

RYEDALE
DISTRICT
COUNCIL



Malton Food Enterprise Zone Local Development Order

December 2016

Project Ref: 38447

	Name	Position	Date
Prepared by	J Wadcock	Senior Associate	12.12.16
Reviewed by	B Greep	Equity Director	12.12.16
Approved by	B Greep	Equity Director	12.12.16

Peter Brett Associates LLP disclaims any responsibility to the client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the contract with the client and taking account of the manpower, resources, investigations and testing devoted to it by agreement with the client. This report has been prepared for the client and Peter Brett Associates LLP accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

© Peter Brett Associates LLP 2016

THIS REPORT IS FORMATTED FOR DOUBLE-SIDED PRINTING.

CONTENTS

- 1 INTRODUCTION..... 1**
- 2 STATEMENT OF REASONS 2**
- 3 LOCAL DEVELOPMENT ORDER 4**
 - Permitted Development 4
 - Conditions 4
- 4 PROCESS AND PROCEDURES 8**
 - Confirmation of Compliance..... 8
 - Commencing Development..... 8
 - Community Infrastructure Levy 8
 - Compliance and Enforcement..... 8
 - Revising the LDO and the Design Code 9

APPENDICES

- APPENDIX A LDO SITE LOCATION PLAN
- APPENDIX B CONFIRMATION OF COMPLIANCE APPLICATION FORM
- APPENDIX C WRITTEN SCHEME OF ARCHAEOLOGICAL INVESTIGATION

1 INTRODUCTION

- 1.1 This document sets out the Local Development Order (LDO) for the Malton Food Enterprise Zone (FEZ). It has been adopted by Ryedale District Council in accordance with the provisions of sections 61a to 61d of the Town and Country Planning Act 1990 and articles 38 and 41 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 1.2 The purpose of the LDO is to simplify the planning process within the FEZ. The LDO enables businesses and organisations that would support the objectives of the FEZ to develop facilities at the site without the need for planning permission but subject to a number of conditions set out within this LDO. Development proposals that do not conform with the LDO or that cannot satisfy the conditions of the LDO will require planning permission in the usual way.
- 1.3 This LDO comprises:
 - a statement of reasons for granting planning permission;
 - the Local Development Order setting out the terms of the planning permission;
 - guidance on process and procedures, including the prior notification process; and
 - a Design Code which sets out more detailed requirements in terms of the form and appearance of the development permitted by the LDO.
- 1.4 The District Council has screened the LDO proposals as required by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended in 2015). The Council has determined that the proposals fall within Schedule 2 of the Environmental Impact Assessment (EIA) Regulations and that the LDO constitutes EIA development.
- 1.5 As such, an Environmental Statement has been prepared in accordance with Regulation 29 of the EIA Regulations. The Environmental Statement accompanies the LDO and has informed its preparation.

2 STATEMENT OF REASONS

- 2.1 This LDO has been prepared to support the development of the Malton FEZ, to attract new investment and employment opportunities to Ryedale and to assist in the delivery of the objectives of the York, North Yorkshire and East Riding Enterprise Partnership.
- 2.2 The Malton FEZ was established in 2015 as part of the Department for the Environment, Food and Rural Affairs' 'Pathfinder Food Enterprise Zone' initiative. It occupies a site to the north of the A64 and to the west of the A169, adjacent to the former Eden Camp which is now a popular museum and tourist attraction. The total area of the site is 19.9 hectares and it comprises three agricultural fields either side of Edenhouse Road, as shown by the plan contained at Appendix A.
- 2.3 The District Council granted planning permission in 2015 for the development of a new business park at the site including outline planning permission for a new livestock market, agricultural business centre and business park, and full planning permission for accommodation intended for a high quality butchers (application reference no. 14/00426/MOUTE). Reserved matters applications associated within the outline planning permission have not yet been submitted although a further planning permission has been granted for revised access arrangements to the site (ref: 16/00412/OUTE). Various infrastructure works including the new roundabout and access from the A169, and the main retention pond to the south of Edenhouse Road, have now been completed.
- 2.4 The objectives of the Malton FEZ are to:
- create a thriving agri-food park with employment for over 500 people at the site;
 - support the growth of existing businesses and encourage new businesses within the agri-food sector;
 - encourage a greater range of employment opportunities in the sector, improve the skills of the local workforce and support wage growth;
 - develop closer ties between food and farming businesses to boost the rural economy;
 - deliver new, high quality facilities for these sectors including a replacement for the existing livestock market in Malton Town Centre; and
 - complement the National Agri-Food Innovation Campus at Sand Hutton and the wider bioeconomy within the region.
- 2.5 The successful delivery of the FEZ project will also support the objectives of various other plans and strategies. These include Policy SP9 of the Ryedale Local Plan Strategy (2013) which seeks to sustain and diversify the land-based economy within the district, and the York, North Yorkshire and East Riding Enterprise Partnership's Strategic Economic Plan (2016 update) which identifies the Malton FEZ as a key asset. One of the five priorities of the Strategic Economic Plan is to become a global leader in agri-food and the bioeconomy, an objective that will be achieved by various measures including supporting interventions that connect agri-food and

biorenewable/bioscience supply chains and attracting investment to the area by locating new businesses at key sites and establishing and retaining high value jobs.

- 2.6 This LDO has a key role in supporting the delivery of the FEZ by streamlining the development process, speeding up implementation, reducing associated costs and encouraging investment. Its main benefits can be summarised as:
- easing the process of bringing forward defined development for landowners and occupiers by removing the need for further planning permissions or the discharge of existing planning conditions;
 - improving certainty and confidence for investors and potential occupiers;
 - reducing administrative burdens on all parties including the local planning authority;
 - enabling the early commencement of development and acting as a catalyst for the successful delivery of the FEZ; and
 - allowing economic development to occur in a timely manner that responds to commercial opportunities for growth and expansion in these strategically important business sectors.
- 2.7 As part of the preparation of the LDO the Council has sought to address some of the planning conditions attached to the existing outline and full planning permissions at the FEZ site. The measures taken by the Council are intended to further reduce the burdens on developers and investors and streamline the conditions attached to the LDO.

3 LOCAL DEVELOPMENT ORDER

Permitted Development

- 3.1 Within the area outlined in red at Appendix A, the erection of buildings for the use of specified businesses and organisations and associated works is permitted subject to compliance with the criteria and conditions of this LDO.

Specified Businesses and Organisations

- 3.2 For the purposes of the LDO, specified businesses and organisations are defined as:

'Businesses and organisations whose primary activities involve:

- *the production, processing and manufacturing of food or drink;*
- *associated bioscience and agricultural technology;*
- *the supply of goods, equipment or services (including education and training) to the agricultural and food/drink manufacturing sectors.'*

Use Classes

- 3.3 Development is only permitted within the following Use Classes, subject to the conditions set out below:

- Use Classes A1, A2 and A3
- Use Classes B1, B2 and B8
- Use Class D1
- Livestock Market (sui generis)
- Agricultural Vehicle Sales (sui generis)

Design Code

- 3.4 All permitted development should satisfy the requirements of the Design Code that is attached to this LDO.

Conditions

- 3.5 Development is permitted subject to the following conditions:

Limitations on Floorspace

- 1 The total amount of floorspace to be developed at the site under the terms of this LDO should not exceed 27,900 sq. m.

Reason: To define the terms of the LDO, in the interests of proper planning and in accordance with Policies SP6 and SP20 of the Ryedale Plan – Local Plan Strategy.

- 2 No more than 4,000 sq. m of Class B1 (office) floorspace shall be provided on-site.

Reason: To satisfy the requirements of Policy SP7 and Policy SP19 of the Ryedale Plan – Local Plan Strategy.

- 3 No more than 25% of floorspace within any individual unit should be used for Class A1 purposes and the total Class A1 floorspace shall not exceed 1,500 sq. m across the site.

Reason: To satisfy the requirements of Policy SP7 and Policy SP19 of the Ryedale Plan – Local Plan Strategy.

- 4 No more than 600 sq. m of Class A2 floorspace shall be provided on-site.

Reason: To satisfy the requirements of Policy SP7 and Policy SP19 of the Ryedale Plan – Local Plan Strategy.

- 5 No more than 10% of floorspace within any individual unit should be use for Class A3 purposes and the total Class A3 floorspace shall not exceed 600 sq. m across the site.

Reason: To satisfy the requirements of Policy SP7 and Policy SP19 of the Ryedale Plan – Local Plan Strategy.

- 6 No more than 3,000 sq. m of Class D1 floorspace shall be provided on-site.

Reason: To satisfy the requirements of Policy SP7 and Policy SP19 of the Ryedale Plan – Local Plan Strategy.

- 7 No more than 3,000 sq. m of floorspace shall be provided on-site for the sale of agricultural vehicles or machinery (sui generis).

Reason: To satisfy the requirements of Policy SP7 and Policy SP19 of the Ryedale Plan – Local Plan Strategy.

Surface and Foul Water Drainage Infrastructure

- 8 Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over, or within three metres either side of the centre line of the sewer that crosses the site.

Reason: In order to allow sufficient access for maintenance and repair work at all times, and to satisfy Policy SP17 of the Ryedale Plan – Local Plan Strategy.

- 9 The rate of discharge of surface water run-off shall not exceed 1.4l/s/ha, and appropriate attenuation storage shall be provided in accordance with the details set out within the LDO Design Code.

Reason: To accord with Policy SP17 of the Ryedale Plan – Local Plan Strategy.

- 10 No part of any individual phase of development to which this LDO relates shall be occupied or brought into use until the relevant aspects of the package of sustainable drainage solutions set out within the LDO Design Code has been agreed with the Internal Drainage Board and Yorkshire Water (as appropriate) and fully implemented.

Reason: To ensure that the development can be properly drained and to satisfy the requirements of Policy SP17 of the Ryedale Plan – Local Plan Strategy.

- 11 Unless otherwise agreed in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the foul drainage works set out within the LDO Design Code.

Reason: To ensure that no foul water discharges take place until proper provision has been made for its disposal, and to satisfy Policy SP17 of the Ryedale Plan – Local Plan Strategy.

Archaeological Investigation and Reporting

- 12 Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place other than in accordance with the archaeological Written Scheme of Investigation that forms part of this LDO.

Reason: In order to ensure the archaeological resources of the site are adequately investigated, understood and where necessary safeguarded, in accordance with the National Planning Policy Framework and Policy SP12 of the Ryedale Plan – Local Plan Strategy.

- 13 The applicant shall formally notify the Local Planning Authority in writing with 14 days of the completion of archaeological field investigations.

Reason: In order to ensure the archaeological resources of the site are adequately investigated, understood and where necessary safeguarded, in accordance with the National Planning Policy Framework and Policy SP12 of the Ryedale Plan – Local Plan Strategy.

- 14 Within 24 months of completing the archaeological field investigations set out within the Written Scheme of Investigation and the LDO Design Code, a report which shall comprise an assessment of archaeological remains recovered from the site and an outline of the subsequent programme of analyses, publication and archiving shall be submitted to and approved in writing by the Local Planning Authority. The programme of analyses, publication and archiving shall thereafter be carried out in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: In order to ensure the archaeological resources of the site are adequately investigated, understood and where necessary safeguarded, in accordance with the National Planning Policy Framework and Policy SP12 of the Ryedale Plan – Local Plan Strategy.

Access and Sustainable Travel

- 15 No part of the any individual phase of development to which this LDO relates shall be occupied or brought into use until the necessary carriageway and any footway/footpath from which it gains access has been constructed and connected to the existing highway network with appropriate street lighting, in accordance with the LDO masterplan and other requirements of the LDO Design Code. Once

created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In accordance with Policy S19 and S20 of the Ryedale Plan – Local Plan Core Strategy, and to ensure safe and appropriate access and egress to the premises in the interests of highway safety.

- 16 Prior to any individual building or unit of over 1,000 sq. m gross external floorspace being occupied or brought into use, a Travel Plan should be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented and the development shall thereafter be carried out in accordance with the Travel Plan.

Reason: In accordance with Policies SP19 and SP20 of the Ryedale Plan- Local Plan Strategy, and to establish measures to encourage more sustainable non-car modes.

Ecology, Landscaping and Visual Appearance

- 17 No part of any individual phase of development to which this LDO relates shall be occupied or brought into use until the relevant habitat creation and mitigation measures set out within the LDO Design Code have been fully implemented.

Reason: To satisfy the requirements of Policy SP14 of the Ryedale Plan – Local Plan Strategy.

- 18 The mature Ash tree along the western boundary of the site shall be protected prior to the commencement of any relevant development at the site by 1.8m high weld mesh fencing supported on scaffolding posts set into firm ground and set on a radius from the tree equal to 12 times the trunk diameter measured at 1.5m from ground level.

Reason: To secure the protection of this tree which is of amenity value to the area and satisfy Policy SP16 and SP20 of the Ryedale Plan – Local Plan Strategy.

- 19 The landscaping works set out within the LDO masterplan and the LDO Design Code shall be carried out within the first planting season following the commencement of any individual phase of the development permitted by this LDO.

Reason: To enhance the appearance of the development and to comply with the requirements of Policy SP20 of the Ryedale Plan – Local Plan Strategy.

- 20 No raw materials, finished or unfinished products or parts, crates, materials or other items shall be stacked or stored outside any building on the site without the prior approval in writing of the local planning authority.

Reason: To ensure that the appearance of the area is not prejudiced by the external storage of materials, and to satisfy Policy SP20 of the Ryedale Plan – Local Plan Strategy.

4 PROCESS AND PROCEDURES

- 4.1 In this section we set out guidance in respect of the various processes and procedures associated with the LDO.

Confirmation of Compliance

- 4.2 The Local Planning Authority should be provided with prior notification of any development proposed under the provisions of the LDO. This should be done by completing the confirmation of compliance form attached at Appendix B to this LDO. The form, together with the required supporting documents, should be submitted to the Local Planning Authority.
- 4.3 The Local Planning Authority will provide a response within 28 days, which will comprise one of the following:
- a letter of conformity to confirm that the proposed development satisfies the terms of the LDO;
 - a request for further information; or
 - a letter stating that the proposed development does not meet the terms of the LDO and that an application for planning permission should therefore be made.

Commencing Development

- 4.4 Development that has commenced under the provisions of the LDO can be completed in the event that the LDO is revoked, provided that it still complies with the conditions for development. Development which is applied for under the provisions of the LDO but not commenced at the time that the LDO is revoked would require planning permission.

Community Infrastructure Levy

- 4.5 The District Council adopted its Community Infrastructure Levy (CIL) charging schedule in January 2016 and it has been effective since 1st March 2016. The charging schedule does not require any CIL payments for developments falling within Use Classes B1, B2, B8, D1, D2, A1 (where not a supermarket or a retail warehouse) or A3, as permitted by this LDO.

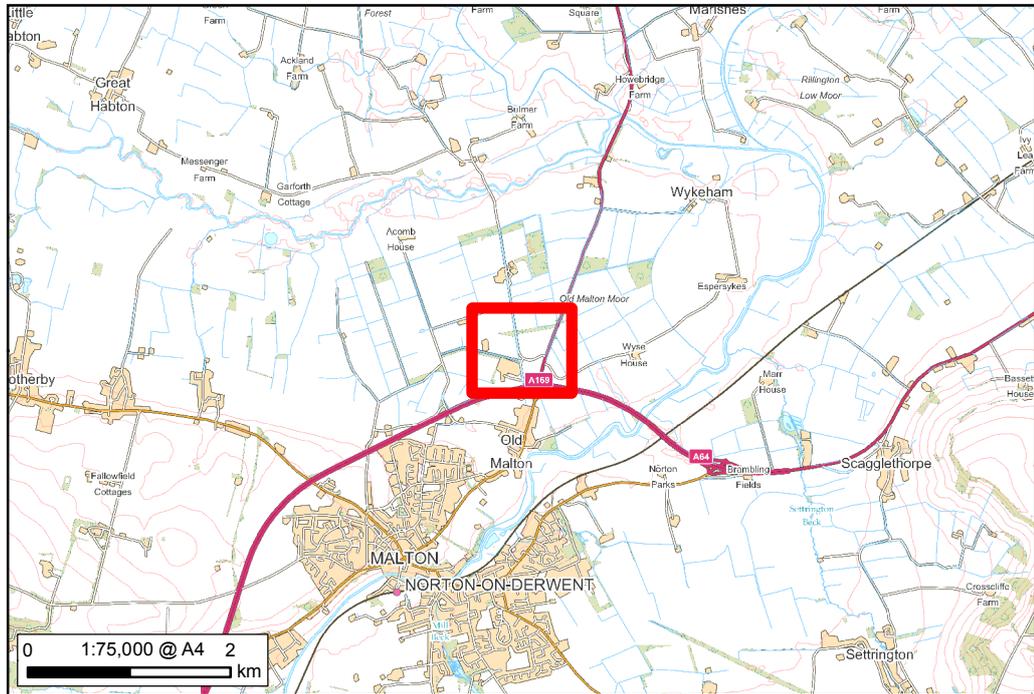
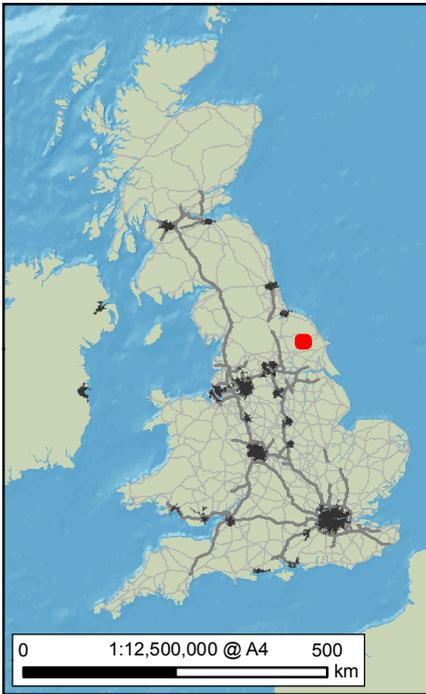
Compliance and Enforcement

- 4.6 Failure to comply with the requirements of the LDO or any other statutory requirements may result in appropriate enforcement action being taken by the Local Planning Authority.

Revising the LDO and the Design Code

- 4.7 This LDO is not subject to any time-limit. The District Council will monitor the development of the Malton FEZ site and will make any appropriate revisions to the LDO and/or the attached Design Code necessary to ensure that the overall objectives set out within the Statement of Reasons are met. Under the provisions of the relevant legislation, revisions can be made by the local planning authority at any time subject to the necessary consultation requirements.

APPENDIX A LDO SITE LOCATION PLAN



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

07/09/2016
Drawn: DRL
Checked: JW

MALTON FOOD ENTERPRISE ZONE
Site Location Plan

Figure 1 Rev A

**APPENDIX B CONFIRMATION OF COMPLIANCE
APPLICATION FORM**

RYEDALE
DISTRICT
COUNCIL



Ryedale House
Old Malton Road
Malton
North Yorkshire
YO17 7HH
(01653 600666)

dm@ryedale.gov.uk
www.ryedale.gov.uk/planning

Malton Food Enterprise Zone Local Development Order (LDO)

1. LDO Confirmation of Compliance Application Form

Applicant details	Agent details
Name:	Name:
Company name:	Company name:
Address:	Address:
Town:	Town:
Postcode:	Postcode:
Landline:	Landline:
Mobile number:	Mobile number:
E-mail address:	E-mail address:

2. Description of the proposal

Note – Applicants are advised to ensure their proposal meets the definition of the ‘specified businesses and organisations’ specified in the LDO. This is: *‘Businesses and organisations whose primary activities involve:*

- *the production, processing and manufacturing of food or drink;*
- *associated bioscience and agricultural technology; and*
- *the supply of goods, equipment or services (including education and training) to the agricultural and food/drink manufacturing sectors.’*

3. Proposed Floorspace

Use Class	New gross internal floorspace (sq.m)
A1 – Shops	
A2 – Financial and Professional Services	
A3 – Food and Drink	
B1 (a) – Office	
B1 (b) – Research and Development	
B1 (c) – Light Industrial	
B2 – General Industrial	
B8 – Storage and Distribution	
D1 – Non-residential institutions	
Sui Generis (Livestock Market or Agricultural Vehicle Sales)	
Total	

Note – Applicants are advised to check the LDO to confirm the uses permitted within the application area and the floorspace threshold conditions prescribed in Section 3.

4. Industrial or commercial processes and machinery

Please describe the activities and process which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site.

5. Vehicle, pedestrian access, roads and rights of way

Please circle

Is a new or altered vehicle access proposed to or from an existing public highway?	Yes	No
Is a new or altered pedestrian access proposed to or from an existing public highway?	Yes	No

Note - Please provide details on the submitted plans where you have answered 'Yes' to any of the above questions and ensure that these details meet the requirements of the LDO Design Code.

6. Vehicle Parking

Please provide the number of on-site parking spaces (where relevant to the proposal)

Car		Of which disabled spaces:	
Vans / Light goods vehicles			
Heavy goods vehicles			
Motorcycle			
Cycle			

Note – Parking standards are set out in the LDO Design Code.

7. Travel Plan (TP)

TP required?

TP submitted?

If the proposal involves the erection of a building or unit exceeding 1,000 sq.m (gross external area), a travel plan will need to be submitted to the Local Planning Authority.

Yes / No

Yes / No

8. Relevant Supporting Information and Plans

The following list of plans and supporting information is required to satisfy the Local Planning Authority that the proposed development meets the provision of the LDO

Please tick

Location plan (1:1250 or 1:2500) showing direction of north, based upon an up-to-date map which identifies the site edged red and includes other land owned by the applicant in blue.

Site plan (drawn at a scale of 1:500 or 1:200).

Block plan of the site (1:100 or 1:200 scale)

Existing (where relevant) and proposed elevations (1:50 or 1:100 scale)

Existing (where relevant) and proposed floor plans (1:50 or 1:100 scale)

Existing and proposed site sections and finished floor and site levels (1:50 or 1:100 scale)

Parking provision plan (drawn at a scale of 1:500 or 1:200).

Note – Details of design, layout, heights, materials, landscaping and street lighting should be in accordance with the requirements of the LDO Design Code and should be confirmed by the above plans.

9. Foul and Surface Water Drainage

Please circle

Does the proposal include foul drainage works in accordance with the requirements of the LDO Design Code?

Yes

No

Does the proposal ensure a rate of discharge of surface water run-off not exceeding 1.4l/s/ha, together with appropriate attenuation storage as set out within the LDO Design Code?

Yes

No

10. Additional Conditions

Please confirm the following:

Note – this application form provides the Local Planning Authority with the necessary framework to demonstrate compliance with the provisions of the LDO. However the Council reserves the right to request additional information where necessary to make that determination. The application form should not be viewed as an exhaustive list of the various requirements of the LDO. Applicants/ agents should refer to the LDO, LDO Appendices and LDO Design Code to satisfy themselves that they have addressed all relevant requirements.

Please tick

You will undertake any archaeological investigation in accordance with the Written Scheme of Investigation (appended to the LDO) prior to the commencement of development.

You shall formally notify the Local Planning Authority in writing with 14 days of the completion of archaeological field investigations (if not already completed). Following the completion of archaeological field investigations, you will submit a report of any archaeological remains recovered from the site within 24 months, to be approved in writing by the Local Planning Authority.

You will implement relevant aspects of the package of sustainable drainage solutions set out within the LDO Design Code will be fully implemented prior to occupation of any buildings

No building or other obstruction hereby proposed shall be located over, or within three metres either side of the centre line of the sewer that crosses the site.

You will implement the necessary carriageway and any footway/footpath access links (as specified in the LDO Design Code) between your site and the existing highway network prior to the occupation of any building or the site being brought into use.

You will implement the habitat creation and mitigation measures (where relevant to your site) as set in the LDO Design Code prior to the occupation of the development

You shall ensure that no development shall take place within the prescribed trees protection zones, unless a Method Statement for Arboricultural Works has been submitted to and approved in writing by the Local Planning Authority.

You will ensure that any landscaping works (relevant to your site) will be carried out within the first planting season following the commencement of development permitted by this LDO.

When the site is in operation, you will ensure that no raw materials, finished or unfinished products or parts, crates, materials or other items shall be stacked or stored outside any building(s) without the prior approval in writing of the Local Planning Authority.

11. Declaration

We hereby apply for confirmation of compliance as described in this form and the accompanying plans / drawings and supporting information.

Signed (applicant)	Signed (agent - if applicable)	Date
--------------------	--------------------------------	------

APPENDIX C WRITTEN SCHEME OF ARCHAEOLOGICAL INVESTIGATION



prospect archaeology

Land Adjacent to Eden Camp,
Malton, North Yorkshire
Written Scheme of Investigation -
Archaeological Evaluation

NGR: SE 79826 73800

Local Planning Authority: Ryedale District Council

Planning Reference: Malton Food Enterprise Zone: Local Development Order

Date of Report: December 2016

Author: Nansi Rosenberg

Report No. CDP01/02 rev4

Contents

1.0	INTRODUCTION	4
2.0	PREVIOUS ARCHAEOLOGICAL WORK	4
3.0	SCOPE OF WORKS	5
4.0	AIMS AND OBJECTIVES	5
5.0	METHOD.....	5
6.0	EXCAVATION AND RECORDING.....	6
7.0	POST-EXCAVATION PROCESSING	8
8.0	REPORTING.....	8
9.0	MONITORING	9
10.0	ARCHIVING	10
11.0	PROGRAMME & STAFFING	10
12.0	REFERENCES	10
13.0	FIGURES.....	12

1.0 Introduction

1.1 Commercial Development Projects have been granted outline planning permission for the development of a new Livestock Market, Agri Business Centre and Business Park on a 17.8 hectare piece of land known as Eden Camp West in Malton, North Yorkshire and now the site is the subject of a proposed Local Development Order. Malton has extensive evidence for archaeological activity of all periods, but particularly from the Roman period onwards.

1.2 This Written Scheme of Investigation (WSI) has been prepared by Prospect Archaeology Ltd and details the staffing, methodology and timetable of the programme of works. It complies with the Chartered Institute for Archaeologists' (CIfA) *Standards and Guidance for Archaeological field evaluation* (CIfA 2014a). All work will be undertaken with reference to the Standards and guidance prepared by the CIfA, available at <http://archaeologists.net/codes/ifa>.

1.3 The proposed trenching will be undertaken on a phased basis to reflect the development process at the site. The first element will comprise construction of new infrastructure and development plots will be developed out as required thereafter.

1.4 Site Location and Description

Geology

1.4.1 The site lies on Corallian Group of limestone sandstone, siltstone and mudstone. Locally this is oolitic limestone (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

1.5 Topography and setting

1.5.1 The site comprises two fields situated to east and west of Edenhouse Road, north of the A64 Malton Bypass and the Eden Camp visitor attraction. Work on highway access, a new spine road and retention pond has already commenced to the south of the eastern field, following archaeological interventions. The western field is bounded by Freehold Lane to the south and agricultural fields to west and north. The eastern field is bounded by a tree line to the north and the A169 to the east. To the south of this eastern field, a further area is currently being developed as a drainage retention pond. The site is level and surrounded by hedge and ditch boundaries.

2.0 Previous Archaeological Work

2.1 A heritage assessment was undertaken by Prospect Archaeology in 2014 which concluded that the archaeological potential appeared to be low but that there was insufficient

information to make an informed judgement. This was followed by a geophysical (magnetometer) survey undertaken by GSB Sumo. Anomalies were identified which are, in the main, representative of former field boundaries. A service trench was also visible cutting approximately north-south through the eastern field. Therefore, on the basis of the magnetic survey, the archaeological potential of the site is considered to be low.

2.2 Archaeological monitoring during stripping for the retention pond to the south of road identified only modern or probably modern features. Evaluation trenches excavated along the spine road identified no archaeological features.

3.0 Scope of Works

3.1 Following on from geophysical survey a limited programmed of evaluation trenching has been requested by the North Yorkshire County Council Historic Environment Team (NYCC HET). This will be undertaken to investigate the few anomalies identified by the geophysical survey and to test apparently blank areas. This work will comprise 21 trenches each measuring 50m x 1.8m, and 6 areas each measuring 10m x 10m, as shown on Figure 1.

4.0 Aims and Objectives

4.1 The purpose of the intrusive evaluation will be to gather sufficient information to be able to formulate a policy for the management of the archaeological resources present on the site.

4.2 Evidence shall be gathered to establish the presence/absence, nature, date, depth, quality of survival and importance of any archaeological deposits to enable an assessment of the potential and significance of the archaeological remains, and to allow for the determination of any appropriate strategies to mitigate the effect of the proposed development upon the archaeological resource.

5.0 Method

5.1.1 Fieldwork will be undertaken by a team from CFA. All groundworks will be supervised by an appropriately experienced archaeologist. It is proposed that in the first instance there will be one archaeologist present on site to monitor the trench excavations. When sufficient trenches are opened further staff will be brought in to complete the investigations. Contingency rates are identified to allow for further archaeological investigation if the archaeology is more extensive than anticipated. Contingency sums are in place to allow for additional post-excavation analysis if required.

5.1.2 The trenches and areas will be excavated by a 360° excavator using a toothless ditching bucket under continuous archaeological supervision. Once the trenches are stripped of topsoil all features encountered will be plotted and then excavated according to the sampling strategy.

5.2 Excavation and Recording

5.2.1 Following the identification of archaeological deposits, all further excavation will be by hand, by experienced/qualified archaeologists to natural undisturbed deposits. Sufficient of each feature will be excavated to determine its date and function.

5.2.2 Linear features will be sampled a minimum of 20% along their length (each sample section to be not less than 1m), or a minimum of a 1m sample section, if the feature is less than 5m long. Should specialised deposits (e.g. localised refuse dumping, industrial wastes) be present, then more extensive excavation will be undertaken. Junctions of linear features with other features will also be excavated to determine stratigraphic relationships. All terminals will be excavated.

5.2.3 Following the hand excavation of linear features potentially of prehistoric to early medieval date, a further 30% will be machine excavated in spits to examine the possibility of structured deposits in fills. This requirement will be subject to on site iterative review.

5.2.4 Discrete features will be half-sectioned in the first instance. Discrete features containing significant structural traces or important artefactual or environmental material will be fully excavated. Post holes and stake holes (where not clearly forming a structure) will be half-sectioned ensuring that relationships are investigated.

5.2.5 All structures and zones of specialised activity (e.g. industrial, agricultural processing, ceremonial, funerary) are to be fully or extensively excavated, and all relationships recorded. Structural remains such as eaves drip gullies, beam slots and post-holes demonstrated to be part of a buildings construction will require total excavation.

5.2.6 All industrial features including "domestic" ovens and hearths will be 100% excavated and sampled for analysis. Where there is evidence for industrial activity, large technological residues will be collected by hand. Separate samples will be collected for micro-slags (hammer-scale and spherical droplets) in accordance with recommendations of Archaeometallurgy in archaeological projects (English Heritage/Historical Metallurgy Society 2001).

5.2.7 A drawn record will be maintained, comprising a site plan showing the locations of the area excavation within the site, an overall site plan, feature plans and section drawings as appropriate. These will be produced at appropriate scales, normally 1:100, 1:50, 1:20 and/or 1:10, as the

complexity of the drawing requires. Detailed plans will be made of key features and section or elevation drawings provided of cut features and upstanding structures as appropriate. All drawings will be referenced to the overall site plan.

5.2.8 A photographic record of the project and of each feature will be made and photographs illustrating the relationships between groups of features and general progress will also be taken. Archival record shots will be b/w film and colour digital shots will be used to supplement the record but will not form part of the formal archive.

5.2.9 All context, drawing and photographic registers will be cross-referenced.

5.2.10 Finds will be bagged and labelled according to their context of origin. All finds will be treated in accordance with current best practice (see ClfA 2014b). Advice will be taken on any finds requiring immediate specialist treatment.

5.3 Environmental Sampling

5.3.1 An appropriate level of environmental samples will be taken from deposits that can be securely dated and/or placed in the site's stratigraphic sequence and in accordance with the English Heritage Environmental Archaeology (2011). Samples will be no less than 40 litres (where possible). If samples are required from discrete features that are not proposed for 100% excavation they will be taken from the unexcavated 50%. Sampling of stake-holes or small features will require the excavation of 100% of the feature.

5.3.2 Sampling will focus on deposits that have the potential to assist with the research objectives. The potential for scientific dating of industrial residues or structures will be considered as a contingency item.

5.4 Human Remains

5.4.1 Should human remains be encountered the consultant, curator and coroner should be informed. Removal of human remains will only take place in accordance with a Ministry of Justice licence (which may be required under the 1857 Burials Act). Current best practice will be followed (see Brickley & McKinley 2004 and Mickinley & Roberts 1993).

5.5 Treasure

5.5.1 The possibility of encountering items of treasure, as defined in the Treasure Act (1996), is noted and provision will be made for informing the necessary authorities, and providing appropriate security measures, should the need arise.

6.0 Post-excavation processing

- 6.1.1 Finds and records will be returned to the contracted unit for processing. Records will be checked and entered into a computerised database. All finds will be treated in accordance with current HE best practice, including 'Investigative Conservation'. Finds will be cleaned (where appropriate) and marked and boxed for transfer to the relevant specialists according to accepted principles and in line with appropriate period/ material guidelines. Environmental samples will be washed and assessed by an environmental archaeologist.
- 6.1.2 Where material suitable for scientific dating is recovered, sufficient dating will be undertaken to meet the aims of the project.
- 6.1.3 For all categories of material recovered, including finds, palaeo-environmental, industrial and other specialist samples, an assessment by an appropriately experienced specialist will be undertaken.
- 6.1.4 Environmental samples will be processed and sorted, and any artefacts recovered provided to the appropriate specialist(s) to be considered alongside the hand-recovered material. Basic stratigraphic information will be supplied to the project specialists.
- 6.1.5 Where assessment has identified the need for further analysis, this will be completed drawing upon the contingency allowed.
- 6.1.6 All ferrous objects and a selection of non-ferrous objects (including all coins), will be x-radiographed in accordance with current best practice contained in English Heritage 2006 *Guidelines on the X-radiography of archaeological metalwork*.

7.0 Reporting

- 7.1.1 A grey literature report will be produced within 3-5 weeks of the completion of fieldwork. Four (4) paper copies and a digital copy of the report will be supplied to Prospect Archaeology for distribution to the client and North Yorkshire HER as appropriate. A digital copy of the report will also be sent to the Heritage Science Advisor for the region.
- 7.1.2 The report will contain the following sections:
- Executive Summary, brief summary of the reasons for the work, methods used and results.
 - Introduction, describing the scope and circumstances of the work, archaeological background and structure of the report

- Methodology
- descriptive account of the recording methods used and the results, together with an assessment of their archaeological importance, their possible relationship to relevant known features adjacent to the Development Site and estimated reliability of the results
- a phased interpretation of the features
- Discussion of the results and their significance in relation to local, regional and national sites, as appropriate
- Conclusions
- specialists' reports on all categories of artefacts recovered (except modern items). Full archive lists will accompany the specialists' finds reports.
- specialists' reports on environmental samples taken (if taken)
- a complete context list with short description
- Illustrations and plates as appropriate. Illustrations to be included are: a detailed location map, a detailed site plan showing all trenches, all trench plans and sections and detailed plans and sections of features, select artefact illustrations and a selection of scanned photographs; an overall site plan showing all (phased) archaeological features will also be included.
- References
- OASIS summary

7.1.3 A summary report of an appropriate length, accompanied by illustrations (at 300dpi resolution), will be prepared and submitted in digital format, for publication in an appropriate local journal.

7.1.4 Provision will be made for publicising the results of the work locally.

7.1.5 A contingency will be made for the preparation and publication, in a local, regional or national journal, of the results of the investigations.

8.0 Administration

8.1 Monitoring

8.1.1 NYCC HET will be informed of the proposed start date and will be kept informed of progress throughout the field and post-excavation work. A member of Prospect Archaeology staff will monitor the excavation and post-excavation work on behalf of the client. Site monitoring visits will be co-ordinated by Prospect Archaeology.

8.2 Health and Safety

8.2.1 All site work will be carried out in accordance with the relevant current Health and Safety legislation. A copy of the Health and Safety Document is available on request and a Risk Assessment will be prepared prior to commencement of work on site.

8.3 Insurance

8.3.1 PA and its sub-contractors are fully covered by Employers and Public Liability and Professional Indemnity insurances, copies of which are available for inspection on request.

9.0 Archiving

9.1.1 The site archive will be prepared in accordance with the UKIC's document Guidelines for the Preparation of Excavation Archives for Long Term Storage and the ClfA's 2014 *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* (ClfA 2014c).

9.1.2 Ultimately the ordered and checked archive, along with artefacts, ecofacts and relevant documents will be deposited with the Yorkshire Museum. This excludes finds that are subject to the Treasure Act 1996 (and later amendments), the deposition of which will be determined separately. A budget to cover the museum's deposition charge has been allowed for in the project costs to the client.

9.1.3 An electronic copy of the archive will be deposited with ADS

10.0 Programme & Staffing

10.1.1 Fieldwork will be undertaken by CFA Archaeology Ltd. It is anticipated that this will take around 15 working days with a team of 4, depending upon the quantity of archaeological remains that are revealed. This will be followed by 4-6 weeks for reporting depending on the need for specialist assessments.

10.1.2 Based on the most likely archaeological discoveries for this evaluation, the following specialists have been identified. Other specialists can be brought in as required.

Specialists

Neolithic & Bronze Age pottery	Terry Manby
Iron Age & Roman pottery:	Dr Chris Cumberpatch or Peter Didsbury
Medieval & Post-medieval pottery	Dr Chris Cumberpatch
Small finds:	Sue Anderson
Environmental assessment:	Dr Mike Cressey
Faunal analyst:	Dr Jennifer Thoms

11.0 References

Brickley, M & McKinley, J.I 2004 *Guidelines to the standards for recording human remains*, IFA paper no. 7
<http://www.babao.org.uk/HumanremainsFINAL.pdf>

Chartered Institute for Archaeologists 2014a *Standard and guidance for archaeological field evaluation*

Chartered Institute for Archaeologists 2014b *Standard and guidance for the collection, documentation, conservation and research of archaeological materials*

Chartered Institute for Archaeologists 2014c *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives*

English Heritage 2006 *Guidelines on the X-radiography of archaeological metalwork*

English Heritage 2011 (second edition) *Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation*. Centre for Archaeology Guidelines

McKinley, J.I., and Roberts, C., 1993 *Excavation and post-excavation treatment of cremated and inhumed human remains*, IfA Technical Paper No. 13 <http://www.archaeologists.net/publications/papers>

Turnpenny, M. 2012 *Archaeological Archive Deposition Policy for Museums in Yorkshire and the Humber*

12.0 Figures

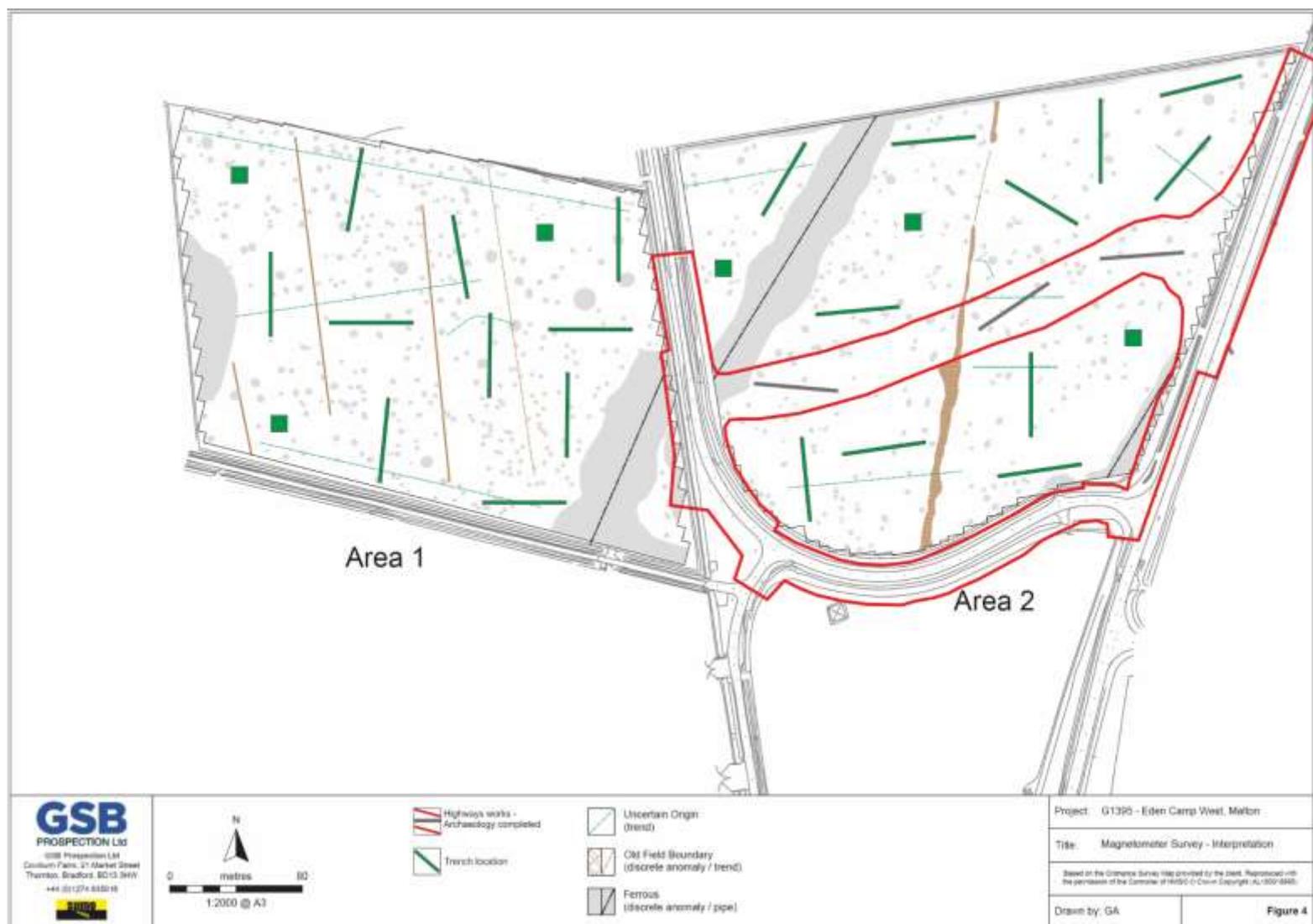


Figure 1: Proposed trench plan overlaid on geophysical survey interpretation. Red outline marks position of completed highway works zone

