

The Ryedale Plan-Local Plan Sites Document-Examination Hearings

Tuesday 2 October 2018

AGENDA

1. Matter 5-Land for Employment Uses

a) Employment land requirement and provision

- Evidence
- Approach
- Commitments/residual need
- Requirement
- Flexibility
- Phasing

b) Site selection process

- Sustainability process/alternatives
- Methodology
- Site areas and capacities

c) Existing employment commitments (Policy SD 12)

- Status of sites
- Commitment/allocation?

d) New employment land allocations

The following questions apply to each of the employment sites

Land to the south of Thornton Road Industrial Estate

Broad location: Land to the north of the A64 and to the east of the A169, Malton

- a. What is the background to the allocation? How was it identified and which options were considered?
- b. What is the current planning status of the site in terms of planning applications, planning permissions and completions/construction?
- c. How was the site area and capacity determined? Are the assumptions justified and based on available evidence having regard to any constraints and the provision of necessary infrastructure?
- d. What are the potential adverse impacts of the allocation and how could these be mitigated?
- e. What are the infrastructure requirements/costs and are there physical or other constraints to development? How could these be addressed?
- f. Is the development proposed viable and deliverable within the Plan period?

- g. What are the infrastructure requirements/costs and are there physical or other constraints to development? How could these be addressed?
- h. Is the development proposed viable and deliverable within the Plan period?

Broad location: Land to the north of the A64 and to the east of the A169, Malton

- a. Is the identification of a broad location justified as opposed to detailed site boundaries?
- b. Are the criteria effective, justified and consistent with national policy?

j. Malton Foods, Amotherby

e) Expansion Land for Existing Employers (Policy SD13)

The following questions apply to each of the sites:

- Land to the south of Sylatech, Kirkbymoorside
 - Land to the south of Malton Foods (Zwanenberg), Amotherby
 - Land to the north of BATA, Amotherby
- a. What is the background to the identification of the site for expansion land? How was it identified and which options were considered?
 - b. What is the current planning status of the site in terms of planning applications, planning permissions and completions/construction?
 - c. How was the site area and capacity determined? Are the assumptions justified and based on available evidence having regard to any constraints and the provision of necessary infrastructure?
 - d. What are the potential adverse impacts of the allocation and how could these be mitigated?
 - e. What are the infrastructure requirements/costs and are there physical or other constraints to development? How could these be addressed?
 - f. Is the development proposed viable and deliverable within the Plan period?
 - g. What is the expected timescale and rate of development and is this realistic?
 - h. Against which criteria would an application for expansion be considered against?
 - i. Against which criteria would an application for other employment development or alternative development be assessed?

Malton Foods, Amotherby

- a. How has the effect of the allocation on the Area of Outstanding Natural Beauty been considered?