

SD03 Sequential Test of Committed Sites

Addendum of Sustainability Appraisal/ Strategic Environmental Assessment

March 2018

This addendum has been prepared to clarify regarding how sites have been assessed where the sites have an extant permission concerning matters of flood risk and the operation of the sequential test. Of these sites which now have permission, most of these sites were also submitted to the Council and considered through the Site Selection Methodology framework. This was either in detail, or to look at key elements, such as level of flood risk. Such sites have also been subjected to the Habitats Regulations Assessment.

Below is a table of the proposed commitments identified in the Local Plan Sites Document. The table also identifies what the level of flood risk is on the site.

Site	Use	Policy	Site Submission	Flood Risk – flood zone
Livestock Market, Malton	Retail	SD14	250	1
Dewhirst's Site, Norton	Retail	SD14	Not submitted	2
Land at Eden House, Malton	Agribusiness park and Livestock Market	SD12	588,572 and 573	1
Land at York Road Industrial Estate, Malton	Employment	SD12	21	1
Land at Norton Grove Industrial Estate	Employment	SD12	608	1 and 2
Land at Broughton Road, Malton	Housing	SD1	372,143,388	1
The Showfield, Malton	Housing	SD1	581,282	1
Land at Coronation Farm, Old Malton	Housing	SD1	350,243	1 and 2
Rainbow Lane, Malton	Housing	SD1	323	1
Land at Langton Road, Norton	Housing	SD1	476 and 262	1
Former ATS site	Housing	SD1		2 Small area in 3
Land at Westfields, Kirkbymoorside	Housing	SD1	102	1
Land at former Russell's site, Kirkbymoorside	Housing	SD1	389	1
Land at Wains Field, Kirkbymoorside	Housing	SD1	58	1
Land At Mickle Hill, Pickering	Housing	SD1	117/360	1

Please note that any other sites identified on the Policies Maps in reference to Policy SD1 are completed.

Employment Land

The site of 608, a former allocation in the 2002 Ryedale Local Plan has been reduced in extent to exclude the area of Flood Zone 2. The Council has a range of sites to consider which are in Flood Zone 1. The other identified commitments and the broad location would be for generic employment uses, the permission granted in 2014 was for B1 uses. As such the area in flood zone 2 which is to the north of the site was excluded from the Committed Extent.

Residential Land

The Coronation Farm site

The site at Coronation Farm is a site for 35 units on land which is a mixture of flood zone 1 and 2. The site is a combination of Greenfield paddock and redundant farm buildings, and a former highway depot. The site formed part of an enabling development scheme to deliver the relocation of the Livestock Market Site. As such, whilst the site has some parts of the site being subjected to a flood risk of greater than Flood Zone 1, in terms of the sequential test the enabling development scheme, as a material consideration, resulted in the site obtaining planning permission in spring 2015.

Former ATS site

The ATS site is not a site which was taken through the site selection process as it was not submitted. The planning application sequentially tested the site outside of Flood Zone 3 and applied the Exception Test to the smaller area in Flood zone 3. The area of flood zone 3 is in the north western corner. The site's context is a brownfield site within a dense urban grain. The scheme proposed flatted development of 37 one bedroom apartments with a small number of houses. In the Market Towns, the opportunity for flatted developments are very rare, and simply not possible in the wider rural area or smaller settlements. The flatted units provided an important source of one-bedroom dwellings of both market and affordable units. In combination with reducing flood risk on the site, and the surrounding area, the specific use of flatted development met the sequential test on that basis in the area of Flood Zone 2.

This site is identified as a commitment due to the opportunity to redevelop a brownfield site for a form of housing which is in short supply in the District. The site is, however, not considered within the housing land supply calculations as the landowners have confirmed that the site is at present not deliverable.

Retail Development

The former Dewhirst's site was subject to two sequential tests, the first is in terms of the location of retail development in relation to Norton Town Centre Commercial Limits. The site is an edge of centre site, but this was appropriate as there were no suitable or available areas of land or buildings which would be capable of delivering modern-format retailing. This is also illustrated by the lack of site submissions for retail development made as part of the plan-making process. There has been a lawful commencement of development on the site which was given permission in 2013. Given the constrained nature of retail opportunities, the site was then subjected to the sequential test in flood risk. Retail use, is defined as a less vulnerable use in the operation of the sequential test. The site is within flood Zone 2. Accordingly it was considered that for the proposed retail use, the use of the site met the requirements of the sequential test.