

Date: 18 December 2017
Our ref: 231479
Your ref: Ryedale Plan: Local Plan Sites Document and Policies Map



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BY EMAIL ONLY

Dear Jill

Planning consultation: Ryedale Plan: Local Plan Sites Document and Policies Map

Thank you for your consultation on the above which was received by Natural England on 10 November 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Habitats Regulations Assessment – Appropriate Assessment

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the plans, in accordance with Regulation 61 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the plans and proposals will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured and delivered.

Recreational Disturbance

We recognise that recreational disturbance impacts will be mitigated through the provision of on-site greenspace as well as wider green infrastructure improvements. The appropriate assessment identifies that with mitigation measures in place, there will still be some increased recreational activity along parts of the River Derwent Special Area of Conservation (SAC). Although this increased pressure may not be at a level at which the integrity of the designated site would be effected, Natural England advises that an Access Management Plan (e.g. signage and supply of information where possible) should also be required when development comes forward. This approach would ensure recreational disturbance impacts are minimised as far as reasonably possible; for example it is recognised there are already a number of informal access routes to the River Derwent SAC which may only become more established with increased recreational activity. A well designed Access Management Plan should also ensure that the use of green infrastructure and on-site greenspace provided by development will be maximised.

Surface water and pollution from run off

Impacts associated with water quality and discharges into the River Derwent SAC are proposed to be mitigated through the implementation of SUDs and drainage into mains sewers. We strongly advise the Local Planning Authority to ensure the SUDs are well maintained and remain fully functional in the long term.

We recognise that Yorkshire Water is aware of proposed development sites and has factored this into their improvement programme to increase mains sewers capacity as a result. However, in relation to the additional capacity required to cope with the expansion we have concern that Yorkshire Water may not be able to meet SSSI phosphate targets through additional discharge. Natural England have separately asked for confirmation from Yorkshire Water via the PR19 process that phosphate targets will be able to be met in the future alongside any additional capacity, therefore we expect this issue will be addressed outside of these proposals.

It is noted that at development site 218 there is an intention to implement a soakaway system rather than connection to mains sewage. In this area it is necessary to ensure that any sewage or water treatment system is sufficiently well maintained over time and that it is not located close to a water course. NECR171 (Natural England Commissioned report 171) provides guidance on recommended distances from a water dependent site/ receiving watercourse (e.g. 30m); this report needs to be taken into account in addition to the CIRA 697 guidance referred to in the Appropriate Assessment.

Landscape

As highlighted in previous Natural England responses to the Rydale Local Plan Sites Documents, there are concerns about the proximity of site 218 to the protected landscape Howardian Hills Area of Outstanding Natural Beauty (AONB). We understand that a Landscape and Visual Impact Assessment has been submitted as part of a planning application on this site; the adverse effect on the setting of the AONB was not able to be mitigated. In order for any development to come forward on this site and avoid adverse impacts on the setting of the AONB, the number of dwellings proposed would need to be significantly reduced. Recognisable expansion of the urban edge would need to be avoided and visual impacts from the AONB appropriately mitigated. We recommend that you discuss any proposals at this site with the Howardian Hills AONB Partnership in order to understand the extent of suitable development and whether any proposed mitigation is capable of reducing impacts to the AONB setting to an acceptable level.

Natural England has previously raised concerns regarding site 650 at Pickering with regard to landscape impacts on the North York Moors National Park. It is appreciated that this site has been reduced in size through the deletion of the eastern limb of the site. We recommend that proposals at this location are discussed with the North York Moors National Park Planning Authority as to whether the scale of development is acceptable with regards to setting of the National Park.

SSSI IRZs

There are allocation sites with potential impacts on designated sites that fall outside of the scope of the Habitats Regulations Assessment discussed above. These sites are 116 and 347 which are approximately 1.5km from Newtondale Site of Special Scientific Interest (SSSI) and Haugh and Gundale Slacks SSSI. The Local Plan Sites Document explains that adverse impacts on the interest features of the SSSIs are unlikely. Increases in recreational pressure can be avoided through the provision of on-site or local open space, which we advise should be implemented upon the development on these sites.

Although we do not have any other specific comments to make on site allocations, we recommend that all forthcoming sites and development proposals are assessed against SSSI IRZs that can be viewed on the MAGIC website (<http://magic.defra.gov.uk/>).

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Oliver Walton on 02085 654530. For any new consultations, or to provide further information on this consultation please send your correspondences to [REDACTED]

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Oliver Walton
Yorkshire and Northern Lincolnshire Area Team