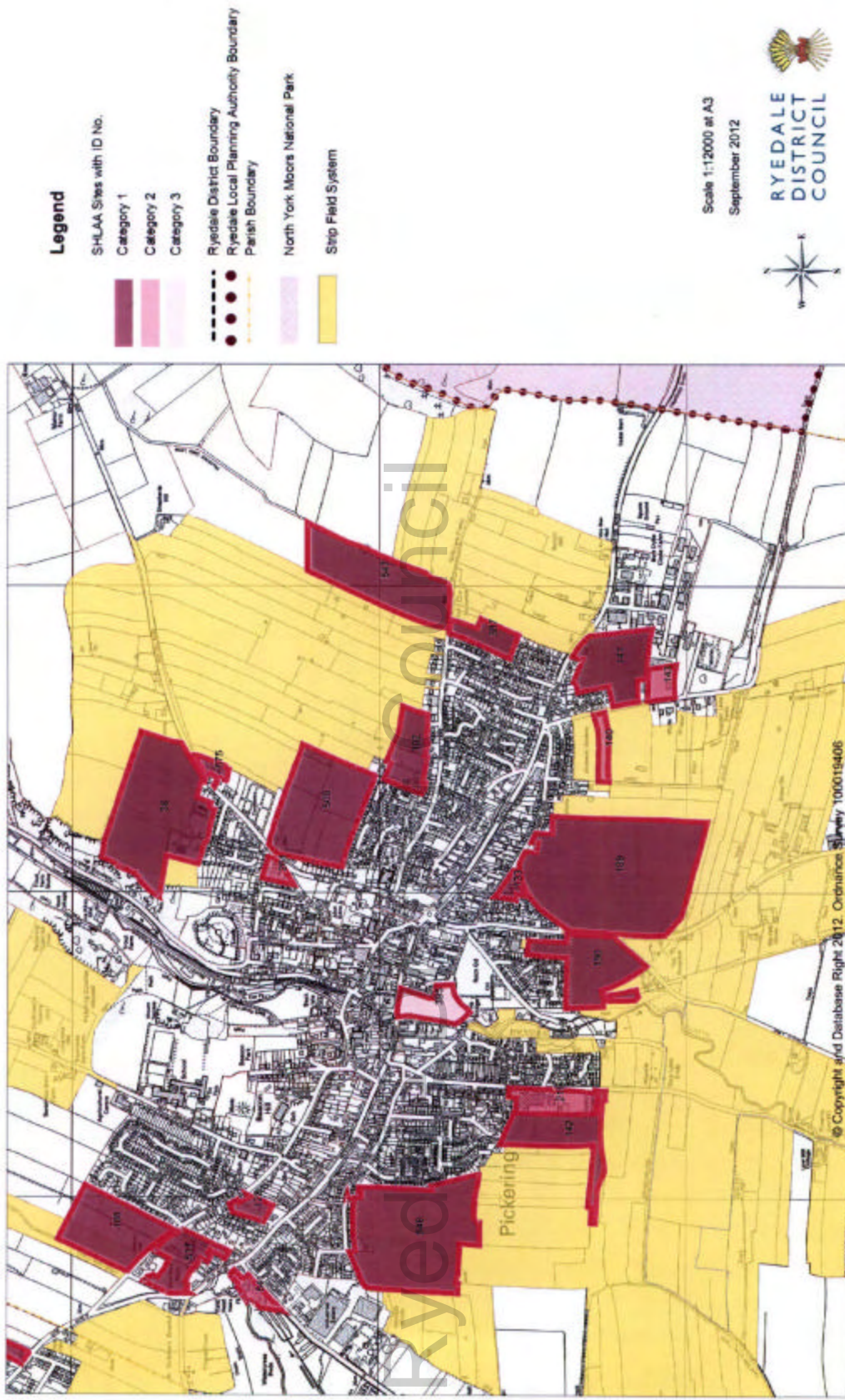


# Malton and Norton SHLAA Sites and Historic Strip Field System



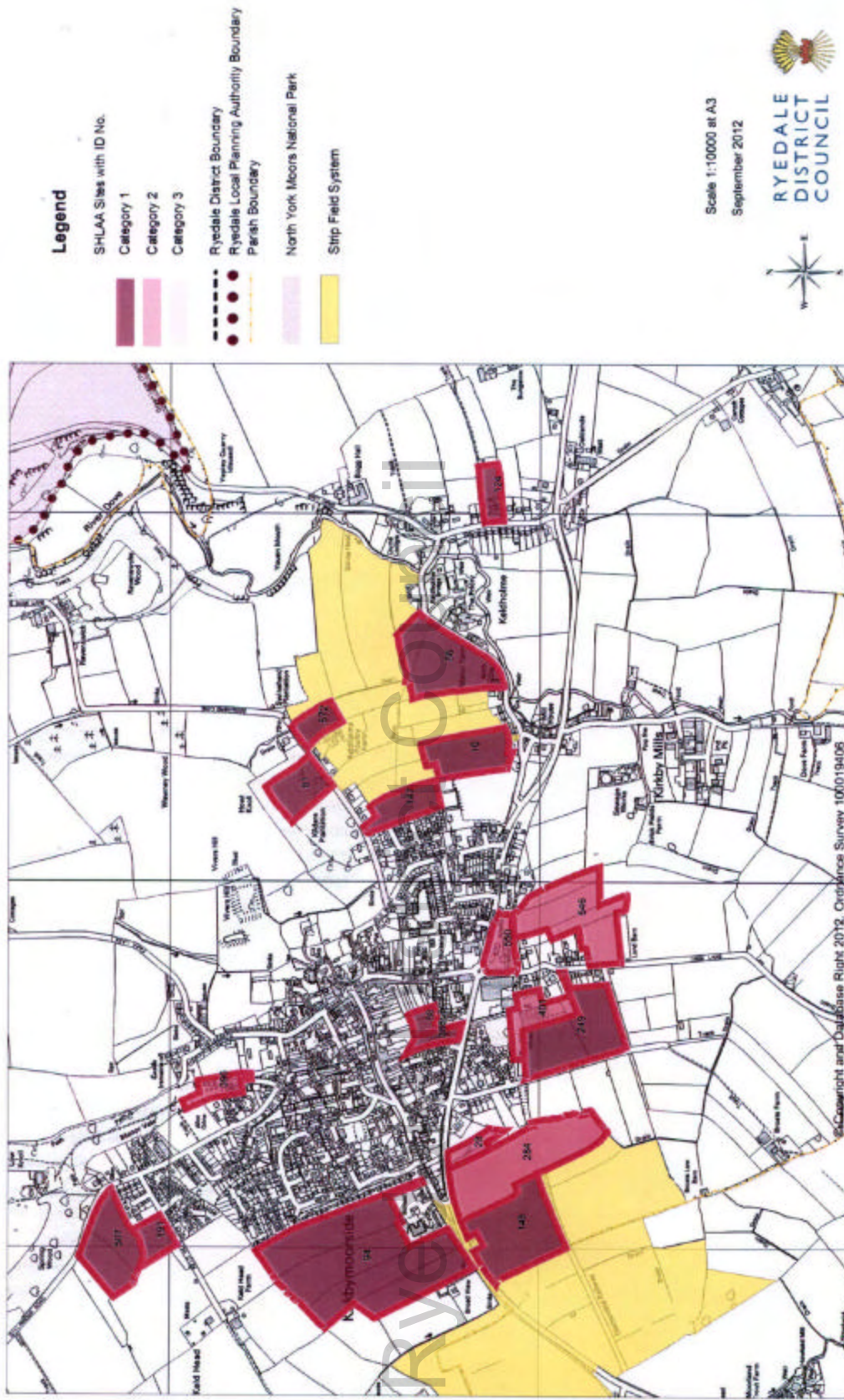


# Pickering SHLAA Sites and Historic Strip Field System



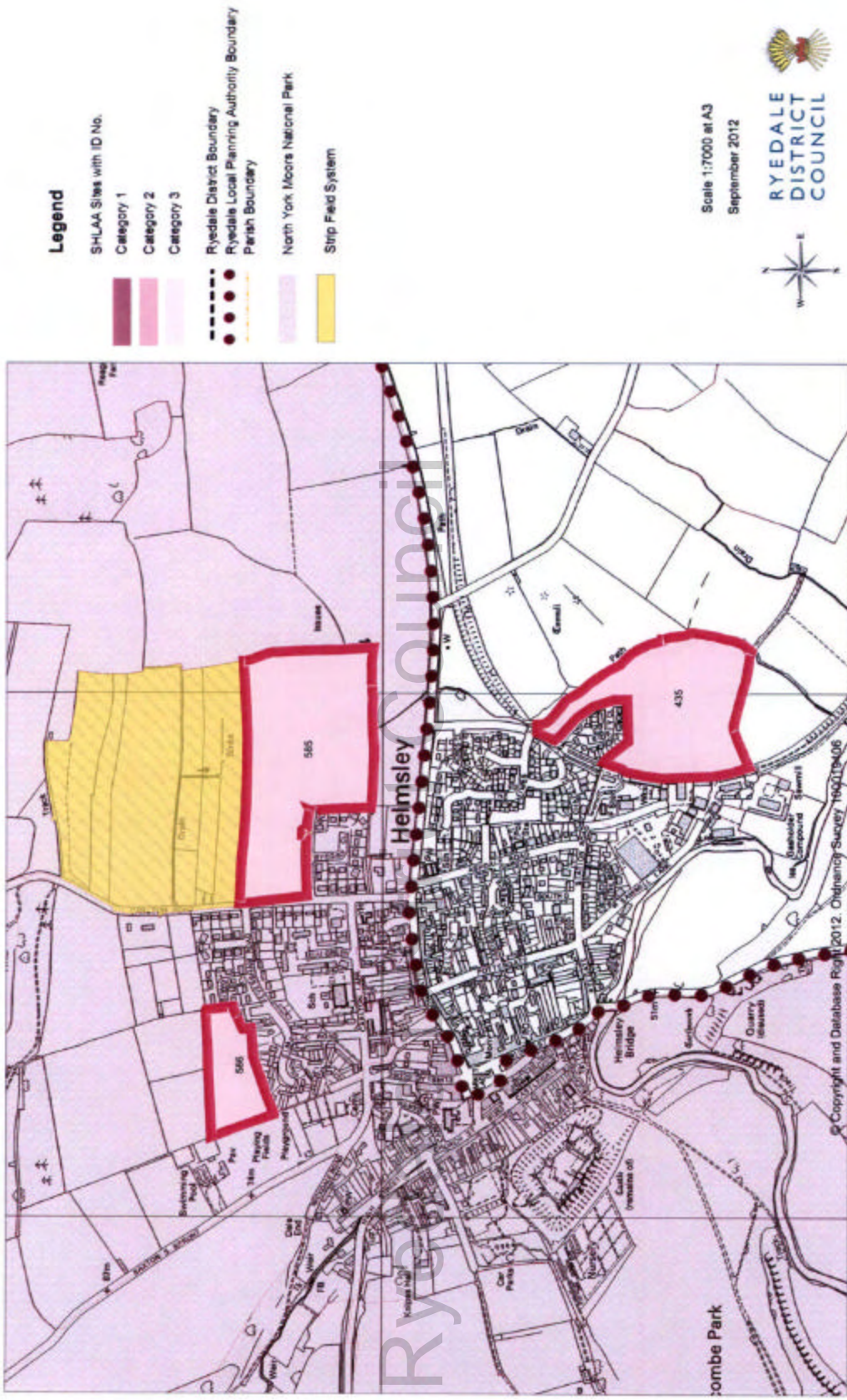


# Kirkbymoorside SHLAA Sites and Historic Strip Field System



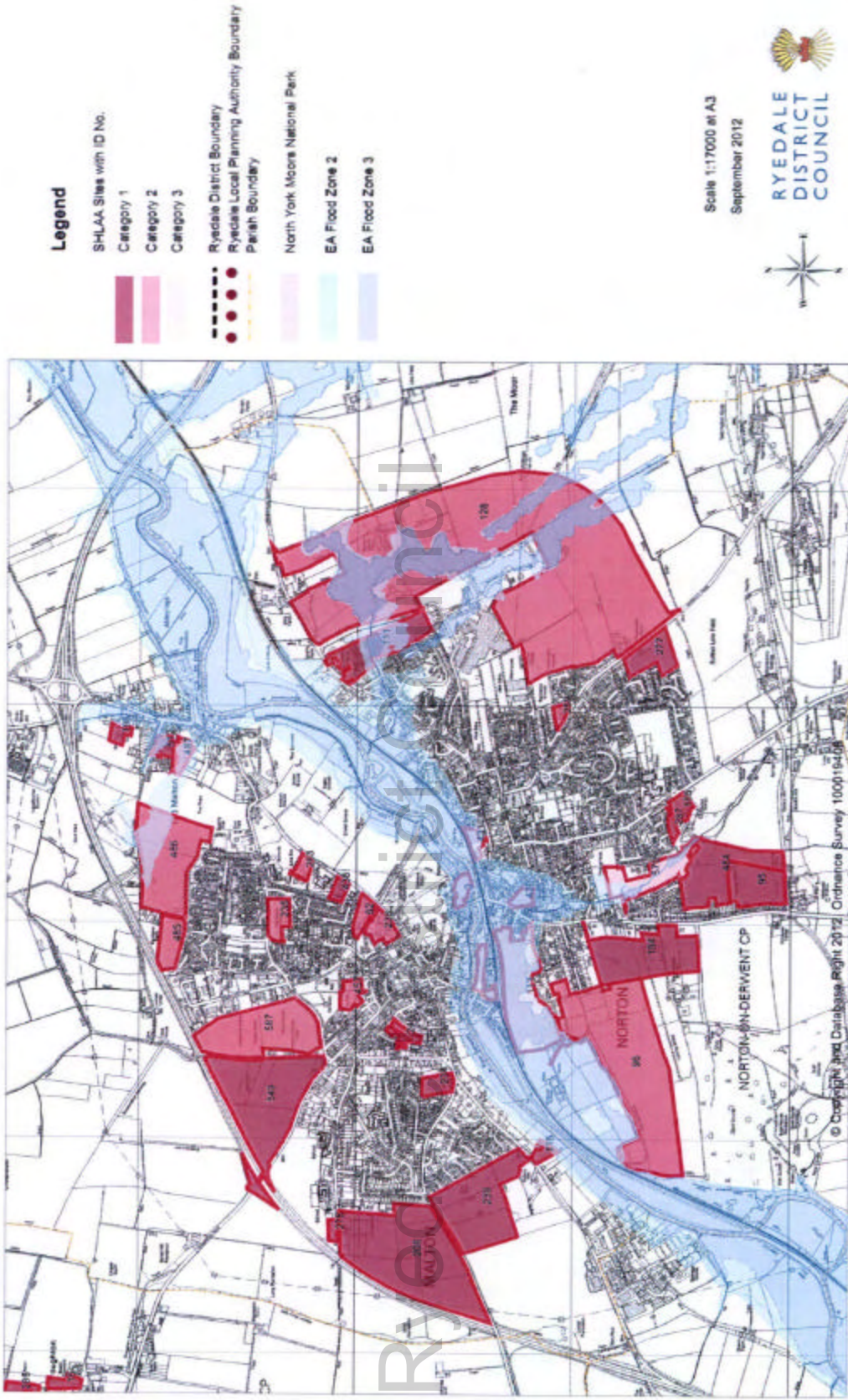


# Helsmsley SHLAA Sites and Historic Strip Field System



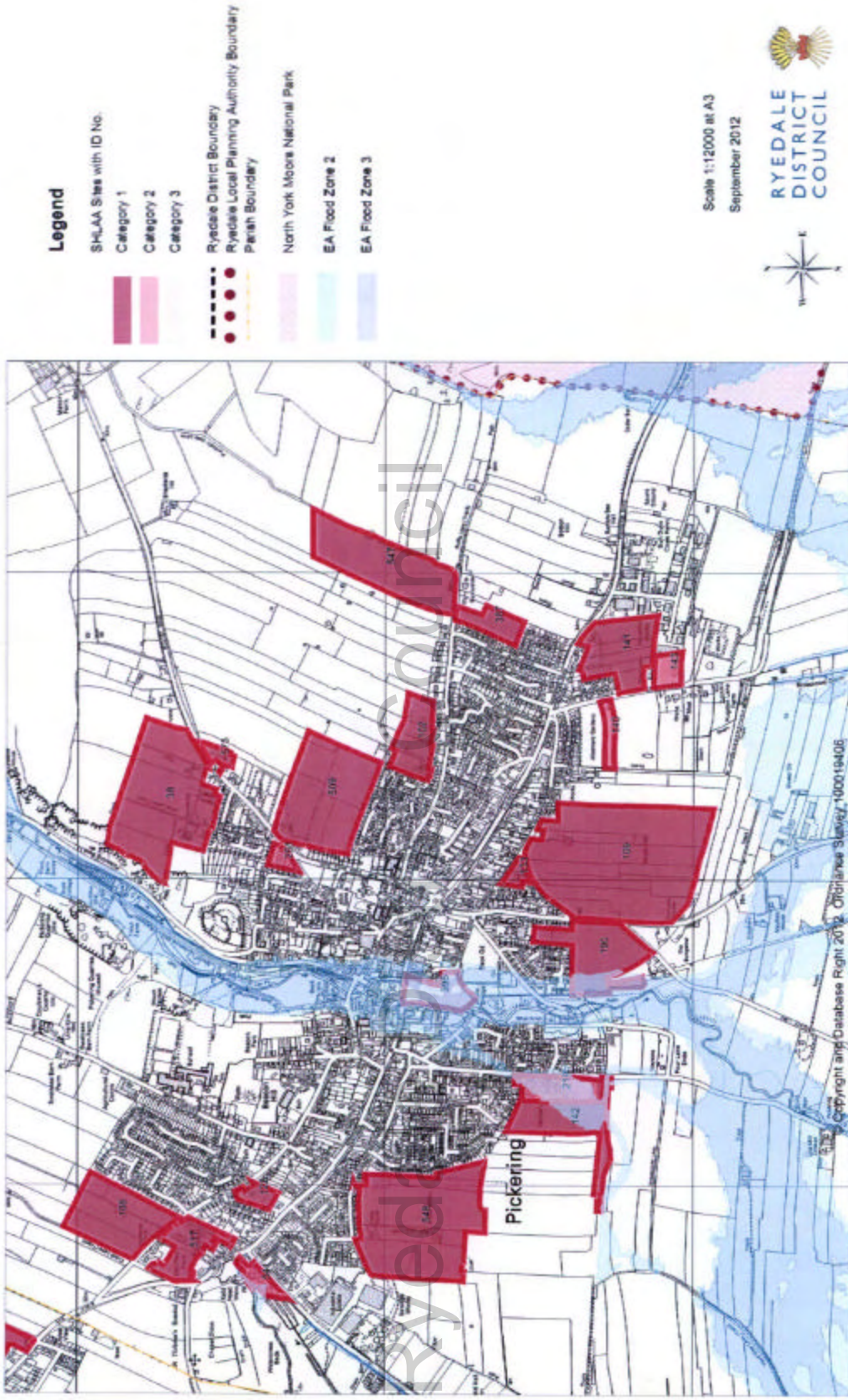


# Malton and Norton SHLAA Sites and EA Flood Map



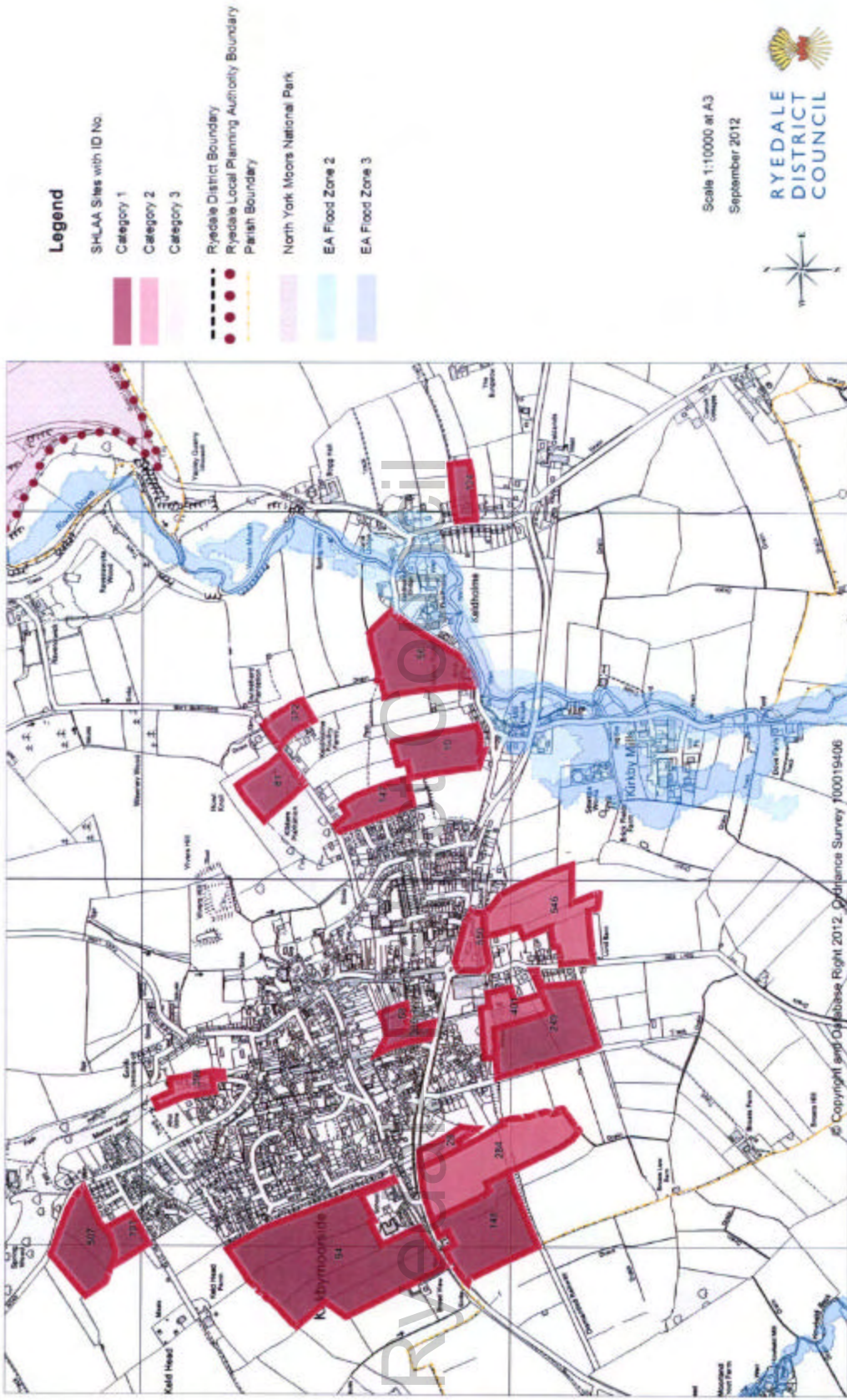


# Pickering SHLAA Sites and EA Flood Map





# Kirkbymoorside SHLAA Sites and EA Flood Map





# Helmsley SHLAA Sites and EA Flood Map

