







## 1. Summary

- 1.1 The Screening Assessment undertaken in 2015, and in its update, which identified the sites and policies of the Local Plan Sites Document revealed that, in relation to sites which represent the development options for Malton and Norton, the impact on the integrity of Natura 2000 sites could not be conclusively established. Therefore under the Habitats Directive an Appropriate Assessment is required.
- 1.2 This Appropriate Assessment has considered in more detail the scope and nature of any potential for harm to the integrity of Natura 2000 sites. This has revealed that effects may occur in relation to:
  - Changes to water quality in the River Derwent SAC and Lower Derwent SAC, SPA and RAMSAR site, through alterations to run-off rates, and levels of diffuse pollution
  - Potential increased recreation pressures on the River Derwent and disturbance to Otters and other species.
- 1.3 Through the Appropriate Assessment process, greater examination of the nature of the individual sites and their development scenarios, mitigation measures, including current activities as well as further information concerning the in-combination effects with the implementation of Local Plan Strategy Policies, have been identified which will ensure that these effects are avoided through a number of measures.
- 1.4 In light of the findings of this assessment, and allowing for appropriate avoidance measures to be implemented, Ryedale District Council is satisfied that the Sites Consultation will not lead to harm to the integrity of any Natura 2000 sites.

## **2. Requirement for an Appropriate Assessment**

- 2.1 The Habitats Directive states that 'Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of that assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.'
- 2.2 The Screening Assessment report contains more information on the background to Habitats Regulations Assessment, and process which needs to be undertaken.
- 2.3 This Appropriate Assessment therefore aims to ensure there will be no harm to the integrity of Natura 2000 sites from the sites which are proposed for allocation in the Local Plan Sites Document.

### **Screening Assessment**

- 2.4 The Screening Assessment in 2015, and updated in 2016, has been undertaken on the site options and resulting proposed site allocations for residential/employment development in the District (save for Helmsley, which is subject to its own HRA-Screening and Appropriate Assessments). It concluded that for the settlements outside of Malton and Norton, there would be no adverse impact on the conservation objectives of the Natura 2000 sites which were assessed to be capable of being affected by the development of these sites. Whilst in the intervening period a small number of changes to sites have been proposed, (change of site in Amotherby (from 8 to 148), new site in Thornton le Dale (662), additional site in Malton (450)) these have been subsequently screened and none of the proposed changes at Amotherby or Thornton le Dale would result in any effect on the conservation objectives of Natura 2000 Sites.
- 2.5 The Screening Assessment could not rule out of no likely significant effect from sites in Malton and Norton. It concluded that whilst significant effects may not be likely, they are possible, and could not be ruled out at that stage. The Screening Assessment took a precautionary approach, and therefore concluded that it is necessary to undertake an Appropriate Assessment of those sites and obtain further information about the nature of the impact, and whether avoidance of harm was achievable.

### **3. Appropriate Assessment**

- 3.1 The following guidance has been used in undertaking the Appropriate Assessment:
- Planning for the Protection of European Sites: Appropriate Assessment (Draft, DCLG, 2006)
  - Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites' (European Commission, 2001)
  - Habitats Regulations Guidance Notes 1, 3 and 4 (English Nature 1997, 1999 and 2001)
  - The Assessment of Regional Spatial Strategies and Sub-Regional Strategies under the Provisions of the Habitats Regulations (David Tyldesley and Associates for Natural England, 2006)
  - ODPM Circular 06/2005 Biodiversity and Conservation
  - The Appropriate Assessment of Spatial Plans in England – A Guide to How, When and Why to do it (RSPB, 2007)

#### **Level of detail**

- 3.2 It is necessary to undertake a more detailed assessment than was conducted for the Screening Assessment. Although Local Plan Sites Document is allocating land for development, in conjunction with the Local Plan Strategy, it is not possible to be completely certain about all effects. This is particularly so in respect of impacts as a result of recreational pressure, where it is not possible to precisely ascertain behaviours, and the rationale for people's recreational choices either as residents of the wider population/visitors. It is therefore necessary to understand the anticipated contribution of the site(s) in terms of their specific features which contribute to providing alternative recreational activities.

#### **Information requirements**

- 3.3 In order to assess the possible effects of each site in sufficient detail it is necessary to first establish the level of information that is required.

The following information is required in relation to the SACs and SPAs:

- Location of the site;
- The site's qualifying features;
- Vulnerabilities;
- Conservation Objectives
- The conservation status of the sites

This information is contained, where available, in the Screening Assessment.

The questions below will help to identify the nature of any effects:

- Will it lead to a loss of habitat?
- Will it lead to fragmentation and isolation of habitats?
- Will it change any key habitat features?
- Will it lead to disturbance of species from noise, light or other visible features?

- Will it affect the quantity or quality of water in the sites?
- Will it affect air quality?

3.4 The assessment considers whether these effects are direct or indirect, and whether there are likely to be any cumulative effects. The significance of these effects is considered in relation to their magnitude and permanence. The assessment considers the effects in relation to the sites' qualifying features. In-combination effects were also considered as part of the screening process.

### Methodology

3.5 The assessment has been based upon information contained in the Habitats Regulations Assessment of the Ryedale Local Plan Strategy<sup>1</sup>, The Habitats Regulations Screening Assessment which identifies the sites' vulnerabilities and reference to published data and reports where these are available, as well as the use of Ordnance Survey maps, along with advice received from Natural England. Condition assessments are not available for the sites.

3.6 The Ryedale Local Plan Strategy Habitats Regulations Assessment can be viewed at

<http://www.ryedaleplan.org.uk/local-plan-strategy/local-plan-strategy-examination/153-habitats-regulation-assessment>

An addendum was published in January 2012 which concluded that the conclusions were still relevant. The assessment undertaken in the Screening Report for the Preferred Sites Consultation Habitats Regulations Assessment was based upon the conclusions of Ryedale District Council's Habitats Regulations Assessment which was undertaken in 2009 in relation to their draft Local Plan. This identified a number of conclusions which have had a bearing upon the Screening Assessment and Appropriate Assessment for the Publication of the Local Plan Sites Document, which will be a key component of the production of that document.

3.7 The Habitats Regulations Assessment of the Ryedale Local Plan Strategy (undertaken in 2009) identified a number of conclusions and recommendations which have all been considered as part of this Appropriate Assessment. These are shown in Table 1 below.

**Table 1: Conclusions and recommendations arising from the Ryedale Local Plan Strategy Habitats Regulations Assessment**

Natura 2000 site	Conclusion / recommendation
River Derwent SAC	Except within Malton/Norton, development will not be permitted within the floodplain of the River Derwent and its tributaries unless it can be demonstrated through an Appropriate Assessment that there will be no adverse effect on the SAC, alone or in combination with other

<sup>1</sup> Habitats Regulations Assessment (Entec for Ryedale District Council, 2009)

	plans and projects.
River Derwent SAC	Developments within the catchment of the River Derwent and its tributaries must incorporate sustainable drainage measures to: a) Ensure there is no increase in surface water run-off (accounting for climate change) and thus demand for flood defences; and b) Ensure there is no increase in diffuse pollution from the built up area entering the river system.

### **Principal Features of the Sites subject to Appropriate Assessment**

- 3.8 These sites were considered as option choices (except for site 578 and 579 which were the preferred choice for employment land, and site 450, which is a site with clearer deliverability and developability than previously known.

#### **Site 649 (88) – Land at Norton Lodge (east of Beverley Road) (Circa 578 dwellings)**

- 3.9 Site 649 (formerly 88), is a large open, cropped field to the south of residential development and the Norton Grove Industrial Estate. Distance from River Derwent is c. 1.7 km from the River, using the Centenary Route which runs through Norton and along the southern side of the river, to the west of the Town. The site is also 0.5km (nearest point) to Prior Pot Beck which is a tributary of the River Derwent, and has a history of flooding. The site is on its eastern boundary subject to a drainage channel. The site itself has a low flood risk (Flood Zone 1). The fields are cropped. On the Norton side of the River Derwent there is no public access up stream of the town. The Centenary Way PROW follows the river from Castlegate Bridge to Huttons ambo.

#### **Site 218 (108/281) - Land North of Castle Howard Road, West of Castle Howard Drive and East of the A64 (Circa 445 dwellings)**

- 3.10 Site 218 (108/281), is situated to the west of the town, and the site forms part of the setting of the nearby Howardian Hills Area of Outstanding Natural Beauty (AONB). Distance from River Derwent is c. 1.3km from the River, using roads to get to the river, and to get to a point where there is access to the river. The fields are cropped.

#### **Site 249 - Land South of Castle Howard Road (Circa 237 dwellings)**

- 3.11 Site 249, like the site adjacent to it (218) is situated to the west of the town, and the site forms part of the setting of the nearby Howardian Hills Area of Outstanding Natural Beauty (AONB). Distance from River Derwent is c. 1.5km from the River, using roads to get to the river, and to get to a point where there is access to the river, by joining the Centenary Route which runs along the southern side of the river, to the west of the Town. The fields are cropped.



### **Site 324 - Land South of Westgate Lane and North of Green Lane (Circa 241 dwellings)**

- 3.12 There are site-specific constraints: the northern part of the site is in flood zone 2 (and sequentially less preferable as other sites have a lower flood risk), and there is a need to ensure an appropriate standard of residential amenity can be achieved, given the proximity of the A64. However, it is anticipated that these constraints have the potential to be simultaneously mitigated by using the northern part of the site as a buffer. Distance from River Derwent is c 0.7km from the River, using roads to get to the river, and to get to a point where there is access to the public footpath. This footpath does not run close to the River. The fields are cropped.
- 3.13 Generally access to the river side is not easy due to the lack of PRow's, this is particularly true along the north bank of the Derwent where the river can only be seen from the two road bridges between Norton and Malton. There is access to the river barrier bank to the north of the allotment car park in Old Malton via an unofficial footpath, and there is unofficial access via permissive footpaths along The Cut from Old Malton through Lady Spring Wood to the old railway line although nowhere is the path directly adjacent to the River Derwent.

### **Site 450 - Ryedale House (Ryedale District Council) Old Malton Road (Circa 60- 90 units)**

- 3.14 Information as a result of the Sites Consultation has led to re-evaluation of site 450 from group 2 to group 3 site, through a clearer confirmation on the deliverability of the site. It has been considered appropriate to consider the site through the Appropriate Assessment in conjunction with other sites. If the site is allocated, it is expected that it would meet an identified qualitative need with regards to the provision of flatted development, likely for those of retirement age, which is not met on the other allocation. The build character in the surrounding area is for larger, properties, and therefore a form of apartments would be a suitable build form for this area. The site is clearly previously developed and is 1.44ha in size. Generally access to the river side is not easy due to the lack of PRow's, this is particularly true along the north bank of the Derwent where the river can only be seen from the two road bridges between Norton and Malton. Access to the River Derwent is achievable, but there are intervening areas of open space which would be more readily accessible at Orchard Fields and Castle Gardens. There is access to the river barrier bank to the north of the allotment car park in Old Malton via an unofficial footpath, and there is unofficial access via permissive footpaths along The Cut from Old Malton through Lady Spring Wood to the old railway line although nowhere is the path directly adjacent to the River Derwent.

**Site 578 - Land to the North of A64 and South of Wyse House Lane, Old Malton (13.93ha)**

**Site 579 - Land North of Wyse House Lane and East of A169, Old Malton (16.46ha)**

- 3.15 Sites 578 and 579 are east of the A169 and north of the A64. Distance from River Derwent is c. 1km from the sites using roads, and gaining access to the closest public footpath. This footpath which does not actually run close to the River. The site is close to Great Sike Drain, which flows into the Derwent via The Cut. The fields are cropped. There is access to the river barrier bank to the north of the allotment car park in Old Malton via an unofficial footpath, and there is unofficial access via permissive footpaths along The Cut from Old Malton through Ladys Spring Wood to the old railway line although nowhere is the path directly adjacent to the River Derwent. This land is proposed to safeguarded, and not allocated. There are no immediate forms of access to the River. For employment uses, the likelihood of recreational pressure is significantly reduced, and for dog walking (a key disturbance) eliminated. It would be expected that green infrastructure would be incorporated into the site, to provide opportunities for informal recreation. Also surface water drainage and contamination issues would need to ensure no contaminated run off.
- 3.16 Appendix 1 has tabulated, to set out in greater depth, the potential impacts, then the site-specific mitigation matters, and the policy context in which sites would be brought forward.

**Identified Impacts of Potential allocations**

- 3.17 The overall quantum of development has been subject to Habitats Regulations Assessment in the Local Plan Strategy HRA. The amount of residual land required to deliver planned requirements is enough to ensure that a minimum of 545 dwellings and 10.63ha of Employment land are provided (March 2017). This means that the cumulative quantum of the sites identified as option choices would be significantly in excess of this requirement, and so from these option choices, and on-going site assessment, the following sites are capable of to meeting the residual requirement (as part of the buffer and any qualitative requirement). Whilst it was important to establish that in order to meet the residual requirement, wherever the site was situated, land for a school was required, this resulted a choice between two of the larger sites which identified land for a school. As a result of wider assessment, the developments assessed in this Appropriate Assessment at Malton and Norton are:

- Site 450 - Ryedale House (Ryedale District Council) Old Malton Road (Circa 90 units)
- Site 649 (88) – Land at Norton Lodge (east of Beverley Road) (Circa 578 dwellings)

- 3.18 The Local Plan Sites Document is not proposing to allocate employment land at Malton or Norton, but, rather identify a broad location to the east of the under construction Livestock Market and agri-business park. The land is made up of the following land submissions, and is identified as a general area as safeguarded land:

- Site 578 - Land to the North of A64 and South of Wyse House Lane, Old Malton (13.93ha)
- Site 579 - Land North of Wyse House Lane and East of A169, Old Malton (16.46ha)

3.19 Although the Local Plan Sites Document will allocate land for residential and employment uses; prior to development taking place planning permission will still need to be secured in relation to the details of these developments. This will enable the specific nature of the uses proposed to be assessed in more detail. The adopted Ryedale Local Plan Strategy contains policies to protect Natura 2000 sites. Of particular importance is SP14 (part):

*“In considering proposals for development –  
Proposals which would have an adverse effect on any site or species protected under international or national legislation will be considered in the context of the statutory protection which is afforded to them.”*

The appropriate assessment undertaken for the Local Plan Sites Document will be a point of reference for the subsequent consideration of planning applications, and the mitigation measures will be included as Development Principles accompanying the allocation.

#### **Disturbance through Recreational Activity**

- 3.20 In terms of recreational pressure it is considered that the proposed combination of the sites proposed would not lead to direct, proportional increase the level of use of the River Derwent. It is expected that there will be an increase in the general levels of recreational activity, and this is in relation to a general increase in population, and the activities proposed and being undertaken through the Malton and Norton Area Partnership, in their efforts to promote the River as an important green asset in the towns.
- 3.21 The increase in impact would not be felt equally along the River Derwent. The River Derwent is not universally accessible, only parts are capable of being accessed, and this is done at some distance. The foot paths on the northern side of the Derwent are intermittent in their length, and do not run close to the River. The paths to the southern side of the river only start part way through the settlement, indeed the stretch of river between the built form of the towns is not designated SAC, but is a SSSI. The Centenary Way is relatively underused (as a National Trail), but it is identified on the Ordnance Survey and is a well defined route, indicating regular, if not high, levels of use. Due to any potential disturbance being in discrete areas, wildlife (Otters) are either habituated to the presence, or can simply move away from that particular area, without leaving the River itself, and therefore the SAC. Of the sites considered as option choices, site 324 would be the most likely to lead to increased recreational activity, as the site is close to one of the key access points to the river, to the east of Old Malton, and close to Lady Spring Woods there is a greater prevalence of recreational activity.
- 3.22 For sites which are for employment purposes, their ability to bring recreational activity pressures are even less. However, green infrastructure elements which would include

sustainable drainage systems, would offer attractive, accessible lunchtime/break recreational areas, for people who work on the sites.

### **Run Off Impacts**

3.23 For the River Derwent SAC, water contamination through urbanisation of the land, and increased run off rates presents a potentially more serious issue than that posed by recreational pressure. The nature of this is discussed in greater detail in Appendix 1. In summary, site 450 would lead to a net improvement, based on the ability to improve surface water management on a Brownfield site. For site 649, the impact is would bring a net reduction in agricultural runoff, and other mitigation measures are set out in the relation to the site in Appendix 1. Wider policy mitigation measures and in-combination effects are considered in the following section. This is important within the consideration of identifying the land to the east (578,579) as being land for future employment development, as the proposed development is not yet identified, so the ability to identify specific mitigation is not possible. However, any subsequent application would be assessed within the regulatory framework, and subject to the mitigation measures both direct and indirect that are mentioned in chapter 4, and in appendix 1.

## **4. Mitigation Measures and In-Combination Effects**

- 4.1 Mitigation can be defined as ‘measures that avoid or reduce overall potential adverse effects on the integrity of a Natura 2000 sites and should be taken into account during the Appropriate Assessment of the impacts of a plan or project.’<sup>2</sup> In-combination effects are the effects of other policies, plans, projects, which act with the plan/policy/project subject to Appropriate Assessment, the act can be positive or negative.
- 4.2 Where effects have been identified that would, or could, harm the integrity of a Natura 2000 site (River Derwent SAC) it is necessary to identify mitigation measures to avoid any harm. These are identified against each effect in Table 1. Mitigation measures and in-combination effects are both policy-orientated and therefore applied district wide, and then there will be site-specific mitigation which is expected to be incorporated into a development scheme, and considered as part of the allocation process, and then the planning application.

### **Site- Focused**

4.3 No site allocations in Malton and Norton are actively seeking to facilitate increased riverside recreation as part of any masterplan submissions. The sites are not physically adjacent to the Derwent SAC, and there are a number of physical barriers (roads/buildings) which would preclude direct connection. This will reduce the propensity to utilise the area on an ad-hoc basis. However, as discussed earlier, there is no active means of preventing those who wish to walk along the river, where it is possible to do so, and so it is likely that through the increase in population there will be an increase in activity along the River Derwent. Mitigation measures relate to the Green Infrastructure components of site submission information, and on

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<sup>2</sup> The Appropriate Assessment of Spatial Plans in England – A Guide to Why, When and How to do it (RSPB, 2007)

site recreational areas and walks which provide attractive walking areas (particularly for dog walkers), will be provided on the largest development site, and not in direct conjunction with the access to the River Derwent. This will provide attractive alternatives to utilising the River Derwent, provides important public open space to meet the recreational requirements of the development and will ensure that the site integrates well into the surrounding countryside.

- 4.4 The Local Plan Sites Document also identifies a series of Development Principles which are associated with the proposed allocation. For SD3, (site 649) Land to the East of Beverley Road, Norton, this would involve maximise opportunities for green infrastructure, including 3 phase Sustainable Drainage Systems, and areas of formal and informal recreation. For SD4 (site 450) a surface water management scheme is required.
- 4.5 A further consideration is the reduction in the use of agricultural fertilisers and pesticides on the sites. Apart from 450, all the sites within this Appropriate Assessment are used for cropping, not grazing, resulting in a more intensive agricultural regime. As such, these sites are indirectly contributing to the identified problems of diffuse sediment run off, and pollution from agricultural activities. Introducing a regime which eliminates that type of pollution from those specific fields, and reducing run-off to reduce sedimentation, would be a net benefit in terms improving opportunities to biodiversity activity.

#### **In-combination effects**

- 4.6 The policy framework as provided by the Ryedale Local Plan Strategy – Policy SP15 (part) recognises the need for the sites themselves to contribute to providing green infrastructure and playspace:

*“Protecting and enhancing the quality and integrity of the following corridors and areas of Green Infrastructure Networks considered of Regional or Sub-Regional significance within Ryedale: including the River Derwent*

*And by protecting, enhancing, creating and connecting wider elements of Green Infrastructure” various measures are included, and this includes:*

*Creation of Publicly accessible open spaces and green spaces within built up areas to key destination points such as town centres and schools, Towns, villages and the wider countryside beyond”*

- 4.7 In respect of water contamination through run-off, there is a policy requirement in the Local Plan Strategy, Policy SP17, which requires the use of sustainable drainage systems and techniques, where technically feasible, to promote groundwater recharge and reduce flood risk. Development proposals will be expected to attenuate surface water run off to the rates recommended in the Strategic Flood Risk Assessment. In addition, major development proposals within areas highlighted as having critical drainage problems in the North East Yorkshire Strategic Flood Risk Assessment (SFRA) (or future updates) as Critical Drainage Areas may, if appropriate, be required to demonstrate that the development will not exacerbate existing problems by modelling impact on the wider drainage systems. This will be particularly important for sites (649/88) and 324 because they are identified as being with Critical Drainage Areas in the SFRA. None of the sites for either residential or employment

uses are affected by geological/hydrological matters which would preclude the use of sustainable drainage systems. There are no ground source protection zones either on or adjacent to the sites. Information which has been provided by the developer/landowner demonstrates that they are willing to use such systems and the site is capable of using them, and as part of their proposed application there would also be a requirement in terms of the sustainable, long term maintenance of SuDs features.

4.8 The Local Plan Strategy also requires that the necessary sewerage and water treatment infrastructure improvements are provided in tandem with new development and that scale, type, location and phasing of new development or land-based activity can be accommodated without an unacceptable impact on water supply. Yorkshire Water is aware of the overall development requirements, and these sites in particular, and will be factoring the extra requirements into their capital programme. The River Derwent Catchment Partnership is a umbrella organisation which helps to publicise and coordinate activities which manage the Derwent, with the commitment to providing a more resilient river to reducing the risk of flooding, and enhancing biodiversity.

4.9 Whilst a significant component of the Local Plan Sites Document is the allocations, there are other site-specific designations. Of particular note is the Visually Important Undeveloped Area, which recognises the contribution that open, undeveloped areas of land contribute to settlement form and character. In evaluating the merits of the other option sites, one area of land which were identified as option choices for residential development are now proposed as Visually Important Undeveloped Areas:

- Land at Folliot Ward Close; and
- Land South of Westgate Lane and North of Green Lane (Site 324)

Further VIUAs are proposed at:

- Extensions around the pre-existing VIUA at Old Malton; and
- Land between Langton Road and Welham Road in Norton

The HRA screening update concluded that as a site-specific policy of restraint, the policy designation would have no effect on the Conservation Objectives of the River Derwent SAC. These areas already provide an important recreational resource (public footpaths permitting).

4.10 An organisation called the Malton and Norton Town Partnership produced a document in 2015 which outlined various aspects of increasing integration through the towns. Part of that work was looking at options which has been suggested for at developing and promoting the riverside area as an attractive recreational experience and destination in the following ways:

- Development of a Park, using Orchard Fields
- Boardwalks in Lady Spring Wood
- Recreational boating
- Removal of Taylor Brown Building with formation of a riverside cafe area

These projects are shortlisted, and it is identified that consultation with Statutory Consultees will be required in respect of the environmental sensitivities. No firm decisions have been made around these proposals, and some will be considered in the production of the Malton and Norton Neighbourhood Plan, which is not reached a formal stage of development. A

Riverside Project Team has been set up and work commenced in early 2017 regarding vegetative clearance along the river bank between Railway Street Bridge and County Bridge on the Norton side of the river (note: outside the SAC designation). The intention of these proposals is to bring about increased use of the River Derwent, and so there is an in-combination effect. However, depending on the outcome of the production of the Neighbourhood Plan, and what new green space is identified within that document, and the work of the RPT, and the development of a Green Infrastructure Strategy, as identified in the Local Plan Strategy (Policy SP15), it remains to be seen what impact that would have. Although some riverbank clearance has been undertaken, in a sensitive manner, with input from the Environment Agency and Natural England, it is not conclusive what proposals will be taken forward in the Neighbourhood Plan. It will be necessary that in such proposals for clearance (which are not under the control of the planning system), there is no harm to the integrity of the banks, which could increase run off and sedimentation.

- 4.11 It is clear, therefore, that it is important for the large site taken forward as an allocation to ensure that it provides a range of attractive open space areas for informal recreation, and that signage is promoted which identifies areas of recreational activity away from the river.
- 4.12 As part of considering wider in-combination effect, the developments along the River Derwent at Stamford Bridge were also considered. Two allocations are adopted, in the East Riding Local Plan, resulting in 307 new dwellings on two sites to the north east of the settlement, one of which is close to the River Derwent. In examining the proposals, these sites will be expected to have their own site specific measures which do not increase run off through SuDs (and would reduce agricultural run off), and expect a management plan to ensure the long-term sustainability of such features. There is a public footpath which runs along the River Derwent, but the site submission is not adjacent to the footpath. Landscaping proposals are indicated as providing an impenetrable feature, which should prevent direct movement between the site and the footpath by the river. Whilst it is inevitable that there is likely to be a small increase in recreational activity, the East Riding Local Plan also has a series of mitigation measures proposed, which include: mitigation measures including on-site open space and facilities for dog-walking (e.g. circular route, provision of waste bins), along with off-site measures: e.g. signage within the SSSI/SAC along the footpath highlighting alternative dog walking areas and the sensitivities of the designation; improvements to the Public Rights of Way Network in the local area.

## **5. Conclusion**

- 5.1 The allocations and policies of the LPSD were subject to screening. Sites identified as potential and finalised housing and employment allocations at Malton and Norton, to meet residual requirements, were then subjected to Appropriate Assessment.
- 5.2 Following application of the mitigation measures identified through the evidence provided by site submitters, the in-combination effects through the application of policy, and evaluating the wider impact of in-combination effects; Ryedale District Council are satisfied that there are no effects that would harm the integrity of Natura 2000 sites as a result of the implementation of the Ryedale Local Plan Sites Document (LPSD).

5.3 Whilst there will be some indirect increased recreational activity, this will not give rise to any effects that would harm the integrity of the Natura 2000 site, the River Derwent SAC, due to the wider improvements to green infrastructure and on-site recreational space. The Authority will refer back to the mitigation measures identified in this report, and to the Development Principles which accompany the allocations in the implementation of the Local Plan Sites Document.



Appendix 1

Table 2: Assessment of effects on Natura 2000 sites

Site	Consequence of site development	Qualifying features	Potential harm to the integrity	Mitigation Measures capable of being used
River Derwent SAC	Increase in number of people on river bank for recreational purposes	Otter <i>Lutra lutra</i>	Effects through disturbance of Otters <i>Lutra lutra</i> , which also use the River Derwent SAC for resting and breeding holts	<p>The Derwent flows centrally between the twin towns which have historically turned their backs to the river as development has sought to avoid flooding. The route along the river is neither consistently attractive nor usable and is, as a result, not a strong recreation destination for the towns in its own right.</p> <p>The otter population will already be habituated to a level of disturbance arising from walkers using sections of path adjacent to the river as well as to general ambient noise and lighting associated predominantly with existing commercial activity, the road network and the railway all of which are in very close proximity to the river as it runs through the towns. There are stretches of the river where access is not possible.</p> <p>No proposals are identified within the allocations to actively increase connectivity to riverside recreation. The sites will be expected to provide their own green infrastructure and recreational space. This is recognised in Policy SP15 of the Local Plan Strategy requires that Green Infrastructure will be provided on all allocated housing and employment sites in Malton and Norton. It seeks to ensure that green infrastructure links <i>into</i> the surrounding countryside are secured and improved as an opportunity arising from this pattern and broad location of new development. It is considered that this strategy will also ensure that the recreation pressure arising from cumulative additional new development will not result in significant direct recreational pressure or activity at the riverside.</p> <p>None of the sites being considered as preferred sites have direct footpath</p>

Site	Consequence of site development	Qualifying features	Potential harm to the integrity	Mitigation Measures capable of being used
				<p>links to the river. To access the riverside, residents of the development sites 649, 218 and 249 would walk into town and access the riverside path from the town, and the sites have identified either proposed or pre-existing recreational routes and activity. Residents of 324 would also need to cross the B1257 and go through Old Malton, but they would be closer to one of the more attractive and accessible paths which although not adjacent to the Derwent, runs in proximity, as such site 324 is more capable of leading to increased opportunities for recreational activity at the Derwent by function of distance to existing footpaths in a more rural setting. Site 450 is closer to the existing footpaths which run closest to the Derwent, but there is already significant areas of public open space (Orchard Fields and Castle Gardens) which provide an important buffer to the site.</p> <p>Sites 218/249 are immediately adjacent to Public Rights of Way which lead into the Howardian Hills Area of Outstanding Natural Beauty. The PRow network adjacent to the site provides users with the ability to walk circuit routes and access the countryside by a range of means.</p> <p>Site 649 is also distanced from the River, and also has two PRow's which are adjacent to the site. The Centenary Way skirts along the site, which whilst that runs to the north through the town to the River Derwent, this is over 1 km from the site. The route then runs out to the east of the site into the open countryside to Settrington. Within the site is a public footpath which again links into Centenary Way.</p> <p>Regarding the information submitted by the Site Submitter of 649. No evidence of Otters has been found on the site and the site is assessed as</p>

Site	Consequence of site development	Qualifying features	Potential harm to the integrity	Mitigation Measures capable of being used
				<p>not being important supporting habitat for otters.</p> <p>The Site is over 700m from the River Derwent and there are no footpath links to the River (which could make increases in recreational pressure more likely as a result of development). Site users will make use of green space on site for exercise of dogs and will have no easy means of access to the River Derwent.</p> <p>The proposals have no direct impact on the river or its banks.</p> <p>Noting that access to the Derwent is achievable in principle, but only at distance and through the built up area (with railway line proximal), the proximity and immediate attractiveness of these routes into the open countryside means that these will be used to provide for the informal recreational demands arising from the development, together with on-site informal open space and formal playspace. It is considered that these facilities will be used in preference to the riverside and that the new development will not result in any significant additional recreational pressure on the riverside paths.</p> <p>The majority of committed new development (with planning permission and yet to be built) at Malton and Norton is also situated at a distance from the riverside, mainly as a result of flood risk issues. Therefore the majority of the future supply of development land will be located at a distance from the river.</p> <p>For sites which are proposed for employment purposes, their ability to bring</p>

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				<p>increased recreational activity is much less, particularly in respect of dog walking which is a key disturbance. However, green infrastructure elements, and the application of sustainable drainage systems, would offer the potential to provide lunchtime/break recreational areas, which would be away from the River Derwent. Ecological appraisal for the sites 578 and 579 confirmed that there this some sub-optimal habitats for qualifying species (Otter).</p> <p>In conclusion there is sufficient information to assess the principle of development, for allocation purposes, that the proposed allocations will not have a likely significant effect on the conservation objectives of the River Derwent SAC alone and in combination with other development, in respect of impacting the qualifying species Otters <i>Lutra lutra</i>, which use the River Derwent SAC for resting and breeding holts</p>
River Derwent SAC	Increased levels of run-off from developed sites resulting in higher flood risk downstream in the River Derwent (of which the River Rye is a tributary).	Water courses of plain to montane levels with <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i>  Otters <i>Lutra lutra</i>	Effects on River and Sea lampreys, in the River Derwent SAC through the need for altered water level control measures or flood defences which alter the flow of the water. This can affect	<p>The Development Plan is clear that surface water run off rates will need to be carefully managed. This is in terms of both mitigating flood risk issues, but also has a link to ensuring that the flow rates of the River Derwent are not adversely affecting the hydrology of the river system. The Environment Agency also requires that run-off rates do not increase those of the existing, undeveloped, site.</p> <p>Policy SP17 of the Local Plan Strategy requires the use of sustainable drainage systems where feasible. On these potential proposed sites there are no constraints (such as Ground Source Protection Zones) which would preclude the use of such measures. The Local Plan Sites Document identifies that in the Development Principles for each site (unless previously</p>

Site	Consequence of site development	Qualifying features	Potential harm to the integrity	Mitigation Measures capable of being used
	Which affects habitats in terms of water flow rates, scouring risk, water levels.	Sea Lamprey <i>Petromyzon marinus</i>  River Lamprey <i>Lampetra fluviatilis</i>  Bullhead <i>Cottus gobio</i>	the quality of the riverbed as lamprey spawning habitat. Increasing water levels can effect food supply for Otters and Bullhead fish	<p>developed) to use of Sustainable Drainage Systems. Since there are no technical constraints identified from the information submitted which would preclude their use, they will be required as a matter of course.</p> <p>Yorkshire Water are aware of the increased pressure on sewerage and surface water, and that it is factored into their 5-year rolling capital programme to expand the capacity to accommodate the levels of development identified in the Local Plan Strategy. It is also important to note that despite the size of some of the land submissions, they will not be built out en-mass.</p> <p>In conclusion there is sufficient information to assess for allocation purposes, and the principle of development, that a drainage scheme which would meet the requirements of Yorkshire Water and the Environment Agency can be achieved, which will in turn ensure that the scheme can be achieved, alone and in combination with other development, without impacting on the water quality or water flow in the River Derwent.</p>
River Derwent SAC	Increased levels of diffuse pollution through run-off from developed sites, affects the water quality (nutrient and pollutant	Water courses of plain to montane levels with <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i>	Effects on water quality in the River Derwent SAC and Lower Derwent SAC, SPA and RAMSAR sites could affect the qualifying habitats	<p>As part of managing surface water run off in principle, there is a need to ensure that techniques employed, and management of foul/contaminated water, is undertaken to ensure no adverse impact on the quality of water entering the River Derwent.</p> <p>Policy SP17 of The Local Plan Strategy, requires applications for new development assess impacts on water quality and propose mitigation measures to reduce the risk of pollution and a deterioration of water quality, and aligned to this ensure that necessary sewerage and water treatment</p>

Site	Consequence of site development	Qualifying features	Potential harm to the integrity	Mitigation Measures capable of being used
	content) affecting food sources	<p>Otters <i>Lutra lutra</i></p> <p>Sea Lamprey <i>Petromyzon marinus</i></p> <p>River Lamprey <i>Lampetra fluviatilis</i></p> <p>Bullhead <i>Cottus gobio</i></p>	and species present in these sites, as they are also dependent upon the high quality of the water for their supply of food.	<p>infrastructure improvements are provided in tandem with new development.</p> <p>Policy SP17 requires the use of sustainable drainage systems where feasible. As discussed in respect of water levels, the use of SUDs will be expected in principle on the allocations, both manage run-off and improve water quality. There is no evidence submitted which demonstrates that they are not feasible, and they have been added as a development Principle.</p> <p>Site 450 is a Brownfield site, and redevelopment of the site represents an opportunity to improve the surface water management of the site. This is also identified as a development principle.</p> <p>For site 218 A Stage 2 Geo-Environmental report has been prepared which identifies the that the general geology of the site is Oolitic limestone and an infiltration assessment has concluded that the site is suitable for surface water drainage by soakaways discharging into the weathered limestone. The site lies above a principal aquifer.</p> <p>It is recognised that any drainage scheme will demand consultation with and agreement of the Environment Agency. A detailed drainage scheme is yet to be designed for any submission but any planning approval would be conditioned to ensure the prior approval of drainage details prior to the commencement of the scheme.</p> <p>The site submitter of site 218 has indicated that they intend to use a system of surface water soakaways to allow water to drain into the existing ground conditions at existing rates and that the scheme will provide a drainage</p>

Site	Consequence of site development	Qualifying features	Potential harm to the integrity	Mitigation Measures capable of being used
				<p>system in accordance with the CIRIA Document C697 ('The SUDS Manual'). As such there should be no change to the water regime over the wider area. It is proposed that surface water run-off from the highway will be collected from trapped gullies and rainwater downpipes from buildings will discharge to below ground sealed systems to prevent foreign bodies from entering the soakaway system and to maintain water quality at current levels. Petrol interceptors will also be used where these are considered to be necessary. The Local Planning Authority and Lead Local Flood Authority will expect a management plan for the long-term maintenance of such features and that will be set out in a s.106 legal agreement.</p> <p>Site submissions for site 649 have confirmed that a drainage strategy will demonstrate that water quality is not negatively affected through the provision of 3 phase SUDS and removal of silt and chemical inputs from intensive arable agriculture. A Construction Environment Management Plan would be produced to demonstrate that construction runoff will be attenuated to prevent silt or diffuse pollutants entering the catchment. They have confirmed that Yorkshire Water have agreed a strategy for the management of sewerage and foul water. It is expected that for site 649 there is likely to be a direct improvement due to the reduction in agricultural pollution due to the direct connection of field run off into Prior Pot Beck; a tributary of the River Derwent.</p> <p>Further development sites at the Town will be designed with their own drainage systems which will require approval and existing adjacent residential development sites have their own positive drainage systems which will not impact on the proposed development.</p>

Site	Consequence of site development	Qualifying features	Potential harm to the integrity	Mitigation Measures capable of being used
				<p>Yorkshire Water are aware of the increased pressure on sewerage and surface water, and that it is factored into their 5-year rolling capital programme to expand the capacity to accommodate the levels of development identified in the Local Plan Strategy. It is also important to note that given the size of some of the land submissions, they will not be built out en mass, and will be phased. Site 649 has provided confirmation of the principle of Yorkshire Water permitting foul drains to enter into the main sewerage system.</p> <p>As to the nature of alterations to the type of contaminants entering the River; it is considered that there will be a net improvement. All the original option sites which are being considered as preferred sites are used in arable farming, and as such the level of nutrient input and where necessary pesticide control are much greater than either grazed land, or land which is then taken into a urbanised context, which is then subjected to various interceptors for pollutant control.</p> <p>In conclusion there is sufficient information to assess the principle of development, for allocation purposes, that drainage schemes which would meet the requirements of Yorkshire Water and the Environment Agency can be achieved, which will in turn ensure that the scheme can be achieved, alone and in combination with other development, without impacting on the water quality or water flow in the River Derwent.</p>



Site	Consequence of site development	Qualifying features	Potential harm to the integrity	Mitigation Measures capable of being used
Lower Derwent SAC	Increased levels of diffuse pollution through run-off from developed sites, affects the water quality (nutrient and pollutant content) affecting food sources	Lowland hay meadows, Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> , Otters <i>Lutra lutra</i>	Effects on water quality from increased run-off could affect the species and habitats supported by the river.	<p>As part of managing surface water run off in principle, there is a need to ensure that techniques employed, and management of foul/contaminated water, is undertaken to ensure no adverse impact on the quality of water entering the River Derwent.</p> <p>Policy SP17 of The Local Plan Strategy, requires applications for new development assess impacts on water quality and propose mitigation measures to reduce the risk of pollution and a deterioration of water quality, and aligned to this ensure that necessary sewerage and water treatment infrastructure improvements are provided in tandem with new development.</p> <p>Policy SP17 requires the use of sustainable drainage systems where feasible. As discussed in respect of water levels, the use of SUDs will be expected in principle on the allocations, both manage run-off and improve water quality. There is no evidence submitted which demonstrates that they are not feasible, and they have been added as a development Principle.</p> <p>Site 450 is a Brownfield site, and redevelopment of the site represents an opportunity to improve the surface water management of the site. This is also identified as a development principle.</p> <p>For site 218 A Stage 2 Geo-Environmental report has been prepared which identifies the that the general geology of the site is Oolitic limestone and an infiltration assessment has concluded that the site is suitable for surface water drainage by soakaways discharging into the weathered limestone. The site lies above a principal aquifer.</p>

Site	Consequence of site development	Qualifying features	Potential harm to the integrity	Mitigation Measures capable of being used
				<p>It is recognised that any drainage scheme will demand consultation with and agreement of the Environment Agency. A detailed drainage scheme is yet to be designed for any submission but any planning approval would be conditioned to ensure the prior approval of drainage details prior to the commencement of the scheme.</p> <p>The site submitter of site 218 has indicated that they intend to use a system of surface water soakaways to allow water to drain into the existing ground conditions at existing rates and that the scheme will provide a drainage system in accordance with the CIRIA Document C697 ('The SUDS Manual'). As such there should be no change to the water regime over the wider area. It is proposed that surface water run-off from the highway will be collected from trapped gullies and rainwater downpipes from buildings will discharge to below ground sealed systems to prevent foreign bodies from entering the soakaway system and to maintain water quality at current levels. Petrol interceptors will also be used where these are considered to be necessary. The Local Planning Authority and Lead Local Flood Authority will expect a management plan for the long-term maintenance of such features and that will be set out in a s.106 legal agreement.</p> <p>Site submissions for site 649 have confirmed that a drainage strategy will demonstrate that water quality is not negatively affected through the provision of 3 phase SUDS and removal of silt and chemical inputs from intensive arable agriculture. A Construction Environment Management Plan would be produced to demonstrate that construction runoff will be attenuated to prevent silt or diffuse pollutants entering the catchment. They have confirmed that Yorkshire Water have agreed a strategy for the</p>

Site	Consequence of site development	Qualifying features	Potential harm to the integrity	Mitigation Measures capable of being used
				<p>management of sewerage and foul water. It is expected that for site 649 there is likely to be a direct improvement due to the reduction in agricultural pollution due to the direct connection of field run off into Prior Pot Beck; a tributary of the River Derwent.</p> <p>Further development sites at the Town will be designed with their own drainage systems which will require approval and existing adjacent residential development sites have their own positive drainage systems which will not impact on the proposed development.</p> <p>Yorkshire Water are aware of the increased pressure on sewerage and surface water, and that it is factored into their 5-year rolling capital programme to expand the capacity to accommodate the levels of development identified in the Local Plan Strategy. It is also important to note that given the size of some of the land submissions, they will not be built out en mass, and will be phased. Site 649 has provided confirmation of the principle of Yorkshire Water permitting foul drains to enter into the main sewerage system.</p> <p>As to the nature of alterations to the type of contaminants entering the River; it is considered that there will be a net improvement. All the original option sites which are being considered as preferred sites are used in arable farming, and as such the level of nutrient input and where necessary pesticide control are much greater than either grazed land, or land which is then taken into a urbanised context, which is then subjected to various interceptors for pollutant control.</p>

Site	Consequence of site development	Qualifying features	Potential harm to the integrity	Mitigation Measures capable of being used
				<p>In conclusion there is sufficient information to assess the principle of development, for allocation purposes, that drainage schemes which would meet the requirements of Yorkshire Water and the Environment Agency can be achieved, which will in turn ensure that the scheme can be achieved, alone and in combination with other development, without impacting on the water quality or water flow in the River Derwent, and consequently the Lower Derwent SPA.</p>
Lower Derwent SPA	<p>Increased levels of diffuse pollution through run-off from developed sites, affects the water quality (nutrient and pollutant content) affecting food sources</p>	<p>Bewick's swan Eurasian wigeon Eurasian teal Northern shoveler European golden plover Ruff Waterbird assemblage Great bittern Spotted crane Corn crane</p>	<p>Effects on water quality from increased run-off could affect the species and habitats supported by the river.</p>	<p>As part of managing surface water run off in principle, there is a need to ensure that techniques employed, and management of foul/contaminated water, is undertaken to ensure no adverse impact on the quality of water entering the River Derwent.</p> <p>Policy SP17 of The Local Plan Strategy, requires applications for new development assess impacts on water quality and propose mitigation measures to reduce the risk of pollution and a deterioration of water quality, and aligned to this ensure that necessary sewerage and water treatment infrastructure improvements are provided in tandem with new development.</p> <p>Policy SP17 requires the use of sustainable drainage systems where feasible. As discussed in respect of water levels, the use of SUDs will be expected in principle on the allocations, both manage run-off and improve water quality. There is no evidence submitted which demonstrates that they are not feasible, and they have been added as a development Principle.</p> <p>Site 450 is a Brownfield site, and redevelopment of the site represents an opportunity to improve the surface water management of the site. This is</p>

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				<p>also identified as a development principle.</p> <p>For site 218 A Stage 2 Geo-Environmental report has been prepared which identifies the that the general geology of the site is Oolitic limestone and an infiltration assessment has concluded that the site is suitable for surface water drainage by soakaways discharging into the weathered limestone. The site lies above a principal aquifer.</p> <p>It is recognised that any drainage scheme will demand consultation with and agreement of the Environment Agency. A detailed drainage scheme is yet to be designed for any submission but any planning approval would be conditioned to ensure the prior approval of drainage details prior to the commencement of the scheme.</p> <p>The site submitter of site 218 has indicated that they intend to use a system of surface water soakaways to allow water to drain into the existing ground conditions at existing rates and that the scheme will provide a drainage system in accordance with the CIRIA Document C697 ('The SUDS Manual'). As such there should be no change to the water regime over the wider area. It is proposed that surface water run-off from the highway will be collected from trapped gullies and rainwater downpipes from buildings will discharge to below ground sealed systems to prevent foreign bodies from entering the soakaway system and to maintain water quality at current levels. Petrol interceptors will also be used where these are considered to be necessary. The Local Planning Authority and Lead Local Flood Authority will expect a management plan for the long-term maintenance of such features and that will be set out in a s.106 legal agreement.</p>

Site	Consequence of site development	Qualifying features	Potential harm to the integrity	Mitigation Measures capable of being used
				<p>Site submissions for site 649 have confirmed that a drainage strategy will demonstrate that water quality is not negatively affected through the provision of 3 phase SUDS and removal of silt and chemical inputs from intensive arable agriculture. A Construction Environment Management Plan would be produced to demonstrate that construction runoff will be attenuated to prevent silt or diffuse pollutants entering the catchment. They have confirmed that Yorkshire Water have agreed a strategy for the management of sewerage and foul water. It is expected that for site 649 there is likely to be a direct improvement due to the reduction in agricultural pollution due to the direct connection of field run off into Prior Pot Beck; a tributary of the River Derwent.</p> <p>Further development sites at the Town will be designed with their own drainage systems which will require approval and existing adjacent residential development sites have their own positive drainage systems which will not impact on the proposed development.</p> <p>Yorkshire Water are aware of the increased pressure on sewerage and surface water, and that it is factored into their 5-year rolling capital programme to expand the capacity to accommodate the levels of development identified in the Local Plan Strategy. It is also important to note that given the size of some of the land submissions, they will not be built out en mass, and will be phased. Site 649 has provided confirmation of the principle of Yorkshire Water permitting foul drains to enter into the main sewerage system.</p>

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				<p>As to the nature of alterations to the type of contaminants entering the River; it is considered that there will be a net improvement. All the original option sites which are being considered as preferred sites are used in arable farming, and as such the level of nutrient input and where necessary pesticide control are much greater than either grazed land, or land which is then taken into a urbanised context, which is then subjected to various interceptors for pollutant control.</p> <p>In conclusion there is sufficient information to assess the principle of development, for allocation purposes, that drainage schemes which would meet the requirements of Yorkshire Water and the Environment Agency can be achieved, which will in turn ensure that the scheme can be achieved, alone and in combination with other development, without impacting on the water quality or water flow in the River Derwent, and therefore on the Lower Derwent SPA.</p>
Lower Derwent RAMSAR	Increased levels of diffuse pollution through run-off from developed sites, affects the water quality (nutrient and pollutant content) affecting food	Internationally important wetland assemblage – plants, invertebrates	Effects on water quality from increased run-off could affect the species and habitats supported by the river.	<p>As part of managing surface water run off in principle, there is a need to ensure that techniques employed, and management of foul/contaminated water, is undertaken to ensure no adverse impact on the quality of water entering the River Derwent.</p> <p>Policy SP17 of The Local Plan Strategy, requires applications for new development assess impacts on water quality and propose mitigation measures to reduce the risk of pollution and a deterioration of water quality, and aligned to this ensure that necessary sewerage and water treatment infrastructure improvements are provided in tandem with new development.</p>

Site	Consequence of site development	Qualifying features	Potential harm to the integrity	Mitigation Measures capable of being used
	sources			<p>Policy SP17 requires the use of sustainable drainage systems where feasible. As discussed in respect of water levels, the use of SUDs will be expected in principle on the allocations, both manage run-off and improve water quality. There is no evidence submitted which demonstrates that they are not feasible, and they have been added as a development Principle.</p> <p>Site 450 is a Brownfield site, and redevelopment of the site represents an opportunity to improve the surface water management of the site. This is also identified as a development principle.</p> <p>For site 218 A Stage 2 Geo-Environmental report has been prepared which identifies the that the general geology of the site is Oolitic limestone and an infiltration assessment has concluded that the site is suitable for surface water drainage by soakaways discharging into the weathered limestone. The site lies above a principal aquifer.</p> <p>It is recognised that any drainage scheme will demand consultation with and agreement of the Environment Agency. A detailed drainage scheme is yet to be designed for any submission but any planning approval would be conditioned to ensure the prior approval of drainage details prior to the commencement of the scheme.</p> <p>The site submitter of site 218 has indicated that they intend to use a system of surface water soakaways to allow water to drain into the existing ground conditions at existing rates and that the scheme will provide a drainage system in accordance with the CIRIA Document C697 ('The SUDS Manual'). As such there should be no change to the water regime over the</p>



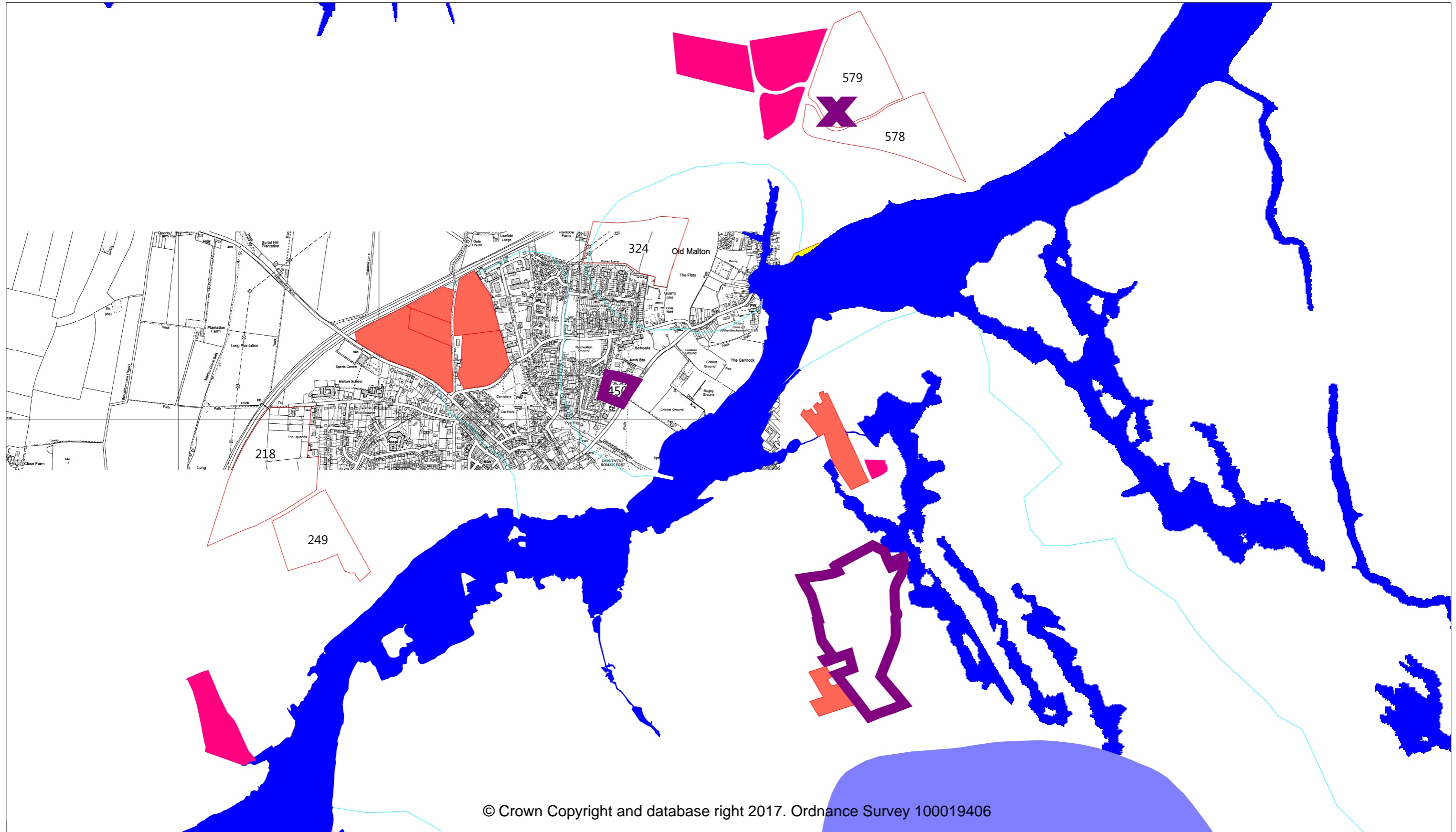
Site	Consequence of site development	Qualifying features	Potential harm to the integrity	Mitigation Measures capable of being used
				<p>wider area. It is proposed that surface water run-off from the highway will be collected from trapped gullies and rainwater downpipes from buildings will discharge to below ground sealed systems to prevent foreign bodies from entering the soakaway system and to maintain water quality at current levels. Petrol interceptors will also be used where these are considered to be necessary. The Local Planning Authority and Lead Local Flood Authority will expect a management plan for the long-term maintenance of such features and that will be set out in a s.106 legal agreement.</p> <p>Site submissions for site 649 have confirmed that a drainage strategy will demonstrate that water quality is not negatively affected through the provision of 3 phase SUDS and removal of silt and chemical inputs from intensive arable agriculture. A Construction Environment Management Plan would be produced to demonstrate that construction runoff will be attenuated to prevent silt or diffuse pollutants entering the catchment. They have confirmed that Yorkshire Water have agreed a strategy for the management of sewerage and foul water. It is expected that for site 649 there is likely to be a direct improvement due to the reduction in agricultural pollution due to the direct connection of field run off into Prior Pot Beck; a tributary of the River Derwent.</p> <p>Further development sites at the Town will be designed with their own drainage systems which will require approval and existing adjacent residential development sites have their own positive drainage systems which will not impact on the proposed development.</p> <p>Yorkshire Water are aware of the increased pressure on sewerage and</p>











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Ryedale District Council  
 Ryedale House  
 Malton  
 North Yorkshire  
 YO17 7HH  
 Tel: (01653) 600666  
 Fax (01653) 696801  
 Email: enquiries@ryedale.gov.uk  
 Website: www.ryedale.gov.uk

**LEGEND**

- Housing Option Choices
- Housing UC or comp since 2012
- Employment committed or UC
- SSSI 2016
- SAC 2016
- X Allocations
- floodzone3
- Groundwater source protection zones
- Drainage Sensitive Areas 2010

Scale: 1:1

