

## **Annex F: SA/SEA incorporating SFRA and HRA**

**Appendix 3k: Assessment of Sites in the City of York  
Minerals and Waste Joint Plan**

**Sustainability Appraisal Report**

**Appendix 2: Assessment of Sites**

## Contents

Reference	Site Name	Type of Site	Page
MJP52	Field SE5356 9513, to north of Duttons Farm, Upper Poppleton	Extraction of clay	1
WJP05	Field to north of Duttons Farm, Upper Poppleton	Landfill and recycling of waste from construction industry	14
WJP11	Harewood Whin, Rufforth	Retention of the following facilities beyond 2017 <ul style="list-style-type: none"> <li>• landfill,</li> <li>• recycling (including treatment bulking and transfer) and liquid waste treatment</li> <li>• energy from waste (biomass and landfill gas utilisation)</li> <li>• kerbside recycling and waste transfer operation and Construction of new materials recycling facility and waste transfer station</li> </ul>	28
WJP02	Former North Selby Mine Site, Deighton	Anaerobic digestion (AD)	43

## Sustainability Appraisal Score

Score	Description
++	The Site option is predicted to have higher positive effects on the achievement of the SA objective. For example, this may include a highly significant contribution to issues or receptor of regional or wider significance, or to several issues or receptors of local significance.
m+	The Site option is predicted to have moderate positive effects on the achievement of the SA objective. For example, this may include a positive, but not highly positive contribution to issues or receptor of more than local significance, or to several issues or receptors of local significance.
+	The Site option is predicted to have minor positive effects on achievement of the SA objective. For example, this may include a significant contribution to an issue or receptor of more local significance.
0	The Site option will have no effect on the achievement of the SA objective <sup>1</sup> .
-	The Site option is predicted to have minor negative effects on the achievement of the SA objective. For example, this may include a negative contribution to an issue or receptor of local significance.
m-	The Site option is predicted to have moderate negative effects on the achievement of the SA objective. For example, this may include a negative, but not highly negative contribution to an issue or receptor of more than local significance.
--	The Site option is predicted to have higher negative effects on the achievement of the SA objective. For example, this may include a significant negative contribution to an issue or receptor of more than local significance.
?	The impact of the Site option on the SA objective is uncertain.

<sup>1</sup> This includes where there is no clear link between the site SA objective and the site

## MJP52 - Field to north of Duttons Farm, Upper Poppleton – ALLOCATED SITE

Site Name	MJP52 Duttons Farm, Upper Poppleton, York (XY:453967 454090)
Current Use	Agriculture and lake (former clay working)
Nature of Planning Proposal	Extraction of Clay
Size	6.28ha
Proposed life of site	5 to 10 years from commencement of extraction
Notes	Former quarry adjacent to former clay working. Following extraction, the site is proposed for inert waste landfill as a means to achieve the restoration of the site.

SA FINDINGS SUMMARISE SIGNIFICANT EFFECTS ONLY. A WIDER RANGE OF CONSTRAINTS AND OPPORTUNITIES WERE INITIALLY ANALYSED AND DISTILLED DOWN TO ONLY THOSE WITH THE POTENTIAL TO BE SIGNIFICANT (SEE ALSO SITE ASSESSMENT METHODOLOGY SUMMARY REPORT FOR A FULL LIST OF CONSTRAINTS AND OPPORTUNITIES).

Sustainability Objective	Key Observations on Significance	Score						
		P	T	D	I	S	M	L
1. To protect and enhance biodiversity and geo-diversity and improve habitat connectivity	<p><b>Proximity of international / national and local designations and key features.</b> Special Area of Conservation / Special Protection Area (SAC/SPA): 10km north-east – Strensall Common SAC; 14.8km south-west – Kirk Deighton SAC. Sites of Special Scientific Interest (SSSI): 1 SSSI within 5km: Clifton Ings and Rawcliffe Meadows 3.6km east.</p> <p>Sites of Importance for Nature Conservation (SINC): 4 SINC within 2km: Low Moor Lane Meadow Hessay (neutral grassland) 930m south-west, Town Pond Shirbutt Lane (pond) 1.4km south-west, Hessay Churchyard 1.48km west, River Ouse 1.74km north-east. Watercourse – Foss Dike adjacent to the site to the south.</p> <p>UK Priority Habitat: None within 200m.</p> <p><b>Local effects.</b> The Site is unlikely to have a significant effect on any designated nature conservation sites as a result of the proximity of this site to receptors and the limited pathways to each of the designations.</p>	✓		✓		-	-	?

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>However, the site is adjacent to the Foss Dike and therefore it would be important that pollution arising as a result of clay extraction / future landfill (see WJP05). does not occur</p> <p>The site is bordered by hedgerows and currently contains a lake which may provide habitats for animals such as farm birds (and there may be potential for great crested newt). Any new clay extraction activity in this location may cause disturbance to the biodiversity in this location. Further understanding of this would be required to understand the impacts in the long-term. There may be an opportunity for restoration following this use, although the impacts on biodiversity are unknown. On balance, there is potential for this to have uncertain / minor negative effects depending on the scale of development and biodiversity in close proximity to the site.</p> <p><b>Plan level / regional / wider effects.</b> The site is unlikely to have a significant effect on designated nature conservation sites and biodiversity in the wider Joint Plan Area.</p>							
2. To enhance or maintain water quality and improve efficiency of water use	<p><b>Proximity of water quality / quantity receptors.</b> The site is within a Nitrate Vulnerable Zone (NVZ) for surface water and groundwater. It also falls within the Humber River Basin District, specifically within the Swale, Nidd, Ure and Ouse Catchment. The Foss Dike watercourse runs adjacent to the site to the southern boundary. This area is called 'Foss Dike from Source to The Foss'. This stretch of the river is of moderate ecological quality. It is not assessed for its chemical quality. The site lies within the aquifer catchment of the Sherwood Sandstone. Groundwater quality is current quantitatively good and the chemical quality is poor (deteriorating).</p> <p>Catchment Abstraction Management Strategy (CAMS): Surface water is available at least 50% of the time. Restrictions on abstraction licenses may apply in low flows.</p> <p><b>Local effects.</b> The site is within an NVZ and the sensitive Sherwood Sandstone aquifer, surface and groundwater may be vulnerable due to run-off from the clay extraction operation, including fuel spills (though it is acknowledged that the relatively impermeable nature of clay would offer protection to the underlying aquifer. In addition, there is an existing lake (although it is assumed this would be drained / filled) and an existing pathway into the Foss Dike watercourse to the southern end of the site. Should the use change to</p>		✓	✓	✓	-	-	?

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>be landfill, there would need to be a strategy in place to contain any resultant contamination as a result of leachate, surface run-off or dewatering of the lake.</p> <p>Overall the effects are predicted to be minor negative over the timeframe of the plan with effects becoming more uncertain in the long-term as this would be dependent upon the implementation of protocols to ensure that contamination as a result of draining the site and subsequent landfill is put into place.</p> <p><b>Plan level/ regional/ wider effects.</b> There is the potential pollution from the site could pass into the wider water environment via surface and groundwater pathways, however it is assumed these risks would be adequately controlled by the environmental permitting system during operation.</p>							
3. To reduce transport miles and associated emissions from transport and encourage the use of sustainable modes of transportation	<p><b>Proximity of transport receptors.</b> This site is within 100m of the A59 which runs between Harrogate and York. Access would be via an existing site which is via Kettlewell Lane onto Newlands Lane then onto A59; Light Vehicles: 2 to 4 two-way daily movements (estimate); Heavy Goods Vehicles (HGVs): 10 to 14 two-way daily movements (estimate).</p> <p>Net change in daily two-way trip generations: Light vehicles: 2 to 4; HGVs: 10 to 14. Traffic assessment rating: Red<sup>2</sup> – Significant adverse impacts are expected for a site. The site may be unsuitable for the submission or strong detailed mitigation measures may be required in relation to safety aspects (these are addressed in relation to SA objective 15). Summary: <i>'The traffic and HGV generations of the site are relatively minor however there are road safety concerns over the use the single lane Newlands Lane and junction with the A59.'</i><sup>3</sup></p> <p>PRoW: None affecting access or site.</p> <p>Rail: 460m south / nearest known railhead: 22km south; Strategic Road: A59 is 900m south along roads;</p>		✓	✓		-	-	0

<sup>2</sup> The traffic assessment has informed this assessment in part, but the SA assessment of transport is broader in its scope and considers continuation effects where sites with finite lifespans would, without the plan, have been predicted to cease operation. This inevitably results in some divergence in scoring between the two assessments.

<sup>3</sup> Jacobs (2015); Minerals and Waste Joint Traffic Assessment – Final Traffic Assessment.

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>Canal / Freight waterway: 1.75 km north-east (River Ouse).</p> <p><b>Local effects.</b> Re-opening the clay pit will increase the number of vehicle journeys to and from this location, though only by a modest amount (10 to 14 HGVs per day). This increase in HGVs is unlikely to significantly increase congestion on the A59 onto which traffic would flow. The effects predicted are therefore likely to be minor negative as, while the traffic impact is minimal, Newlands Lane and the A59 Newlands Lane junction present road safety concerns for the duration of working the site.</p> <p>It seems unlikely that sustainable modal shift could support this small site. A transport assessment and travel plan would be required.</p> <p><b>Plan level / regional / wider effects.</b> The development of the site would result in an increase in traffic to and from the site, however this is expected to be relatively minor in relation to the wider plan area.</p>							
4. To protect and improve air quality	<p><b>Proximity of air quality receptors.</b> The site is within 4.5km of the York City Centre and Leeman Road Air Quality Management Areas (AQMAs) (to the east of the site). The village of Upper Poppleton is within 2km of the site with the nearest property within 1km (270m) to the east of the site. A school and playing fields lie 1.3km east in Upper Poppleton.</p> <p><b>Local effects.</b> The main receptors of any air quality effect would be the properties in proximity to the site (Duttons Farmhouse) and the western edge of Poppleton Village as well as properties facing onto the A59 and York Outer Ring Road. However, as the number of lorries are expected to be low, predicted effects are not expected to be significant and could be easily reduced, if need be, by the implementation of air quality abatement measures. While it is possible that inappropriate routing of lorries could cumulatively have a negative effect on the York AQMA, it is unlikely that lorries would systematically route from this site through the AQMA (any impacts on the AQMAs due to lorry routes taken would need to be considered for any application that comes forward). Significant direct dust impacts from extraction at the site are thought to be out of range of Upper Poppleton though may affect Duttons Farm, so an air quality assessment is needed.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>		✓	✓		-	-	0

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
5. To use soil and land efficiently and safeguard or enhance their quality	<p><b><u>Proximity of soil and land receptors.</u></b> This area is a former clay quarry. It is surrounded by Grade 3 (good to moderate) agricultural land.</p> <p><b><u>Local effects.</u></b> The proposed clay quarry site is adjacent to a previous clay quarry. This is likely to extend the clay pit in this location but is unlikely to have major effects on this objective as the quarry itself was also a historic clay working. Nonetheless, the surrounding land is currently being farmed, so small scale effects are expected. It is assumed that if the site is to be landfilled the intention is to restore soils on top of the landfill. However, to be sure, mitigation should be to retain on-site soils for restoration e.g. use as bund.</p> <p><b><u>Plan level / regional / wider effects</u></b> As this site extends onto agricultural land, ultimately there could be an effect on food security as land is taken out of production. However, on its own 6.38ha is not likely to be a significant effect.</p>		✓	✓		-	-	-
6. Reduce the causes of climate change	<p><b><u>Proximity of factors relevant to exacerbating climate change.</u></b> The site is bounded by hedgerows and is predominantly used for agriculture.</p> <p><b><u>Local effects.</u></b> As climate change is a global issue effects are reported in wider effects below.</p> <p><b><u>Plan level / regional / wider effects.</u></b> The proposal for this site to be used as a clay quarry is unlikely to significantly contribute to climate change. However there will be some negative effects as a result of carbon emissions from increased vehicle movements to and from site and the operation of machinery involved in clay extraction activities. Vegetation will also be lost during the operation of the proposed site. Overall this is expected to have a minor negative effect.</p>	✓		✓		-	-	-
7. To respond and adapt to the effects of climate	<p><b><u>Proximity of factors relevant to the adaptive capacity<sup>4</sup> of a site.</u></b> The site does not lie within or adjacent to a designated green corridor. No nature conservation designations are within close proximity. The site lies predominantly within Flood Zone 1 although also includes Flood Zone 3 (high flood risk) and Flood Zone 2.</p>	✓			✓	-	-	?

<sup>4</sup> Adaptive capacity is defined as the ability of a system to adjust to climate change to moderate potential; damage or take advantage of opportunities (adapted from CARE International, 2015. Adaptive Capacity [URL: [http://www.careclimatechange.org/tk/integration/en/key\\_concepts/adaptive\\_capacity.html](http://www.careclimatechange.org/tk/integration/en/key_concepts/adaptive_capacity.html) ]

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
change	<p>The proposed site is on Grade 3 agricultural land.</p> <p><b>Local effects.</b> Whilst the site has an area of high flood risk to the southern end, it is not anticipated that the risk of flooding will be exacerbated in the short term. There may be some impacts in the longer term as currently there is a lake in the old clay pit. Quarrying for clay may change the drainage regime in the localised area which may have a minor adverse effect on flood risk in the immediate vicinity. This would need to be assessed further to ensure that this does not cause subsequent adverse effects. There would be a loss of agricultural land during the operation of the proposed site.</p> <p>Overall, the effects on this objective are likely to be minor negative although there is some uncertainty as to any long term effects on the drainage regime by changing the site to landfill.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>							
8. To minimise the use of resources and encourage their re-use and safeguarding	<p><b>Proximity of factors relevant to the resource usage of a site.</b> No spatial factors identified.</p> <p><b>Local effects.</b> This site is expected to produce 40,000 tonnes of clay annually, and may indirectly provide a disincentive to seeking alternative recycled sources of building materials. Minor negative.</p> <p><b>Plan level / regional / wider effects.</b> Considered to be the same as local effects.</p>	✓		✓	✓	-	-	-
9. To minimise waste generation and prioritise management of waste as high up the waste	<p><b>Proximity of factors relevant to the resource usage of a site.</b> No spatial factors identified.</p> <p><b>Local effects.</b> The proposed extraction of clay is unlikely to have significant effects on this objective directly.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>					0	0	0

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
hierarchy as practicable								
10. To conserve or enhance the historic environment and its setting, cultural heritage and character	<p><b><u>Proximity of historic environment receptors.</u></b> There are no other notable heritage assets within 1km of the site. The Upper Poppleton Conservation Area is 1.2km east. The site is outside of the historic character and setting areas as identified in the City of York Greenbelt Appraisal (2003) and subsequent amendment.</p> <p>Registered Parks and Gardens: Beningbrough Hall (Grade 2, ID 1,001,057) 4.2km north; Registered Battlefields: Battle of Marston Moor 3.9km west.</p> <p>Historic Landscape Characterisation (HLC): According to the HLC map the site is in an area defined as: Broad Type: Enclosed Land and HLC Type: Unknown Planned Enclosure. This is a large area of parliamentary enclosure which consists of medium sized regular fields defined by straight ditches. This area has significant legibility and dates between 1750 and 1850. This is mainly part of Moor Monkton between 1786 and 1787.</p> <p><b><u>Local effects.</u></b> Whilst there has formerly been clay working on this site, it is currently used as a lake / agricultural land. There are unlikely to be significant effects here given that the site has previously been used for clay extraction (so will neither disrupt archaeology or historic character).</p> <p>On balance, the effects on this objective are assessed as potentially neutral with some uncertainty in the medium to longer term reflecting the unknown scale of buildings on the site and their visibility which could, for instance, if large enough, impact on the setting of York (though the risk of this is seen as relatively low) or Upper Poppleton.</p> <p><b><u>Plan level / regional / wider effects.</u></b> None noted.</p>					0	0	0

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
11. To protect and enhance the quality and character of landscapes and townscapes	<p><b><u>Proximity of landscape / townscape receptors and summary of character.</u></b> There are no National Parks, Areas of Outstanding Natural Beauty (AONBs) or areas of Heritage Coast within 15km. The site is located within the Draft Green Belt as per the City of York Local Plan Preferred Options (2013).</p> <p>The site is located within the National Character Area 'Vale of York'. The North Yorkshire and York Landscape Character Assessment places this site in landscape character type 28: 'Vale farmland with plantation woodland and heathland (farmed lowland and valley landscapes). This is identified as a relatively low-lying undulating vale landscape enclosed to the west by rising landscape of Magnesian Limestone Ridge landscape character type and to the east by the Wooded Hills and Valleys and Chalk Wolds landscape character types. This area is identified as having a moderate visual sensitivity overall as there is a strong sense of openness and a result of the topography although plantation woodland does disrupt views. There is also a moderate ecological sensitivity and moderate sensitivity to the landscape and cultural elements as in places there are historic landscape patterns compromised by modern development and infrastructure.</p> <p><b><u>Local effects.</u></b> This site is surrounded by hedgerows which provides some screening of the site from the A59, although these do look patchy in some locations facing Upper Poppleton village.</p> <p>The proposal for the extraction of clay adjacent to the former quarry is unlikely to have significant effects on the landscape subject to the scale and design of any additional facilities. Any effects may be in relation to character and setting as a result of increased traffic movements and visibility of any activity in relation to the landfill operations. Design of any management facilities would need to consider visibility of the site to ensure that this does not dominate the existing landscape and affect the setting of York. Currently the site is a lake and therefore, the increase in activity is likely to impact particularly in the short term.</p> <p>On balance the effects of this proposed use at Duttons Farm is likely to be minor negative.</p> <p><b><u>Plan level / regional / wider effects.</u></b> None noted.</p>		✓	✓		-	-	-
								?

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
12. Achieve sustainable economic growth and create and support jobs	<p><b><u>Proximity of factors relevant to sustainable economic growth.</u></b> Currently the site is in agricultural use / lake. The site is a former clay pit.</p> <p><b><u>Local effects.</u></b> The proposal for this site may have a minor positive effect on the local economy. Clay extraction is likely to require the creation of a small number of jobs although the scale of this is not likely to be significant. Overall, it is considered that this is likely to have a neutral to minor positive effect for the duration the site is in use.</p> <p><b><u>Plan level / regional / wider effects.</u></b> Clay extraction would also facilitate the supply of engineering clay to the construction sector, indirectly supporting future economic growth.</p>		✓	✓	✓	+	+	0
13. Maintain and enhance the viability and vitality of local communities	<p><b><u>Proximity of factors relevant to community vitality / viability.</u></b> Duttons Farmhouse is 250m from the edge of the site. Other dwellings in close proximity are along Newlands Lane within 350m. The site is 1.2km west of Upper Poppleton, and circa 2.5km from the city of York. The new local plan for York is still in production. The adopted 2005 local plan concentrates development on brownfield land within the built up urban area and urban extensions. Outside of defined settlement limits planning permission will only be granted for development appropriate to the Green Belt or the open countryside. Upper Poppleton has, however, been defined as an action area where planning permission will not be granted for development that could prejudice the implementation of their redevelopment. Checks on the York Proposals Map show this site as being reasonably distant from allocations or policies, with an area including an employment allocation and open space &gt;400m south-east.</p> <p><b><u>Local effects.</u></b> Job opportunities are likely to be limited as a result of the proposed use. The proposal for clay extraction is unlikely to benefit the immediate settlements in any significant way. The site is equally unlikely to hinder tourism. Overall, it is considered that the effects of these proposals are a minor positive in relation to job creation.</p> <p><b><u>Plan level / regional / wider effects.</u></b> The proposal for clay extraction at this site is unlikely to affect communities in the wider area. Neutral.</p>					+	+	0

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
14. To provide opportunities to enable recreation, leisure and learning	<p><b><u>Proximity to recreation, leisure and learning receptors.</u></b> There are no public rights of way (PRoW) or leisure facilities within proximity of the site. Within 1km of the site is Upper Poppleton Village Green although there is no direct pathway to access this in the village.</p> <p><b><u>Local effects.</u></b> Using this site for clay extraction is unlikely to have significant effects on opportunities for recreation, leisure and learning. It is also probably too small and remote to provide opportunities for recreational access.</p> <p><b><u>Plan level / regional / wider effects.</u></b> Same as local effects, unlikely to have significant effects on opportunities for recreation, leisure and learning in the wider area.</p>					0	0	0
15. To protect and improve the wellbeing, health and safety of local communities	<p><b><u>Proximity to population / community receptors / factors relevant to health and wellbeing.</u></b> York hospital is approximately 6km from the site. The village of Upper Poppleton is within 2km of the site with the nearest property within 1km to the east of the site.</p> <p><b><u>Local effects.</u></b> This site is predominantly set away from residential areas with access via a private track. Whilst this will help to minimise issues concerning safety, protocols would need to be in place to be precautionary.</p> <p>Without mitigation, noise, dust and light from the site may also have an impact on the village nearby, including from associated traffic for dwellings adjacent to the A59. This may have a slight impact on safety of pedestrians and cyclists who choose to use the A59.</p> <p>A traffic assessment has identified concerns over the safety levels if Newlands Lane and the Newlands Lane / A59 junction are used by HGVs without mitigation. Although access is acceptable on to Newlands Lane, works will be required to form the access onto Newlands Lane and improvements will be required along Newlands Lane to the A59. Newlands Lane will need to be widened to allow two way traffic movements. The Joint Plan traffic assessment states “<i>The site would be accessed off Kettlewell Lane with traffic routing via Newlands Lane onto the A59. Newlands Lane is a single track carriageway with occasional passing places and is also subject to a 7.5T weight limit except for access which is understood to be for HGV traffic management purposes. As a minimum Kettlewell Lane is likely to require upgrading for regular use by HGVs</i>”</p>		✓	✓		m-	m-	?

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>for this submission. The junction of Newlands Lane and the A59 also looks to fall short of required visibility standards and may present a road safety risk if use of the junction is intensified by additional traffic from the submission”.</p> <p>The traffic assessment states that “it is envisaged that these issues could be mitigated although may require third party land with the level of additional traffic from the site which could be accommodated likely to depend on the extent of the mitigation measures put in place”.</p> <p>On balance, it is predicted that, due to traffic safety on Newlands Lane and the Newlands Lane / A59 junction, moderate negative effects could occur for the duration of the development without mitigation.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>							
16. To minimise flood risk and reduce the impact of flooding	<p><b>Proximity to flood zones.</b> About 15% of the site to the south lies in Flood Zones 2 and 3. About 85% of the site lies in Flood Zone 1. Additional areas of low risk surface water flooding are to the eastern side of the site. No more than 10% of the site is affected by surface water flooding (low to high risk), though a lake lies in the centre of the site.</p> <p>In terms of groundwater flooding, the site lies in a 1km square in which &lt;25% of land may be susceptible to Clearwater flooding.</p> <p>Climate change is likely to increase the 1:20 (5%) predicted flood event extent within the site. Areas of Flood Zone 3 are likely to increase into areas that are shown as Flood Zone 2 and Flood Zone 2 is likely to increase in extent into the site. Climate change effects on surface water flooding are likely to increase the extents of the areas at risk and also the depth of flooding for each event respectively.</p> <p>Strategic Flood Risk Assessment (SFRA) sequential test result – this site is not suitable. Less vulnerable land uses are not permitted at sites within functional floodplain.</p> <p><b>Local effects.</b> As a clay site, the site is likely to be extracted below the perched water table, though groundwater flow on clay sites in Clearwater areas is likely to be negligible though basal heave may be an</p>	✓		✓	✓	--	--	0
						?	?	?

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>issue depending on the depth of extraction. Therefore, groundwater flooding is unlikely to cause any significant problems though should still be investigated. Perched water tables are an inherent property of clay extraction. Clay extraction in this location has been undertaken previously. There could be possible run-off to the Foss Dike, though the effect on flooding would be insignificant. On balance, the unsuitability of the site as detailed in the SFRA results in a major negative score, but uncertain in the short, medium and long term and would need further work to determine whether flood plain compensatory storage would be needed. As with other sites a site specific flood risk assessment would be required.</p> <p><b><u>Plan level / regional / wider effects.</u></b> Impacts towards the end of the period of operation should be considered further.</p>							
17. To address the needs of a changing population in a sustainable and inclusive manner	<p><b><u>Proximity to factors relevant to the needs of a changing population.</u></b> Landfill may form part of the restoration strategy to restore this landscape.</p> <p><b><u>Local effects.</u></b> This site would help to meet the need for clay extraction in the short-medium terms. This might be beneficial in meeting the needs of local businesses requiring clay. This is therefore predicted to have minor positive effects.</p> <p><b><u>Plan level / regional / wider effects.</u></b> Same as local effects, there may be minor positive effects for businesses requiring clay in the wider area.</p>		✓		✓	+	+	0
<b>Cumulative / Synergistic effects<sup>5</sup></b>								

<sup>5</sup> Cumulative effects have been factored into the scoring of each SA objective in the assessment framework.

<p>Planning context</p>	<p>The site is 1.2km west of Upper Poppleton, and circa 2.5km from the city of York. The new local plan for York is still in production. The existing 2005 local plan concentrates development on brownfield land within the built up urban area and urban extensions. Outside of defined settlement limits planning permission will only be given for development appropriate to the Green Belt or the open countryside, the design of the site would need to ensure that the purposes of the Green Belt designation are not compromised and maintain high environmental standards.</p> <p>Poppleton has been defined as an action area where planning permission will not be granted for development that could prejudice the implementation of their redevelopment. Checks on the York Proposals Map show this site as being reasonably distant from allocations or policies, with an area including an employment allocation and open space &gt;400m south-east.</p>
<p>Other Minerals and Waste Joint Plan Sites</p>	<p>Other Joint Minerals and Waste Plan Sites within 5km: WJP11 is 1.6km south. Harewood Whin including waste treatment facility, non-hazardous landfill, composting and material recycling is 2.1km south. 2 waste transfer stations are situated at 2.6km and 3.5km south.</p>
<p>Historic minerals and waste sites</p>	<p>A former recycling centre at Hessay, which included a waste transfer station, 1.7km west.</p>
<p><b>Limitations / data gaps</b></p>	
<p>No significant data gaps. More detailed assessment would be required to fully evaluate a number of effects however. This should be addressed at any subsequent planning application stage.</p>	
<p><b>Mitigation requirements identified through Site Assessment process</b></p>	
<ul style="list-style-type: none"> <li>• Design to mitigate impact on ecological issues, in particular with regard to avoiding impacts on the existing lake and protected species</li> <li>• Design to mitigate impact on best and most versatile agricultural land and to protect high quality soil resources</li> <li>• Design of development and landscaping of site to mitigate impact on: heritage assets (archaeological remains), Upper Poppleton Conservation Area, City of York's historic character and the Green Belt and their respective settings and local landscape features</li> <li>• Design to include suitable flood risk assessment; for an FRA to be satisfactory, it will need to include necessary mitigation, such as compensatory storage, attenuation and SuDS as appropriate</li> <li>• Design to include suitable arrangements for access and local roads, including from site along Kettlewell Lane to Newlands Lane; there should be a planning condition which prevents left turning from the site, which could lead to HGV traffic through Nether and Upper Poppleton. Access onto the A59 will require suitable signage for turning lorries in conjunction with any other local road improvements which may be required, to ensure safe access.</li> <li>• Appropriate arrangements for control of and mitigation of the effects of noise, dust and mud on road.</li> <li>• Appropriate restoration scheme using opportunities for habitat creation and to a use compatible with its location in the Green Belt.</li> </ul>	

## WJP05 – Field to north of Duttons Farm, Upper Poppleton – ALLOCATED SITE

Site Name	Site WJP05 Duttons Farm, Upper Poppleton, York (XY: 454010 454102)
Current Use	Agriculture and lake (former clay working)
Nature of Planning Proposal	Landfill and recycling of waste from construction industry
Size	6.28ha
Proposed life of site	2022 to 2027
Notes	Proposed as new landfill for restoration following proposed extraction of clay (MJP52). Restoration: no detailed design yet, but would be to forestry and agriculture.

SA FINDINGS SUMMARISE SIGNIFICANT EFFECTS ONLY. A WIDER RANGE OF CONSTRAINTS AND OPPORTUNITIES WERE INITIALLY ANALYSED AND DISTILLED DOWN TO ONLY THOSE WITH THE POTENTIAL TO BE SIGNIFICANT (SEE ALSO SITE ASSESSMENT METHODOLOGY SUMMARY REPORT FOR A FULL LIST OF CONSTRAINTS AND OPPORTUNITIES / SITE ASSESSMENT SPREADSHEET).

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
1. To protect and enhance biodiversity and geo-diversity and improve habitat connectivity	<p><b>Proximity of international / national and local designations and key features.</b> Special Area of Conservation / Special Protection Area (SAC/SPA): 10km north-east – Strensall Common SAC; 14.8km south-west – Kirk Deighton SAC. Sites of Special Scientific Interest (SSSI): 1 SSSI within 5km: Clifton Ings and Rawcliffe Meadows 3.6km east.</p> <p>Sites of Importance for Nature Conservation (SINC): 4 SINC's within 2km: Low Moor Lane Meadow Hessay (neutral grassland) 930m south-west, Town Pond Shirbutt Lane (pond) 1.4km south-west, Hessay Churchyard 1.48km west, River Ouse 1.74km north-east. Watercourse-Foss Dike adjacent to the site to the South. UK Priority Habitat: None within 200m.</p> <p><b>Local effects.</b> The Site is unlikely to have a significant effect any designated nature conservation sites as a result of the proximity of this site to receptors and the limited pathways to each of the designations. However, the site does connect with the Foss Dike and therefore it would be important that pollution arising as a result of clay extraction / future landfill does impact this watercourse.</p>	✓		✓		- ?	-	?

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>The site is bordered by hedgerows and currently contains a lake which may provide habitats for animals such as farm birds (and there may be potential for great crested newt). Any new clay extraction activity in this location may cause disturbance to the biodiversity in this location. Further understanding of this would be required to understand the impacts in the long-term. There may be an opportunity for restoration following this use, although the impacts on biodiversity are unknown. On balance, there is potential for this to have uncertain / minor negative effects depending on the scale of development and biodiversity in close proximity to the site.</p> <p><b>Plan level / regional / wider effects.</b> The site is unlikely to have a significant effect on designated nature conservation sites and biodiversity in the wider Joint Plan Area.</p>							
2. To enhance or maintain water quality and improve efficiency of water use	<p><b>Proximity of water quality / quantity receptors.</b> The site is within Nitrate Vulnerable Zones (NVZ) for surface water and groundwater. It also falls within the Humber River Basin District, specifically within the Swale, Nidd, Ure and Ouse Catchment. The Foss Dike watercourse runs adjacent to the site to the southern boundary of the site. This area is called "Foss Dike from Source to The Foss". This stretch of the river is of moderate ecological quality. It is not assessed for its chemical quality. The site lies within the aquifer catchment of the Sherwood Sandstone. Groundwater quality is current quantitatively good and the chemical quality is Poor (deteriorating).</p> <p>CAMS: Surface water is available at least 50% of the time. Restrictions on abstraction licenses may apply in low flows.</p> <p><b>Local effects.</b> Because the site is within an NVZ, surface and groundwater may be vulnerable due to run-off or leachate from the landfill waste management facility. In addition, there is an existing lake (although it is assumed this would be drained and filled under MJP52) and an existing pathway into the Foss Dike to the southern end of the site. However, as the site would deal with inert waste there are unlikely to be significant issues. In addition, it is assumed that the environmental permitting system would adequately control risks.</p> <p><b>Plan level / regional / wider effects.</b> There is the potential that run-off or leachate pollution from the site</p>					0	0	0

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	could pass into the wider water environment via surface and groundwater pathways, however as with local effects, it is considered these risks would be adequately controlled.							
3. To reduce transport miles and associated emissions from transport and encourage the use of sustainable modes of transportation	<p><b>Proximity of transport receptors.</b> Site is 100m of the A59 between Harrogate and York. Access: Confirmed to be as existing which is via Kettlewell Lane onto Newlands Lane then onto A59, Light Vehicles: 2 to 4 two-way daily movements (estimate); HGV vehicles: 10 to 14 two-way daily movements (estimate).</p> <p>Net change in daily two-way trip generations: Light vehicles: 2 to 4; HGVs: 10 to 14. Traffic assessment rating: Red<sup>6</sup> – Significant adverse impacts are expected for a site. The site may be unsuitable for the submission or strong detailed mitigation measures may be required in relation to safety aspects (these are addressed in relation to SA objective 15). Summary: <i>The traffic and HGV generations of the site are relatively minor however there are road safety concerns over the use the single lane Newlands Lane and junction with the A59.</i><sup>7</sup></p> <p>PRoW: None</p> <p>Rail: 400m south / nearest known railhead: circa 22km south; Strategic Road: 100m north of A59 /900m south along roads; Canal / Freight waterway: 1.75 km north-east (River Ouse).</p> <p><b>Local effects.</b> As this is dependent on MJP52 it is assumed that improvements to access etc. would already have been made. The additional traffic effects from this landfill exercise are thought to be largely insignificant, though if this site were to be a landfill without MJP52 first occurring first the same major negative assessment as highlighted in MJP52 applies. A transport assessment and travel plan would be required to demonstrate this.</p>		✓		✓	0	0	0

<sup>6</sup> The traffic assessment has informed this assessment in part, but the SA assessment of transport is broader in its scope and considers continuation effects where sites with finite lifespans would, without the plan, have been predicted to cease operation. This inevitably results in some divergence in scoring between the two assessments.

<sup>7</sup> Jacobs (2015); Minerals and Waste Joint Traffic Assessment – Final Traffic Assessment.

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p><b>Plan level / regional / wider effects.</b> The development of the site would result in an increase in traffic to and from the site, however this is expected to be relatively minor in relation to the wider Joint Plan Area.</p>							
4. To protect and improve air quality	<p><b>Proximity of air quality receptors.</b> The site is within 4.5km of the York City Centre and Leeman Road AQMAs (to the East of the site). The village of Upper Poppleton is within 2km of the site with the nearest property within 1km (270m) to the east of the site. A school and playing fields lie 1.3km east in Upper Poppleton.</p> <p><b>Local effects.</b> Air quality may be impacted as a result of the proposed future use of this site, though due to the low level of traffic this is thought to be an insignificant impact. In addition, landfill could produce dust which would need to be appropriately managed. This may have associated negative effects on air quality. The main receptor of this would be the properties within proximity (Duttons Farmhouse) and the western edge of Poppleton Village as well as properties facing onto the A59 and outer York ring-road (cumulative effect with other traffic). Following the landfill, it is likely that effects on air quality would significantly reduce, subject to final use of the site. It is likely that in the long-term this would become neutral.</p> <p>Any impacts on the AQMAs due to lorry routes taken would need to be considered for any application that comes forward.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>		✓	✓		-	-	0
5. To use soil and land efficiently and safeguard or enhance their quality	<p><b>Proximity of soil and land receptors</b> This area is a former clay quarry. It is within Grade 3 agricultural land.</p> <p><b>Local effects</b> Waste management of this kind can result in some contamination of soils due to leachate and surface run-off of contaminated water from the waste. However, given that this would be a former clay quarry, problems associated with leachate may be reduced as this is used as a material to line landfill sites. Landfill also has implications on land take though this impact has been attributed to MJP52 so is not</p>	✓	✓	✓		- ?	+	+

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>counted again here.</p> <p>On balance, the effect of this use on the proposed site are uncertain and insignificant to minor negative based upon the potential risk for contamination at a new landfill site. However in the longer term, restoration will be to agriculture or forestry, which is beneficial.</p> <p><b>Plan level / regional / wider effects.</b> Same as local effects, if restored to agriculture or forestry has the potential to contribute positively to soil in the wider plan area.</p>							
6. Reduce the causes of climate change	<p><b>Proximity of factors relevant to exacerbating climate change.</b> The site is bounded by hedgerows and surrounded by predominantly arable uses.</p> <p><b>Local effects.</b> As climate change is a global issue effects are reported in wider effects below.</p> <p><b>Plan level / regional / wider effects.</b> Proposal for this site to be used as a waste management facility for landfill may have a mixed effect on climate change. There may be small scale negative effects as a result of increased transportation to the site as a result of this use. Vehicle movements would be the predominant mode of transport to and from this facility. There is potential for these journeys to have cross boundary effects as well should this attract landfill from other authorities. Gases produced as a result of landfill would be insignificant as the site would deal with inert waste.</p> <p>On the other hand, recycling waste generally reduces greenhouse gases through reducing the carbon footprint of the wastes handled.</p> <p>As there are both positive and negative effects expected an overall score of uncertain has been applied. Further study would be required to assess the effect of the site on reducing climate change.</p>	✓			✓	?	?	?
7. To respond and adapt to	<p><b>Proximity of factors relevant to the adaptive capacity<sup>8</sup> of a site.</b> The site does not lie within or adjacent to a designated green corridor. No nature conservation designations are within close proximity. The site</p>	✓		✓	✓	0	-	-

<sup>8</sup> Adaptive capacity is defined as the ability of a system to adjust to climate change to moderate potential; damage or take advantage of opportunities (adapted from CARE International, 2015. Adaptive Capacity [URL: [http://www.careclimatechange.org/tk/integration/en/key\\_concepts/adaptive\\_capacity.html](http://www.careclimatechange.org/tk/integration/en/key_concepts/adaptive_capacity.html) ]

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
the effects of climate change	<p>lies predominantly within Flood Zone 1 although the Foss Dike watercourse borders the site to the south, and thus the site includes Flood Zone 3 (high flood risk) and Flood Zone 2.</p> <p><b>Local effects.</b> Whilst the site has an area of high flood risk/river to the southern end of the site, it is not anticipated to exacerbate the risk of flooding in the short term as this area could be avoided. There may be some impacts in the longer term as currently there is a lake in the old clay pit. Landfill may change the drainage regime in the localised area which may have a minor adverse effect on flood risk in the immediate vicinity. However, in the longer term landfill operations may venture closer to the areas of flood risk, and future Flood Zone 2 could behave more like present Flood Zone 3 under climate change. This site would be categorised as less vulnerable development.</p> <p>Overall, the effects on this objective are likely to be minor negative although there is some uncertainty as to any effects on the drainage regime by changing the site to landfill.</p> <p><b>Plan level / regional / wider effects.</b> Same as local effects.</p>					?	?	?
8. To minimise the use of resources and encourage their re-use and safeguarding	<p><b>Proximity of factors relevant to the resource usage of a site.</b> No spatial factors identified.</p> <p><b>Local effects.</b> Managing waste through landfill does not help to manage waste sustainably as it is part of the lower tier of the waste management hierarchy. It would be necessary to ensure that only waste that could not be recycled or reused is landfilled in this location to minimise negative effects associated within minimising resource use. Recycling of construction waste is also proposed, which is positive.</p> <p>This site is considered to have positive to minor negative effects although there is some uncertainty as site is also the MJP52 site area and any proposal would follow on from the extraction as the means to achieve the restoration on the site.as details.</p> <p>As there are both negative and positive effects, the overall score is considered uncertain.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>	✓		✓	✓	?	?	?

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
9. To minimise waste generation and prioritise management of waste as high up the waste hierarchy as practicable	<p><b><u>Proximity of factors relevant to the resource usage of a site.</u></b> No spatial factors identified.</p> <p><b><u>Local effects.</u></b> Managing waste through landfill does not help to manage waste sustainably as it is part of the lower tier of the waste management hierarchy. It would be necessary to ensure that only waste that could not be recycled or reused is landfilled in this location to minimise negative effects associated within minimising resource use. Recycling of construction waste is also proposed however, which is positive.</p> <p>Overall without more detailed study the effect of the site is considered uncertain. As detailed above there are likely to be both negative and positive effects, at this stage it is not possible to conclude which would be more significant.</p> <p><b><u>Plan level / regional / wider effects.</u></b> None noted.</p>	✓		✓		?	?	?
10. To conserve or enhance the historic environment and its setting, cultural heritage and character	<p><b><u>Proximity of historic environment receptors.</u></b> There are no other notable heritage assets within 1km of the site. The Upper Poppleton Conservation Area is 1.2 km east. The site is outside of the Historic Character and Setting areas as identified in the City of York Greenbelt Appraisal (2003 and subsequent amendments).</p> <p>Registered Parks and Gardens: Beningbrough Hall (Grade 2, ID 1,001,057) 4.2km north; Registered Battlefields: Battle of Marston Moor 3.9km west.</p> <p>HLC: According to the HLC map the site is in an area of defined as: Broad Type: Enclosed Land and HLC Type: Unknown Planned Enclosure. This is a large area of parliamentary enclosure which consists of medium sized regular fields defined by straight ditches. This area has significant legibility and dates between 1750 and 1850. This is mainly part of Moor Monkton between 1786 and 1787.</p> <p><b><u>Local effects.</u></b> Whilst there has formerly been clay working on this site, it is currently used as a lake/agricultural land. Any effects may be in relation to character and setting as you approach York and from the village of Upper Poppleton (part of which is a Conservation Area) and as a result of increased traffic movements and visibility of any new management facilities. Design of the management facilities would need to consider visibility of the site to ensure that this does not dominate the existing landscape</p>	✓		✓		- ?	0	0

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>and affect the setting of York / Upper Poppleton.</p> <p>Archaeological impacts are unlikely due to the former use of the site and its assumed further working under MJP52.</p> <p>Following the landfill use as part of the restoration for the site, it is likely that effects would significantly reduce where they arise in relation to setting, subject to final use and landform of the site (proposed to be agriculture or forestry). It is likely that in the long-term this would result in a neutral effect.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>							
11. To protect and enhance the quality and character of landscapes and townscapes	<p><b>Proximity of landscape / townscape receptors and summary of character.</b> The site is located within the Draft Green Belt as per the City of York Local Plan Preferred Options (2013). It is located within the National Character Area 'Vale of York'. The North Yorkshire and York Landscape Character Assessment places this site in landscape character type 28: 'Vale farmland with plantation woodland and heathland (farmed lowland and valley landscapes). This is identified as a relatively low-lying undulating vale landscape enclosed to the west by rising landscape of Magnesian Limestone Ridge landscape character type and to the east by the Wooded Hills and Valleys and Chalk Wolds landscape character types. It is identified to have a moderate visual sensitivity overall as there is a strong sense of openness and a result of the topography although plantations woodland does disrupt views. There is also a moderate ecological sensitivity and moderate sensitivity to the landscape and cultural elements as in places there are historic landscape patterns compromised by modern development and infrastructure.</p> <p><b>Local effects.</b> This site is surrounded by hedgerows which provides some screening of the site to the A59, although these do look patchy in some locations facing Upper Poppleton village.</p> <p>The proposal for landfill is unlikely to have major significant effects on the landscape subject to the scale and design of additional facilities. Any effects may be in relation to character and setting as a result of increased traffic movements adjacent to the existing small village of Upper Poppleton and visibility of any activity in relation to the landfill operations. Design of any management facilities would need to consider visibility of the site to ensure that this does not dominate the existing landscape and affect the setting of</p>	✓	✓	✓		-	0 ?	0 ?

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>York.</p> <p>It is likely that the full restoration of the site may have a positive effect by restoring the landscape to conceal the former clay working area. This will depend upon the final restoration of the site following its use as a landfill location.</p> <p>On balance the effects of this proposed use at Duttons Farm is likely to be neutral to minor negative becoming more uncertain in the long-term, subject to the scale and proposals for restoration on the site.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>							
12. Achieve sustainable economic growth and create and support jobs	<p><b>Proximity of factors relevant to sustainable economic growth.</b> The site is close to the A59 and City of York giving it good access to construction materials.</p> <p><b>Local effects.</b> The proposal for this site may have a minor positive effect on the local economy. Landfill is likely to require the creation of a small number of jobs although the scale of this is likely to be low. It is likely to be similar to the clay working on the site as proposed (in MJP52).</p> <p>Overall, it is considered that this is likely to have a neutral to minor positive effect for the duration the site is in use.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>		✓		✓	+	0 ?	0 ?
13. Maintain and enhance the viability and vitality of local communities	<p><b>Proximity of factors relevant to community vitality / viability.</b> Duttons Farmhouse is 250m from the edge of the site. Other dwellings in close proximity are along Newlands Lane within 350m. The site is 1.2km west of Upper Poppleton, and circa 2.5km from the city of York. The new local plan for York is still in production. The existing 2005 local plan concentrates development on brownfield land within the built up urban area and urban extensions. Outside of defined settlement limits planning permission will only be given for development appropriate to the Green Belt or the open countryside. Upper Poppleton has, however, been defined as an action area where planning permission will not be granted for development that could prejudice the implementation of their redevelopment. Checks on the York Proposals Map show</p>					0	0	0

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>this site as being reasonably distant from allocations or policies, with an area including an employment allocation and open space &gt;400m south-east.</p> <p><b>Local effects.</b> Job opportunities are likely to be limited as a result of the proposed use. The proposal for waste management is unlikely to benefit the immediate settlements in any significant way. The site is equally unlikely to hinder tourism. Overall, it is considered that the effects of these proposals are insignificant / neutral.</p> <p><b>Plan level / regional / wider effects.</b> The proposal is unlikely to affect communities in the wider plan area.</p>							
14. To provide opportunities to enable recreation, leisure and learning	<p><b>Proximity to recreation, leisure and learning receptors.</b> There are no PRow or leisure facilities within proximity of the site. Within 1km of the site is Upper Poppleton Village Green although there is no direct pathway to access this in the village.</p> <p><b>Local effects.</b> Using this site for landfill / recycling is unlikely to have significant effects on opportunities for recreation, leisure and learning.</p> <p><b>Plan level / regional / wider effects.</b> Using this site for landfill / recycling is unlikely to have significant effects on opportunities for recreation, leisure and learning for the wider area.</p>					0	0	0
15. To protect and improve the wellbeing, health and safety of local communities	<p><b>Proximity to population / community receptors / factors relevant to health and wellbeing.</b> York hospital is approximately 6km from the site. The village of Upper Poppleton is within 2km of the site with the nearest property within 1km to the east of the site.</p> <p><b>Local effects</b> This site is predominantly set away from residential areas within access of a private track. Whilst this will help to minimise issues concerning safety, protocols would need to be in place to be precautionary.</p> <p>Without mitigation, noise, dust and light from the site may also have a low level impact on the village nearby.</p>		✓	✓	✓	-	0	0

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>A fully restored site following the landfill should decrease in amenity effects.</p> <p>If this submission were approved without MJP52 being approved, safety impacts from traffic would be major negative in the short term for the same reasons as the MJP52 assessment. However this scenario would seem unlikely.</p> <p>On balance, it is predicted that the proposals on this site may be predominantly neutral but also a slight minor negative effect for the operational period of the site.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>							
16. To minimise flood risk and reduce the impact of flooding	<p><b>Proximity to flood zones.</b> About 15% of the site to the south lies in Flood Zones 2 and 3. About 85% of the site lies in Flood Zone 1. Surface water flooding also follows the watercourse along the boundary with most of the high risk area being outside of the site boundary, leaving mainly medium risk (1:100 (1%)) and low risk (1:1000 (0.1%)) surface water flood risk in a narrow band along the boundary. Additional patches of low risk surface water flooding are to the eastern side of the site. No more than 10% of the site is affected by surface water flooding (low to high risk), though a lake lies in the centre of the site.</p> <p>In terms of groundwater flooding, the site lies in a 1km square in which &lt;25% of land may be susceptible to Clearwater flooding.</p> <p>The 1:20 (5%) predicted flood event extent following along the watercourse (Foss Dike) runs along the south western boundary. The 1:20 (5%) event extent mapping for this SFRA shows that about 5% of this site is at flood risk.</p> <p>Climate change is likely to increase the 1:20 (5%) predicted flood event extent within the site. Areas of Flood Zone 3 are likely to increase into areas that are shown as Flood Zone 2 and Flood Zone 2 is likely to increase in extent into the site. Climate change effects on surface water flooding are likely to increase the extents of the areas at risk and also the depth of flooding for each event respectively.</p> <p>SFRA sequential test result – Site is not suitable. More vulnerable and less vulnerable land uses are not</p>	✓		✓	✓	?	?	?

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>permitted at sites within functional floodplain.</p> <p><b>Local effects.</b> As a landfill site on a former clay extraction site groundwater flow is likely to be negligible, though basal heave may be an issue depending on the depth of prior extraction. Therefore groundwater flooding is considered unlikely to cause any significant problems, though should still be investigated. The sequential test highlights the site as not suitable. While this area is not shown on the York SFRA strategic map as functional floodplain no defences on the National Flood and Coastal Defence database are noted, and no obstructions are observed in this area so the area shown as being at a 1:20 (5%) flood risk should be considered as initial functional floodplain and further investigated.</p> <p>A flood risk assessment will be required for this site. This should consider how surface water flooding and drainage will be managed across the site utilising SuDS. Groundwater flooding should be further investigated. The flood risk assessment should also establish whether the south western boundary of the site is part of the functional floodplain and if so that area should be avoided with a suitable standoff as landfill and recycling would not be considered appropriate at those locations. Drainage of the site (including any drainage from the lake) must not increase flood risk on the receiving waterbody.</p> <p><b>Plan level / regional / wider effects.</b> Climate change impacts should also be considered in the positioning of any landfill site as the landfill will endure long beyond the end date of this site.</p>							
17. To address the needs of a changing population in a sustainable and inclusive manner	<p><b>Proximity to factors relevant to the needs of a changing population.</b> No spatial factors identified. The site is also proposed for clay working, which would leave a whole in the ground (site MJP52). Landfill may form part of the restoration strategy to restore this landscape.</p> <p><b>Local effects.</b> This site would respond to previous uses by infilling the clay pit which may have benefits for landscape in the long-term. This responds well to the overall need for waste management although is unlikely to be significant for the population of York given that it does not promote waste management higher up the waste management hierarchy.</p> <p><b>Plan level / regional / wider effects.</b> Will help to respond to waste management needs in the wider Joint</p>	✓		✓	✓	+	+	+

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	Plan Area.							
<b>Cumulative / Synergistic effects<sup>9</sup></b>								
Planning context	<p>The site is 1.2km west of Upper Poppleton, and 2.5km from the city of York. The new local plan for York is still in production. The existing 2005 local plan concentrates development on brownfield land within the built up urban area and urban extensions. Outside of defined settlement limits planning permission will only be given for development appropriate to the Green Belt or the open countryside, the design of the site would need to ensure that the purposes of the Green Belt designation are not compromised and maintain high environmental standards.</p> <p>Poppleton has, however, been defined as an action area where planning permission will not be granted for development that could prejudice the implementation of their redevelopment. Checks on the York Proposals Map show this site as being reasonably distant from allocations or policies, with an area including an employment allocation and open space further than 400m south-east.</p>							
Other Minerals and Waste Joint Plan Sites	Other Joint Minerals and Waste Plan Sites within 5km: WJP11 is 1.6km south. Harewood Whin including waste treatment facility, non-hazardous landfill, composting and material recycling is 2.1km south. 2 waste transfer stations are situated at 2.6km and 3.5km south.							
Historic minerals and waste sites	Hessay Recycling Centre which includes a waste transfer station 1.7km west.							
<b>Limitations / data gaps</b>								
No significant data gaps. More detailed assessment would be required to fully evaluate a number of effects however. This should be addressed at any subsequent planning application stage.								
<b>Mitigation requirements identified through Site Assessment process</b>								
<ul style="list-style-type: none"> <li>• Design to mitigate impact on ecological issues, in particular with regard to avoiding impacts on the existing lake and protected species</li> <li>• Design to mitigate impact on best and most versatile agricultural land and to protect high quality soil resources</li> <li>• Design of development and landscaping of site to mitigate impact on: Upper Poppleton Conservation Area Conservation Area, City of York, local landscape features, Green Belt and their respective settings</li> </ul>								

<sup>9</sup> Cumulative effects have been factored into the scoring of each SA objective in the assessment framework.

- Design to include suitable flood risk assessment; for an FRA to be satisfactory, it will need to include necessary mitigation, such as compensatory storage, attenuation and SuDS as appropriate
- Design to include suitable arrangements for access and local roads, including from site along Kettlewell Lane to Newlands Lane; there should be a planning condition which prevents left turning from the site, which could lead to HGV traffic through Nether and Upper Poppleton. Access onto the A59 will require suitable signage for turning lorries in conjunction with any other local road improvements which may be required, to ensure safe access.
- Appropriate arrangements for control of and mitigation of the effects of noise and dust, etc.
- Appropriate restoration scheme using opportunities for habitat creation and to a use compatible with its location in the Green Belt.

DRAFT

## WJP11 – Harewood Whin, Rufforth – ALLOCATED SITE

Site Name	Site WJP11 Harewood Whin, York (XY: 453992 451704)
Current Use	Waste facility for landfill, recycling (including treatment bulking and transfer) and liquid waste treatment.
Nature of Planning Proposal	Retention of the following facilities beyond 2017; landfill, recycling (including treatment bulking and transfer) and liquid waste treatment, energy from waste (biomass and landfill gas utilisation), kerbside recycling and waste transfer operation.
Size	8.8ha additional area (103ha total size area as amended)
Proposed life of site	15 to 20 years
Notes	Existing waste operation comprises 93.5ha and manages the following wastes: LACW, Commercial and Industrial, Construction and Demolition, Agricultural Waste, Hazardous Waste (WEEE and certain liquid wastes). A planning application (16/00357/FULM) for the construction of a waste transfer station with associated ancillary buildings, hardstandings, car parking and alterations to access is currently awaiting determination, as is planning application (16/00534/FULM) for the continuation of the landfill site beyond 2017.

SA FINDINGS SUMMARISE SIGNIFICANT EFFECTS ONLY. A WIDER RANGE OF CONSTRAINTS AND OPPORTUNITIES WERE INITIALLY ANALYSED AND DISTILLED DOWN TO ONLY THOSE WITH THE POTENTIAL TO BE SIGNIFICANT (SEE ALSO SITE ASSESSMENT METHODOLOGY SUMMARY REPORT FOR A FULL LIST OF CONSTRAINTS AND OPPORTUNITIES).

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
1. To protect and enhance biodiversity and geo-diversity and improve habitat connectivity	<p><b><u>Proximity of international / national and local designations and key features.</u></b> SAC/SPA: 11km north-east – Strensall Common SAC; 13.5km west – Kirk Deighton SAC. SSSI: 2 SSSIs within 5km: Clifton Ings and Rawcliffe Meadows 3.3km north-east; Askham Bog 4km south-east.</p> <p>SINC: 7 SINCS (proposed/current/former) within 2km: Rufforth Field (Neutral Grassland-Candidate SINC) 600m south-west; Low Moor Lane Meadow Hessay (neutral grassland) 880m north-west; Grasslands Farm Field (neutral grassland- candidate SINC) 1.48km south-west; Town Pond Shirbutt Lane 1.5km north-west; Hessay Churchyard (Grassland) 1.95km north-west; Westfield School Field (Breck Grassland) 1.75km south-east; Westfield Marsh (acid grassland and marsh) 1.85km south-east. Circa 10% of site covered by Priority Habitat Inventory (deciduous woodland). Mainly concentrated in the western and southern area of</p>		✓		✓	-	-	?

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>the site.</p> <p>The site lies within 2 MOD aerodrome buffer (for Linton on Ouse Aerodrome and RAF Elvington), as well as the buffer for 5 private airfields.</p> <p><b>Local effects.</b> The site is already in use as a waste facility and the addition of use (energy from waste (biomass and landfill gas utilisation), kerbside recycling and waste transfer operation) is unlikely to impact on the identified designations.</p> <p>The site does contain deciduous woodland (a Priority Habitat) and is screened by hedgerows, which is likely to support habitats for farmland birds, badgers and potentially bat foraging. Extension of the facilities in this location may incur disturbance impacts from any increased activity at the site. It will therefore be important to ensure that new development is located where impacts to these habitats is minimised. In the long-term, the effects are currently uncertain as this may depend upon the location of any associated further development and frequency of activity at the site.</p> <p>Future restoration will need to consult with the MOD if nature conservation is planned (though site is at the outer limits of aerodrome safeguarding buffers).</p> <p><b>Plan level / regional / wider effects.</b> The site is unlikely to have a significant effect on Natura 2000 or other designated nature conservation sites as a result of the proximity of this site to the receptors and the limited pathways to each of the designations.</p>							
2. To enhance or maintain water quality and improve efficiency of water use	<p><b>Proximity of water quality / quantity receptors.</b> The site is within Nitrate Vulnerable Zones (NVZ) for surface water and ground water. It also falls within the Humber River Basin District, specifically within the Swale, Nidd, Ure and Ouse Catchment. The River Foss runs through the site. This area is called "Foss Dike from Source to The Foss". This stretch of the river is of moderate ecological quality. It is not assessed for its chemical quality. The site lies within the aquifer catchment of the Sherwood Sandstone. Groundwater quality is current quantitatively good and the chemical quality is Poor (deteriorating).</p> <p>CAMS: Surface water is available at least 50% of the time. Restrictions on abstraction licenses may apply in</p>		✓		✓	-	-	-

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>low flows.</p> <p><b>Local effects</b> Because the site is within a NVZ, surface and groundwater may be vulnerable due to run-off or leachate from the waste or as a result of processing the waste on site as well as a result of continued use as a landfill waste management facility. Given that this is an existing site, the scale of impacts may be reduced compared to the development of these facilities elsewhere. It is thought that current strategies for minimising adverse impacts would be retained. Though a new permit may be required.</p> <p>Overall the effects are predicted to be minor negative over the timeframe of the plan as while existing management strategies and the permitting / pollution control regime will manage impacts to an insignificant level, the proximity to the River Foss means that in the unlikely event of a pollution accident there remains the possibility of ingress to the river.</p> <p><b>Plan level / regional / wider effects.</b> In the unlikely event of a pollution event in proximity to the River Foss there could be impacts to the wider water environment if mitigation is not in place.</p>							
3. To reduce transport miles and associated emissions from transport and encourage the use of sustainable modes of	<p><b>Proximity of transport receptors.</b> Site is proximal to both Wetherby and York; Access: existing access onto Heightlands Lane onto the B1224 running between Wetherby and York. This site is affected by registered PRow which must be kept clear of any obstruction until such time as an alternate route has been provided and confirmed by order.</p> <p>Planning application (16/00534/FULM) details that there would be an expected 160 HGV two way daily movements for the continuation of the site. This is a net increase of 10 HGVs per day as per the current consent granted in 2004.</p> <p>Rail: 1.1 km north / nearest known railhead: circa 20km south; Strategic Road: A1237 circa 1km east, A64:</p>		✓		✓	-	-	-

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
transportation	<p>circa 4.2km south; Canal / Freight waterway: River Ouse 3.5km east.</p> <p><b>Local effects.</b> A traffic and transport<sup>10</sup> assessment undertaken for the planning application (16/00534/FULM) reported that the continuation of the site would not have a significant effect on traffic and transport including driver delay and pedestrian/ cycle amenity. Although there would be an increase in HGVs and the allocation would also extend the life of the site (with associated HGV movements expected to cease), this is considered a minor negative effect.</p> <p><b>Plan level / regional / wider effects.</b> The range of waste management proposed on site is likely to attract processing from areas outside of York, which may also increase the mileage travelled and the associated emissions.</p>							
4. To protect and improve air quality	<p><b>Proximity of air quality receptors.</b> The site is within 4.5km of the City Centre and Leeman Road AQMAs (to the east of the site). The village of Rufforth is located 200m from the site.</p> <p><b>Local effects.</b> A qualitative air quality assessment undertaken as part of planning application (16/00534/FULM) for extension of landfill operations on the site reports that the risk of impact to receptors near the sites is low. While there would be site specific management plans for the management of odour and dust.</p> <p>The expansion of processing to include energy from waste (biomass and landfill gas utilisation) may increase emission levels down-wind as a result of energy conversion. Overall emissions will therefore be dependent on the specification and design of the combustion plant, the chemical and physical qualities of the fuel (fuel quality) and the presence of any emissions abatement fitted to the plant. However, until modelling and mitigation of pollutants occurs the reasonable distance from this site to key population receptors and its distance from AQMAs would result in minor negative effects. However, effects may be elevated by in combination effects from other development.</p> <p>In light of the above the predicted effects are minor negative with some uncertainty dependant on the level</p>	✓		✓		- ?	- ?	- ?

<sup>10</sup> Golder Associates, 2016. Addendum to Environmental Statement – Harewood Whin Landfill.

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>of implementation of air quality abatement measurements on these facilities particularly in-combination with other uses on site.</p> <p><b>Plan level / regional / wider effects.</b> There would a minor net gain in traffic as a result of the proposal, therefore impacts are not expected to be significant in the wider plan area.</p>							
5. To use soil and land efficiently and safeguard or enhance their quality	<p><b>Proximity of soil and land receptors.</b> This is an existing waste management site that includes landfill, composting and liquid water treatment. The area around the existing site is Grade 3b agricultural land.</p> <p><b>Local effects</b> The proposals for this site to manage waste in a variety of ways are likely to have positive and negative effects on this objective.</p> <p>The intention to manage waste as high up the hierarchy as possible may have positive implications on the sub-objective for recovering nutrient value from biodegradable waste, through composting for example, and recycling waste and recovering energy from biomass waste would help to maximise the use the land efficiently.</p> <p>However, other forms of waste management may result in some contamination of soils depending upon the type of processing due to leachate and/or spillage. Landfill has implications on land take and potentially extending the existing facility over the course of the plan period. There is the potential therefore for this type of waste management to cause contamination from the waste products, run-off and leachate. It is assumed that permission and protocols already in place for this would be renewed and continued as part of the waste management proposal so many of these impacts would be abated through that, though the land take may still have impacts, particularly if any higher quality soils are lost.</p> <p>On balance, this site has been assessed to likely incur both positive and negative associated with this option and a final uncertainty associated with the scoring.</p> <p><b>Plan level / regional / wider effects.</b> There is the potential that Grade 3b agricultural land will be lost, if this is the case ultimately there could be an effect of food security as land is taken out of production. On its own 8.8ha is not likely to be a significant effect, though at a plan level effects could be cumulative. We have</p>		✓	✓	✓	?	?	?

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	made an assessment of the overall cumulative effect in the Sustainability Appraisal Report.							
6. Reduce the causes of climate change	<p><b>Proximity of factors relevant to exacerbating climate change.</b> Circa 10% of the site is priority habitat inventory (deciduous woodland) concentrated in the south-west corner of the site. The site is bounded by hedgerows and surrounded by predominantly arable uses. The existing site entrance is located on the B1224 which is used for the transportation of waste to and from the site.</p> <p><b>Local effects.</b> As climate change is a global issue effects are reported in wider effects below.</p> <p><b>Plan level / regional / wider effects.</b> Proposal for this site to continue its use as a waste management facility may have mixed effects on climate change. Whilst the outcomes of the waste management processing such as recycling and composting could have positive implications on climate change through the re-use of resources in the long-term. Gases produced as a result of landfill would be negative. On balance impacts are considered minor positive with a degree of uncertainty.</p> <p>If applicable, an assessment showing how the design for the proposal has taken into account the need for resilience to climate change factors should be undertaken<sup>11</sup>.</p>	✓		✓	✓	+	+	+
7. To respond and adapt to the effects of climate change	<p><b>Proximity of factors relevant to the adaptive capacity<sup>12</sup> of a site.</b> The site does not lie within or adjacent to a designated green corridor. The site contains a priority habitat – deciduous woodland. No nature conservation designations are within close proximity. The site lies predominantly within Flood Zone 1 although the River Foss runs through the site. Land adjacent to the river is categorised as Flood Zone 3 (high flood risk).</p> <p>CAMS: Surface water is available at least 50% of the time. Restrictions on abstraction licenses may apply in</p>					0	0	0
						?	?	?

<sup>11</sup> Proposals for the treatment, recovery or disposal of more than 75,000 tonnes per annum of waste should be accompanied by an assessment showing how the design for the proposal has taken into account the need for resilience to climate change factors. These thresholds are based on the 75,000 tonnes per annum threshold for strategically significant waste facilities used in the Yorkshire and Humber Waste Position Statement, which has also been applied also to minerals output for the purposes of Development Management, Policy D11.

<sup>12</sup> Adaptive capacity is defined as the ability of a system to adjust to climate change to moderate potential; damage or take advantage of opportunities (adapted from CARE International, 2015. Adaptive Capacity [URL: [http://www.careclimatechange.org/tk/integration/en/key\\_concepts/adaptive\\_capacity.html](http://www.careclimatechange.org/tk/integration/en/key_concepts/adaptive_capacity.html) ]

Sustainability Objective	Key Observations on Significance	Score						
		P	T	D	I	S	M	L
	<p>low flows.</p> <p>The area around the site is Grade 3b agricultural land.</p> <p><b>Local effects.</b> Whilst the site has an area of high flood risk/river running through the middle of the site, it is not anticipated to exacerbate the risk of flooding in the short term. The site is unlikely to have significant effects on ecology or biodiversity given that the existing uses on site relate to waste management.</p> <p>There is potential for water extraction in relation to processing of waste in line with the proposed development. This may add pressure to the depletion of water extracted from the Sherwood aquifer which serves the area, though surface water may be available.</p> <p>Overall, the effects on this objective are likely to be neutral comparative to the existing baseline. There is some uncertainty as the effects are yet to be determined through the development and processing on site.</p> <p><b>Plan level / regional / wider effects.</b> Agriculture contributes to climate change through the release of greenhouse gases and can also contribute to climate change mitigation by reducing greenhouse gas emissions / sequestering carbon / providing ecosystem services, while maintaining food production. Loss of 8.8ha of agricultural land will have an impact over the short and medium term.</p>							
8. To minimise the use of resources and encourage their re-use and safeguarding	<p><b>Proximity of factors relevant to the resource usage of a site.</b> The existing waste management facility processes waste for landfill, recycling, composting and liquid waste treatment.</p> <p><b>Local effects.</b> The proposal for this site to continue and expand its management of waste higher up the waste hierarchy is likely to have positive implications for resources. Recycling and composting waste is positive for minimising and re-using resources. In addition, extracting energy from waste (through biomass and landfill gas utilisation) as part of this proposal would contribute to minimising the use of primary resources.</p> <p>The significance of these effects would rely upon the quantum of waste used in these processes but should</p>	✓			✓	++	++	+ +

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>overall have a positive impact.</p> <p><b>Plan level / regional / wider effects.</b> See local effects above.</p>							
9. To minimise waste generation and prioritise management of waste as high up the waste hierarchy as practicable	<p><b>Proximity of factors relevant to factors relevant to managing waste higher up the waste hierarchy.</b> The existing waste management facility processes waste for landfill, recycling, composting and liquid waste treatment.</p> <p><b>Local effects.</b> The proposal for this site would help to manage waste at all stages of the waste hierarchy. There would be a continuation of the recycling undertaken which would be expanded to include kerbside recycling as well as composting. Whilst the function of the existing landfill would still occur, co-locating the processes together and expanding the type of processing to occur would help to ensure that landfill is minimised.</p> <p>The significance of these effects would rely upon the quantum of waste used in these processes but should overall have a positive impact.</p> <p><b>Plan level / regional / wider effects.</b> The waste management processes on the site would have a positive effect on waste management and the waste hierarchy in the Joint Plan Area.</p>	✓		✓		++	++	+
10. To conserve or enhance the historic environment and its setting, cultural heritage and character	<p><b>Proximity of historic environment receptors.</b> The village of Rufforth (within 1km) contains 4 Grade II listed buildings, one of which is within 250m of the site – Pinfold (Grade 2, ID 1,393,222) 250m to the south-west). There are no other notable heritage assets within 2km of the site. The site is outside of our Historic Character and Setting areas as identified in the City of York Greenbelt Appraisal (2003 and subsequent amendments). It is also outside of the HLC mapping areas.</p> <p><b>Local effects.</b> Harewood Whin is an existing waste management processing site. The proposal for the continuation of this use plus other uses is unlikely to have effects on the identified listed buildings nearby. Any effects may be in relation to character and setting as a result of increased traffic movements through the existing small village of Rufforth and visibility of any new waste management facilities. Design of the management facilities would need to consider visibility of the site to ensure that this does not dominate the</p>	✓		✓		-	-	-

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>existing landscape and affect the setting of York. Similarly, transport movements would need to be assessed to further understand whether this would affect the character of the existing nearby village.</p> <p>The extra land required for the additional facilities may require archaeological investigation, the scale of which is uncertain and will be as a result of the location of the facilities, though a permanent negative effect would be possible</p> <p>Overall, the effects on this objective are assessed as likely to be neutral with some uncertainty in the medium to longer term.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>							
11. To protect and enhance the quality and character of landscapes and townscapes	<p><b>Proximity of landscape / townscape receptors and summary of character.</b> The site is located within the draft Green Belt as per the City of York Local Plan Preferred Options (2013). It is located within the National Character Area 'Vale of York'. The North Yorkshire and York Landscape Character Assessment places this site in landscape character type 28: 'Vale farmland with plantation woodland and heathland (farmed lowland and valley landscapes). This is identified to have a moderate visual sensitivity overall as there is a strong sense of openness and a result of the topography although plantations woodland does disrupt views. There is also a moderate ecological sensitivity and moderate sensitivity to the landscape and cultural elements as in places there are historic landscape patterns compromised by modern development and infrastructure.</p> <p><b>Local effects.</b> Harewood Whin is an existing waste management processing site. It is already fairly well screened due to the predominantly flat topography with existing woodland plantations and hedgerows surrounding the site, and on the eastern side in particular.</p> <p>The proposal for the continuation of this use plus other uses is unlikely to have significant effects on the landscape subject to the scale and design of additional facilities. Any effects may be in relation to rural character and setting as a result of increased traffic movements through the existing small village of Rufforth and visibility of any new waste management facilities. Design of the management facilities would need consider visibility of the site to ensure that this does not dominate the existing landscape and affect the</p>	✓	✓	✓	✓	-	-	-

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>setting of York: mitigation is needed to offset the impacts of infrastructure associated with use.</p> <p>The existing landfill is higher than the surrounding landscape so there was some concern that it may be difficult to restore the landscape character of the site.</p> <p>There is some concern / uncertainty that allocating this site may in the long term create an area of brownfield land where future development would be allowed. This would thus be outside the as yet to be defined York inner green belt. The site is located within the draft Green Belt and any development within it would need to be consistent with the purposes of the Green Belt designation.</p> <p>On balance the effects of this proposed use on Harewood Whin is likely to be minor negative, subject to the scale and proposals of additional facilities on the site, with some long term uncertainty. Mitigation for landscape impacts / restoration needs to be integrated with local landscape character, particularly as surrounding land is flat (for instance, through a landscape / nature conservation strategy). In addition, ensure screening extends to bridleway.</p> <p><b>Plan level / regional / wider effects.</b> The site is unlikely to affect the character of the wider landscape.</p>							
12. Achieve sustainable economic growth and create and support jobs	<p><b>Proximity of factors relevant to sustainable economic growth.</b> Harewood Whin has employees working on site as part of the existing waste management facilities.</p> <p><b>Local effects.</b> The proposal for this site is likely to have positive effects on the local economy. Whilst the site already has employees, widening the scope of waste management facilities is likely to require the creation of a limited amount of further jobs.</p> <p>The management of more waste higher up the waste hierarchy through recycling and re-use should also have benefits in reducing the amount of waste to be landfilled. Similarly, where waste can be used to generate energy there will be a reduction of waste to landfill. These processes in-combination would help to reduce the amount payable for landfill tax which would have economic benefits.</p> <p><b>Plan level / regional / wider effects.</b> In addition to the effects above, generating energy from waste may</p>		✓	✓	✓	++	++	+ +

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	also become income generating. It would also add to energy security. Overall, it is considered that this is likely to have minor positive effects with the potential for significant economic effects subject to the implementation of the uses proposed.							
13. Maintain and enhance the viability and vitality of local communities	<p><b>Proximity of factors relevant to community vitality / viability.</b> The village of Rufforth is within 1km of the site with the nearest property within 600m to the west of the site. The village has a housing allocation as proposed in the draft City of York Local Plan which is 750m from the edge of the site.</p> <p><b>Local effects.</b> Job opportunities will be created but are likely to be limited as a result of the proposed use, particularly given that it is an operational waste management facility. The proposal for waste management is unlikely to benefit the immediate settlements in any significant way. The site is equally unlikely to hinder tourism. Overall, it is considered that the effects of these proposals are insignificant to minor positive.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>		✓		✓	0	0	0
14. To provide opportunities to enable recreation, leisure and learning	<p><b>Proximity to recreation, leisure and learning receptors.</b> PRow border the west and east of Harewood Whin, as well as crossing the site. The western right of way acts as a foot and cycle path as well as a bridleway.</p> <p><b>Local effects.</b> The site may diminish the experience of using the PRow as further development may result in visual impact, noise and dust and increase in the amount of large vehicle traffic on the roads. However, the effects of this are only likely to minor over and above the existing uses on site. Continuation of the current uses and any additional facilities should not impede the use of the recreational PRow.</p> <p>Overall, the effects of this are identified as to be minor negative.</p> <p><b>Plan level / regional / wider effects.</b> It is unlikely the site will provide opportunities. Unlikely to recreation, leisure and learning in the wider area.</p>		✓	✓		-	-	-
15. To protect and improve	<b>Proximity to population / community receptors / factors relevant to health and wellbeing.</b> York hospital is approximately 6km from the site. The village of Rufforth is within 1km of the site with the nearest		✓	✓		-	-	-

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
the wellbeing, health and safety of local communities	<p>property within 600m to the west of the site.</p> <p><b>Local effects.</b> Given that this is an existing waste management facility, it is assumed that there are safety protocols in place to maintain the safety and amenity of people in relation the activities on site. In the future it is likely that these will need to be reviewed subject to the implementation of waste transfer from kerbside recycling which may incur more local vehicle activity.</p> <p>The production of energy from waste could result in plume dispersion impacts (which could impact on air quality so development needs an Air Quality Impact Assessment as part of any planning application to further understand impacts).</p> <p>Without mitigation, noise, dust and light from the site may also have an impact on the quality of life in the village nearby. Odour plumes may also affect the village of Rufforth under certain conditions, though the effect is likely to be insignificant given the distances to receptors<sup>13</sup>. However, there may be a cumulative effect from other nearby development such as at the Rufforth Industrial Estate.</p> <p>On balance, it is predicted that the proposals on this site may have a minor negative effect over the course of the Plan period.</p> <p><b>Plan level / regional / wider effects.</b> It is expected that the potential impacts identified above would be local in nature.</p>							

<sup>13</sup> The Environment Agency have used a minimum 50 m standoff distance for domestic properties for sludge spreading to land (see: Defra, 2010. Odour Guidance for Local Authorities [[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69305/pb13554-local-auth-guidance-100326.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69305/pb13554-local-auth-guidance-100326.pdf)]). Elsewhere guidance recognises that distance is a key factor in reducing odour risk though does not give guidance on distance thresholds, rather suggesting the use of odour plume modelling in relation to sensitive receptors (see Institute of Air Quality Management, 2014. Guidance on the assessment of odour for planning [URL: <https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/cnfe-aap-io-iaqm-odour-assessment-guidance.pdf> ])

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
16. To minimise flood risk and reduce the impact of flooding	<p><b>Proximity to flood zones.</b> Much of the site is in Flood Zone 1, however, Flood Zone 3 flows through the centre of this site following the River Foss and this is fringed by Flood Zone 2. Surface water flooding also overlays the area of river flood risk and also affects patches of the wider site (roughly 10% is affected). Surface water flood risk ranges from low risk (1:1000 (0.1%)) to medium risk (1:100 (1%)).</p> <p>The site lies across four 1km squares identified on the Environment Agency's 'Areas Susceptible to Groundwater Flooding' map, three of which are susceptible to Clearwater groundwater flooding (with one 1km square affected across &lt;25% of its area, two 1km squares affected across &gt;25% to &lt;50% of their areas, and one 1km square which holds no data). A 2012 Flood Risk Assessment for part of southern area of the site reported that "groundwater flooding is not considered to pose a risk due to the groundwater levels underlying the site and the negligibly permeable geology"<sup>14</sup>.</p> <p><b>Local effects.</b> The 1:20 (5%) event extent mapping for this SFRA shows that about 5% of this site is at flood risk. Climate change is likely to increase the 1:20 (5%) predicted flood event extent within the site. Areas of Flood Zone 3 are likely to increase into areas that are shown as Flood Zone 2 and Flood Zone 2 is likely to increase in extent into the site. The SFRA Sequential Test concluded that this site is not suitable. Therefore the site has been awarded a score of major negative.</p> <p>A qualitative air quality assessment undertaken as part of planning application (16/00534/FULM) for extension of landfill operations on the site</p> <p><b>Plan level / regional / wider effects.</b> Effects are considered to be local in nature.</p>					--	--	--

<sup>14</sup> Golder Associates, 2012. Harewood Whin Materials Recovery Facility and Transfer. ES Chapter ES6 Flood Risk [URL: [https://planningaccess.york.gov.uk/online-applications/files/2DAEB4C058944A49EEB0A39C3D40613A/pdf/13\\_00041\\_FULM-FLOOD\\_RISK-1376390.pdf](https://planningaccess.york.gov.uk/online-applications/files/2DAEB4C058944A49EEB0A39C3D40613A/pdf/13_00041_FULM-FLOOD_RISK-1376390.pdf) ]

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
17. To address the needs of a changing population in a sustainable and inclusive manner	<p><b><u>Proximity to factors relevant to the needs of a changing population.</u></b> No conflicting allocations are identified.</p> <p><b><u>Local effects.</u></b> Harewood Whin would enable more waste to be processed in a sustainable way as it is promoting recycling and reuse of waste and as well as energy generation using waste products. This responds well to the overall need and requirement of the population to process waste more efficiently and effectively in a direct way.</p> <p><b><u>Plan level / regional / wider effects.</u></b> None noted.</p>		✓	✓		+	+	+
<b>Cumulative / Synergistic effects<sup>15</sup></b>								
Planning context	<p>The village of Rufforth is within 1km of the site with the nearest property within 600m to the west of the site. The village has a housing allocation as proposed in the draft City of York Local Plan which is 750m from the edge of the site.</p> <p>The existing 2005 local plan concentrates development on brownfield land within the built up urban area and urban extensions. Outside of defined settlement limits planning permission will only be given for development appropriate to the Green Belt or the open countryside.</p> <p>Health and wellbeing / Air: there may be cumulative impacts on air quality and noise particularly on the immediate access road (B1224) and within the village of Rufforth (within 1km).</p>							
Other Minerals and Waste Joint Plan Sites	Other MWJP sites within 5km: WJP05 and MJP52 are both 1.6km north.							
Historic minerals and waste sites	The site overlays numerous historic waste applications and is also adjacent to 2 historic landfill sites.							
Waste	Waste hierarchy: there are also cumulative positive impacts arising from the co-location of waste management processes in that it is assumed that this will allow for more effective waste management in accordance with the waste management hierarchy. This should have							

<sup>15</sup> Cumulative effects have been factored into the scoring of each SA objective in the assessment framework.

benefits for reducing resources and overall carbon footprint and well as reducing the amount of waste landfilled.

#### **Limitations / data gaps**

No significant data gaps. More detailed assessment would be required to fully evaluate a number of effects however. This should be addressed at any subsequent planning application stage.

#### **Mitigation requirements identified through Site Assessment process**

- Design to mitigate impact on ecological issues, in particular with regard to avoiding impacts on protected species.
- Design to minimise impact on best and most versatile agricultural land and to protect high quality soil resources.
- Design to mitigate impact on archaeological remains.
- Design of development and landscaping of site to mitigate impact on: Rufforth village (including Listed Buildings), the historic City of York, Green Belt and local landscape features and their respective settings and users of rights of way.
- Design to include suitable flood risk assessment; for an FRA to be satisfactory, it will need to include necessary mitigation, such as compensatory storage, attenuation and SuDS as appropriate.
- Design to ensure protection of the aquifer.
- Design to include suitable arrangements for access to local roads including the B1224 and appropriate a traffic management plan.
- Appropriate arrangements for control of and mitigation of the cumulative impacts on air quality, and the effects of noise and dust, etc.
- Appropriate restoration scheme using opportunities for habitat creation and to a use compatible with its location in the Green Belt and integrated with the local landscape character, but which is also appropriate to location within a birdstrike safeguarding zone.

## WJP02 Former North Selby Mine – ALLOCATED SITE

Site Name	WJP02 Former North Selby Mine Site, Deighton (XY:464665 444239)
Current Use	Former coal mine
Nature of Planning Proposal	Anaerobic digestion (AD)
Size	24ha
Proposed life of site	Permanent
Notes	<p>Planning application (12/03385/FULM) for this development was granted planning permission in April 2014 for receipt of source segregated organic local authority collected waste (LACW), commercial and industrial (C&amp;I) food waste and agricultural waste.</p> <p>No extra capacity is proposed as part of this submission in addition to that already permitted</p>

SA FINDINGS SUMMARISE SIGNIFICANT EFFECTS ONLY. A WIDER RANGE OF CONSTRAINTS AND OPPORTUNITIES WERE INITIALLY ANALYSED AND DISTILLED DOWN TO ONLY THOSE WITH THE POTENTIAL TO BE SIGNIFICANT (SEE ALSO SITE ASSESSMENT METHODOLOGY SUMMARY REPORT FOR A FULL LIST OF CONSTRAINTS AND OPPORTUNITIES).

THIS SITE ALREADY HAS PLANNING PERMISSION, SO UNLIKE OTHER ASSESSMENTS WHICH ARE ASSESSED BEFORE MITIGATION, HERE WE HAVE INCLUDED MITIGATION MEASURES IN THE OVERALL SCORING, ASSUMING THAT THEY WILL BE ENACTED. WE HAVE, THEREFORE, ONLY REPORTED THE RESIDUAL EFFECTS AFTER MITIGATION.

Sustainability Objective	Key Observations on Significance	Score						
		P	T	D	I	S	M	L
1. To protect and enhance biodiversity and geo-diversity and improve habitat	<p><b>Proximity of international / national and local designations and key features.</b> Natura 2000 sites: Lower Derwent Valley SAC/SPA/Ramsar is 5km east; SSSI: None within 2km (site affected by SSSI Impact Risk Zones (IRZ) for Heslington Tillmire SSSI (industrial development that could cause air pollution).</p> <p>SINC: 3 ratified SINCS within 2km, a non-designated SINC adjacent; Priority Habitat: Ancient woodland adjacent, further occasional patches adjacent or close by within 1km (all deciduous woodland); Networks: Green Infrastructure (GI) network in the northern part of the site.</p>	✓		✓		0	0	0

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
connectivity	<p><b>Local effects.</b> Although there are occasional priority habitat patches adjacent to the site / access road, effects are likely to be limited to disturbance (noise and lighting) from vehicles and plant, and low scale dust deposition. This is unlikely to be particularly significant. An Environmental Statement<sup>16</sup> submitted alongside the planning application (12/03385/FULM) for this site reported that some protected species (bats / great crested newt / birds / grass snake) use the site, however mitigation included in the design of the site ensured a negligible impact on most species and habits, with some short term minor effects on great crested newt and little ringed plover, for which specific compensation was agreed as part of the planning consent.</p> <p>A SINC Management Plan associated with this site will lead to some positive effects.</p> <p><b>Plan level / regional / wider effects.</b> The approved planning application did not identify any significant effects on SSSIs or international sites.</p> <p>As this site has planning permission granted, and issues have been satisfactorily resolved it is considered to have negligible effects and has therefore been scored as neutral in the short, medium and long term.</p>							
2. To enhance or maintain water quality and improve efficiency of water use	<p><b>Proximity of water quality / quantity.</b> Nitrate Vulnerable Zones (NVZ): the Site is in a NVZ for surface water; Source Protection Zones: None present; Aquifer: Sherwood Sandstone (Principal); River Basin Management Plan: Site is in Stillingfleet Beck Source to Ouse catchment waterbody (current overall status is moderate / objective is good by 2027); CAMS: Wharfe and Lower Ouse CAMS – Limited surface water available at very low flows (Q95), surface water available at least 70 per cent of time / restricted groundwater availability. Bridge Dike crosses the application site.</p> <p><b>Local effects.</b> The Environmental Statement for this site identified the underlying Sherwood Sandstone Principal Aquifer as the key hydrological receptor that might be vulnerable to effects during the construction and demolition phase. According to that assessment “<i>The presence of the clay cover above the aquifer provides a large degree of mitigation from effects to the aquifer. In order to ensure that the aquifer is protected further site investigation is required to confirm the nature of the ground. If any new</i></p>					0	0	0

<sup>16</sup> Barton Wilmore (2013); Environmental Statement Main Report – Former North Selby Mine Site [Available at: <https://planningaccess.york.gov.uk>]. (Accessed September 2016).

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p><i>structures are to be piled, the piling should be undertaken in accordance with current guidance issued by the Environment Agency. Also careful control of the demolition and construction works should be undertaken to ensure correct storage of any fuels/oils is carried out and any spills are resolved on site via use of a spill kit/excavation of effected soils". Following implementation of these mitigation measures there were considered to be no residual effects</i></p> <p>In addition, effects on the drainage regime for the site were rated as being of negligible magnitude during demolition, construction and development before mitigation, and with mitigation such as the creation of attenuation ponds and water friendly planting, residual effects were considered to be of moderate positive magnitude with minor beneficial significance. While our assessment is broader in scope, incorporating consideration of River Basin Management Plans, given the proposals for mitigation outlined effects are considered neutral.</p> <p><b>Plan level / regional / wider effects.</b> Proposals for mitigation are expected to result in a neutral effect to the wider water environment.</p>							
3. To reduce transport miles and associated emissions from transport and encourage the use of sustainable modes of transportation	<p><b>Proximity of transport receptors.</b> Access to market: Site has connecting road to A19 giving good access to York and Selby; Rail: No rail stations or lines within 2km; Canal / Freight waterway: none noted within 2km; Railhead / Wharfe: none noted within 2km.</p> <p>Access: Existing access from former North Selby mine site onto A19 approximately midway between the villages of Deighton and Escrick.</p> <p>HGVs: 70 for AD facility and 14 for glasshouse facility; Light vehicles: 12 for AD facility and normally 100 for glasshouse facility with up to 200 in the busiest period of mid-November to mid-January (submitter information). Net change in two way trips: +84 HGV / +112 to 212 light vehicles.</p> <p>PRoW: A bridleway crosses the site and follows the southern boundary; a footpath connects with this to the south.</p> <p><b>Local effects.</b> Access to and from this site is to the A19 along a 1.7km existing access road called New</p>		✓	✓		-	-	-

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>Road. According to the Environmental Statement, residual effects (after mitigation) for additional traffic on New Road are considered minor adverse and negligible on the A19 during the temporary construction phase. For completed development 88 HGV movements (44 arrivals and 44 departures) and 50 cars would use the site each day, which would have a minor adverse residual effect on New Road and a negligible effect on the A19 (after mitigation which includes time controls)<sup>17</sup>.</p> <p><b>Plan level / regional / wider effects.</b> The assessment has also considered the cumulative effects with other sites in the Joint Plan which at their peak would reach a minor effect (probably to the south of MJP55 / WJP06), but here the site is rated as minor negative.</p>							
4. To protect and improve air quality	<p><b>Proximity of air quality receptors.</b> AQMAs or Hazardous Substances Consents Sites: None within 2km. York AQMA no. 2 lies about 4.75km north on the A19.</p> <p><b>Local effects.</b> The planning application at the site set out a series of mitigation measures to reduce dust, such as barriers and undertaking dust generating activities away from receptors, to be set out in a Construction Management Plan. Residual effects, post mitigation, across the construction and completed development stages were then assessed as being negligible.</p> <p>In terms of air pollution from traffic using the site, this was considered within the site Environmental Statement using Design Manual for Roads and Bridges (DMRB) guidance and screened out from further assessment as the site was considered to have a negligible effect on air pollution. Process emissions were also considered, and while nitrogen dioxide (NO<sub>2</sub>) and volatile organic compounds (VOC) emissions were identified as significant from AD gas engines, and NO<sub>2</sub> identified as significant from the supplementary boiler, analysis of the vulnerability of receptors showed nearly all potentially sensitive receptors to be subject to negligible effects, with one receptor being subject to a minor adverse effect for 1, 3 –Butadiene in a worst case scenario – with an overall effect of negligible. Effects on AQMAs were also considered insignificant.</p> <p>Effects at non-statutory designated sites for biodiversity were considered negligible except for nitrogen</p>				0	0	0	

<sup>17</sup> Barton Wilmore, 2013

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>where effects were minor adverse, though when the Construction Management Plan was taken into account effects were considered negligible.</p> <p><b>Plan level / regional / wider effects.</b> There were no potential air quality impacts identified at a regional level within the Environmental Statement.</p>							
5. To use soil and land efficiently and safeguard or enhance their quality	<p><b>Proximity of soil and land receptors.</b> Agricultural Land Classification (ALC): the majority of land within the site is ALC Grade 2 (very good quality) with a smaller amount of Grade 3 (good to moderate quality), though aerial photos show most of the site is hard standing. Contaminated land: potential contamination 'hotspots' identified in the Environmental Statement, related to the sites historic land-use.</p> <p><b>Local effects</b> The Environmental Statement concluded that '<i>the Application Site is predominantly covered with buildings and hardstanding. There are no significant deposits of topsoil within the boundary of the Application Site</i>' and '<i>No significant sources of potential ground contamination have been identified on the Application Site that would pose a significant risk to the proposed development</i>'. As there wouldn't be a significant loss of soil and there no potential ground contamination sources were identified the proposal has been scored as neutral and is not expected to have an effect on the SA objective.</p> <p><b>Plan level / regional / wider effects.</b> Considered the same as local effects – neutral.</p>				0	0	0	
6. Reduce the causes of climate change	<p><b>Proximity of factors relevant to exacerbating climate change.</b> Habitats: ancient woodland adjacent to the site with further occasional patches adjacent or close by within 1km (all deciduous woodland). Carbon in vegetation: Low – site lies in a square with estimated 4.41 tC/Ha; carbon in soils: Low – site lies in a square with estimated 49.67 tC/ha (however figures do not reflect former industrial use / hard standing on site).</p>	✓		✓	✓	++	++	++

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p><b>Local effects.</b> As climate change is a global issue effects are reported in wider effects below.</p> <p><b>Plan level / regional / wider effects.</b> The site would generate +84 HGV and +112 to 212 light vehicles<sup>18</sup>, which would generate greenhouse gases. However, the proposed AD facility would take organic waste that would otherwise decompose in landfill generating methane, and instead use micro-organisms to anaerobically degrade waste in an enclosed facility to generate biogas which is then to be used for the generation of electricity and heat for use in the plant, a horticultural greenhouse and for exporting electricity to the grid. In total 18,000MWh of electrical and 8000MWh of heat energy per year would be produced. A carbon assessment<sup>19</sup> submitted as part of the site planning application, where traffic is taken into account, estimates a net benefit of 20,618 tonnes of CO<sub>2</sub> per annum<sup>20</sup>. The proposal is therefore expected to have a significant positive effect on the carbon emissions – one of the causes of climate change.</p>							
7. To respond and adapt to the effects of climate change	<p><b>Proximity of factors relevant to the adaptive capacity<sup>21</sup> of a site.</b> Flooding: the site is located in both Flood Zones 2 and 3 associated with Halfpenny Dike / Bridge Dike to the western side of the main site. About 35% of the main site area being at risk of flooding. The access road is mainly in Flood Zone 1 apart from the section adjacent to the main site area which is also in Flood Zones 2 and 3. The site is &lt;5% at risk of low risk (1:1000 (0.1%)) to high risk (1:30 (3.33%)) surface water flooding. The high risk areas are associated with the access road rather than the main site area.</p> <p>In terms of groundwater flooding, the site lies in four 1km squares that are used to assess the likelihood of groundwater flooding. Three of the 1km squares are &gt;50% to &lt;75%, and one 1km square where &gt;25% - &lt;50% of the land may be susceptible to Clearwater flooding. The main site area is within the higher risk</p>		✓	✓		+	+	+

<sup>18</sup> Note – the number of vehicles the proposal would generate have been provided by the submitter.

<sup>19</sup> The developer's carbon assessment uses the figures for HGVs and light vehicles that were estimated in 2013 in the Environmental Statement.

<sup>20</sup> Peel Environmental Management UK, 2013. North Selby Mine Site Sustainability Statement [URL: [https://planningaccess.york.gov.uk/online-applications/files/BD2CCFDADC53B8C8A3884CB29B4857EF/pdf/12\\_03385\\_FULM-SUSTAINABILITY\\_STATEMENT-1450755.pdf](https://planningaccess.york.gov.uk/online-applications/files/BD2CCFDADC53B8C8A3884CB29B4857EF/pdf/12_03385_FULM-SUSTAINABILITY_STATEMENT-1450755.pdf) ]

<sup>21</sup> Adaptive capacity is defined as the ability of a system to adjust to climate change to moderate potential; damage or take advantage of opportunities (adapted from CARE International, 2015. Adaptive Capacity [URL: [http://www.careclimatechange.org/tk/integration/en/key\\_concepts/adaptive\\_capacity.html](http://www.careclimatechange.org/tk/integration/en/key_concepts/adaptive_capacity.html) ]

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>class with most of the access road being in the lower risk class.</p> <p>Catchment Flood Management Plan (CFMP): Site is in the Ouse CFMP in 'The Wash lands' policy area – Policy 6 – 'areas of low to moderate flood risk where we will take action with others to store water or manage run-off on locations that provide overall flood risk reduction or environmental benefits'.</p> <p>The majority of land within the site is ALC Grade 2 (very good quality) with a smaller amount of Grade 3 (good to moderate quality), though aerial photos show most of the site is hard standing.</p> <p><b>Local effects.</b> Flood risk assessment at the site identified a need to raise the access road to ensure that the site would be resilient to 1/100 plus climate change fluvial flood events during its operational phase. Compensatory flood storage will also be created. The residual effect was minor adverse significance.</p> <p>The adjacent SINC site will be brought into management, which should help increase its resilience to climate change. In addition, the provision of a horticultural facility should assist with future food security.</p> <p><b>Plan level / regional / wider effects.</b> Positive effect mainly due to the reduction of carbon footprint<sup>22</sup>.</p> <p>The Environmental Statement concluded that '<i>the Application Site is predominantly covered with buildings and hardstanding. There are no significant deposits of topsoil within the boundary of the Application Site</i>'. Therefore the development of the site is not expected to result in a significant loss of agricultural land, with impacts to food security expected to be neutral.</p>							
8. To minimise the use of resources and encourage	<p><b>Proximity of factors relevant to the resource usage of a site.</b> No spatial factors noted.</p> <p><b>Local effects.</b> In terms of resource usage, this site will obtain heat and electricity from a waste resource (offsetting the need to generate energy from primary non-renewable sources elsewhere). It will also</p>		✓	✓		++	++	++

<sup>22</sup> The methane produced during AD is burned as fuel, and therefore releases CO<sub>2</sub> into the atmosphere. Because the methane comes from biomass, this does not contribute to climate change. However, if the same waste was left to degrade in a landfill, the methane produced could escape into the atmosphere: methane has a global warming potential 23 times larger than that of CO<sub>2</sub>. Therefore, harvesting and using methane from biomass can help to prevent climate change.

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
their re-use and safeguarding	produce bio-fertiliser. Highly positive. <b>Plan level / regional / wider effects.</b> See local effects above.							
9. To minimise waste generation and prioritise management of waste as high up the waste hierarchy as practicable	<b>Proximity of factors relevant to managing waste higher up the waste hierarchy.</b> No spatial factors noted. <b>Local effects.</b> This development moves organic waste up the waste hierarchy (from landfill to recovery), producing heat, electricity and bio-fertiliser products (that will also help produce more food through a linked CHP horticultural greenhouse). <b>Plan level / regional / wider effects.</b> See local effects above.	✓	✓	✓		++	++	++
10. To conserve or enhance the historic environment and its setting, cultural heritage and character	<b>Proximity of historic environment receptors.</b> Conservation Areas: Escrick Conservation Area 280m south; Listed Buildings: 6 within 1km, 3 of which in Escrick Conservation Area; Scheduled Monuments: none within 2km; Registered Parks and Gardens none within 2km; Named Designed Landscapes: 1 within 2km (700m south) – Escrick Hall 19 <sup>th</sup> Century Ornamental Parkland; Registered Battlefields: None within 2km; World Heritage Sites: None within 2km. Green Belt. <b>Local effects.</b> No significant effects are noted and this issue was scoped out of the Environmental Statement for the site. <b>Plan level / regional / wider effects.</b> None noted.					0	0	0
11. To protect and enhance the quality and character of landscapes	<b>Proximity of landscape / townscape receptors and summary of character.</b> National Park / AONB / Heritage Coast: None within 5km; Inheritance Tax Exempt land: None within 2km; District level landscape designations: None within 2km.  National Character Area: Vale of York; NYLCA: Vale farmland with plantation woodland and heathland		✓	✓		-	-	0

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
and townscapes	<p>landscape character type (moderate visual sensitivity overall / moderate ecological sensitivity overall / moderate landscape and cultural sensitivity overall); District LCA: Site is identified as Rolling Woodland Farmland in Selby Landscape Character Assessment.</p> <p>Intrusion: Access road is disturbed / western part of site is undisturbed; Light Pollution: Area is categorized as falling between an area of 1.0 to 3.0 and an area of 0.4 to 1.0 radiance, which is moderately dark<sup>23</sup>.</p> <p><b>Local effects.</b> According to the Environmental Statement, while new buildings would be constructed in a rural area 'The existing woodland structure on the boundaries of the Application Site would be retained, providing a landscape framework encompassing the Proposed Development. The reinforcement of the existing pattern of vegetation with reinstatement planting for vegetation removed during demolition to accommodate the construction of the Proposed Development, with respect to local landscape character, and the appropriate management of existing landscape features, would ensure that the positive landscape structure would be retained and enhanced. As a result, the pattern or 'grain' of the landscape would be retained and reflected within the mitigation proposals for the Application Site, and this would serve to reinforce local distinctiveness and landscape character'. It also states that 'The mitigation measures proposed would also 'soften' the edge of the Proposed Development, and assist in assimilating it into its landscape setting, and increase tree cover over the wider area encompassing the Application Site. Once established the overall landscape improvements proposed are assessed as having no detrimental effect.</p> <p>Similarly, residual effects are reported for visual effects which, because vegetation screening will take time to mature, exhibit a tapering effect that will reduce down from a low magnitude effect to no detrimental effect in the long term.</p> <p>Overall this assessment predicts the effect will be negligible to minor negative in the short and medium term, and neutral in the long term.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>							

<sup>23</sup> See NOAA light pollution map [URL: <http://www.lightpollutionmap.info/#zoom=4&lat=5759860&lon=1619364&layers=B0TFFFF> ]

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
12. Achieve sustainable economic growth and create and support jobs	<p><b><u>Proximity of factors relevant to sustainable economic growth.</u></b> Market accessibility: Site has connecting road to A19 giving good access to York and Selby.</p> <p><b><u>Local effects.</u></b> According to the Environmental Statement, once operational the site is expected to provide 56 full time jobs, plus 50 seasonal jobs, and most employees will be drawn from the local job seeking community. In addition, through providing bio-fertiliser, there is the potential to stimulate the local agricultural contracting market. Jobs will also be needed in maintenance. This is considered a permanent minor beneficial effect on employment. 250 construction jobs would be provided in the short term. As at least some of these employees are likely to be local, they will be likely to spend a proportion of their income locally.</p> <p>In addition, providing renewable energy will help to boost energy security.</p> <p>Overall, moderate positive, and highly positive in the short term.</p> <p><b><u>Plan level / regional / wider effects.</u></b> Energy will be supplied to the Grid, meaning it could have wider benefits.</p>	✓	✓	✓	✓	++	m +	m +
13. Maintain and enhance the viability and vitality of local communities	<p><b><u>Proximity of factors relevant to community vitality / viability.</u></b> Index Multiple Deprivation (IMD): not in the lowest 20% of the IMD; Nearest Settlements: Escrick is about 170m south of the access road and about 1.4km south west of the main body of the site.</p> <p><b><u>Local effects.</u></b> Jobs would be provided, but an increased amount of traffic would pass Escrick (albeit a modest amount on the main A19 road). Some employees may utilise local businesses in Escrick, such as the local garage / pub. There are no significant tourism receptors noted in the vicinity. Broadly minor positive.</p> <p><b><u>Plan level / regional / wider effects.</u></b> None noted.</p>	✓	✓	✓	✓	+	+	+

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
14. To provide opportunities to enable recreation, leisure and learning	<p><b>Proximity to recreation, leisure and learning receptors.</b> Rights of Way: A bridleway joins the main body of the site, crosses the western end, and a footpath runs parallel to the access route, but around 380m south. Common land / village greens: None within 1km.</p> <p><b>Local effects.</b> Although there would be visual impacts on a right of way, the land is already disturbed due to the presence of the former mine. Although planned landscaping may improve the situation, initial effects would at worst be minor negative. Dust and noise impacts are thought to be not significant in the main due to the distance between the access route and the footpath, but where the bridleway joins construction noise and operational noise from HGV unloading and manoeuvring may impact on user experience. Mitigation for dust and noise (including timing restrictions for noisy activities) is proposed which may lessen the worst effects, leaving a residual minor to moderate adverse effect closest to the site, but overall minor negative effects are predicted.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>		✓	✓		-	-	-
15. To protect and improve the wellbeing, health and safety of local communities	<p><b>Proximity to population / community receptors / factors relevant to health and wellbeing.</b> Receptors (properties / settlements / schools / healthcare): There are a number of farmhouses / isolated properties with 1km; Housing in Escrick is about 170m south of the access road and about 1.4km south west of the main body of the site; No healthcare facilities within 1km; Noise: There are Noise Important Areas (NIAs) for road noise along the A19, with nearest 2 NIAs areas going south through Escrick on the A19 (NIA 6579 and NIA 10207), and further NIAs 1km and 1.3 km north (NIA 6578 and NIA 6577 respectively); Pipeline: None within 1km.</p> <p><b>Local effects</b> There may be minor amenity effects on rights of way (which could potentially affect physical activity rates) as well as increased noise on the A19. There are benefits in terms of jobs.</p> <p>The NIAs on the A19 may also experience a minor elevation in noise. No noise action plan is yet in place for this area. However, while the plan cannot mitigate for approved planning consents, a recommendation is that the SA, through its monitoring requirements, should monitor the status of NIAs as well as the actions identified for specific NIAs. Should these identify a need to implement specific measures at the</p>	✓		✓		-	-	-

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>A19 (or other locations) the SEA may take the opportunity to review the efficacy of development management policies dealing with noise in the Plan.</p> <p><b>Plan level / regional / wider effects.</b> The Environmental Statement identified a risk to construction workers from collapsing mineshafts. To mitigate for this detailed survey is required and the establishment of safety zones around shafts as well as the defining of acceptable structural loads / foundation design for buildings. Venting of shafts and other mitigation is also planned to mitigate for ground gas. Residual effects are rated as minor adverse.</p>							
16. To minimise flood risk and reduce the impact of flooding	<p><b>Proximity to flood zones</b> Flooding: the site is located in both Flood Zones 2 and 3 associated with Halfpenny Dike / Bridge Dike to the western side of the main site. About 35% of the main site area being at risk of flooding. The access road is mainly in Flood Zone 1 apart from the section adjacent to the main site area which is also in Flood Zones 2 and 3. The site is &lt;5% at risk of low risk (1:1000 (0.1%)) to high risk (1:30 (3.33%)) surface water flooding. The high risk areas are associated with the access road rather than the main site area.</p> <p>In terms of groundwater flooding, the site lies in four 1km squares that are used to assess the likelihood of groundwater flooding. Three of the 1km squares are &gt;50% to &lt;75% , and one 1km square where &gt;25% - &lt;50% of the land may be susceptible to Clearwater flooding. The main site area is within the higher risk class with most of the access road being in the lower risk class.</p> <p>About 20% of the main site area and the eastern end of the access road is located in the 1:20 (5%) event flood extent.</p> <p>CFMP: Site is in Ouse CFMP in 'The Washlands' policy area – Policy 6 – '<i>areas of low to moderate flood risk where we will take action with others to store water or manage run-off on locations that provide overall flood risk reduction or environmental benefits</i>'.</p> <p>Climate change effects on surface water flooding are likely to increase the extents of the areas at risk and also the depth of flooding for each event respectively i.e. Areas of Flood Zone 3 are likely to increase into</p>		✓	✓	✓	-	-	-

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>areas that are shown as Flood Zone 2 and Flood Zone 2 is likely to increase in extent into the site.</p> <p><b>Local effects.</b> A Strategic Flood Risk Assessment (SFRA) Sequential Test<sup>24</sup> undertaken for the site concluded that this site would 'Pass'. A flood risk assessment completed as part of the planning application at the site identified a need to raise the access road to ensure that the site would be resilient to 1/100 plus climate change fluvial flood events during its operational phase. Compensatory flood storage will also be created. The residual effect was minor adverse significance.</p> <p><b>Plan level / regional / wider effects.</b> None noted.</p>							
17. To address the needs of a changing population in a sustainable and inclusive manner	<p><b>Proximity to factors relevant to the needs of a changing population.</b> Site does not conflict with other allocations.</p> <p><b>Local effects.</b> See plan level effects below.</p> <p><b>Plan level / regional / wider effects.</b> The provision of a waste management facility that also provides useful products that support food security (i.e. bio-digestate and the provision of crops from the horticultural greenhouse) and energy security (through the generation of biogas and the generation of electricity) is highly beneficial to the population.</p>		✓	✓	✓	++	++	++

<sup>24</sup> The Sequential Test approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding where possible.

<b>Cumulative / Synergistic effects<sup>25</sup></b>	
Planning context	Esrick is a 'secondary village with defined development limits' according to Selby's Core Strategy. According to the Core Strategy " <i>Secondary Villages</i> ' are generally much smaller and less sustainable or else have no opportunities for continued growth owing to a combination of flood risk and environmental constraints. Consequently further planned growth would not be appropriate in these settlements, although some housing development inside Development Limits such as conversions, replacement dwellings, and redevelopment of previously developed land, may take place where it will enhance or maintain the vitality of rural communities. Other than filling small gaps in built up frontages and the conversion/redevelopment of farmsteads (which are currently classed as greenfield), development on greenfield land will not be acceptable" <sup>26</sup> . This would suggest there are unlikely to be significant cumulative effects from housing or employment nearby.
Other Minerals and Waste Joint Plan Sites	Other MWJP sites within 5km: MJP55 3.6km south-west, WJP06 4km south-west.
Historic minerals and waste sites	Historic minerals and waste sites: A number of historic landfill sites are within 5km, and the Naburn Sewage works are around 4km away. The site is in a PEDL license area, but no applications have yet come forward in this area. No cumulative effects.
<b>Limitations / data gaps</b>	
No significant data gaps. More detailed assessment would be required to fully evaluate a number of effects however. This should be addressed at any subsequent planning application stage.	
<b>Mitigation requirements identified through Site Assessment process</b>	
<ul style="list-style-type: none"> <li>• Design to mitigate impact on ecological issues, in particular with regard to avoiding impacts on protected species.</li> <li>• Design to minimise impact on best and most versatile agricultural land and to protect high quality soil resources.</li> <li>• Design to mitigate impact on archaeological remains.</li> <li>• Design of development and landscaping of site to mitigate impact on: Rufforth village (including Listed Buildings), the historic City of York, Green Belt and local landscape features and their respective settings and users of rights of way.</li> <li>• Design to include suitable flood risk assessment; for an FRA to be satisfactory, it will need to include necessary mitigation, such as compensatory storage, attenuation and SuDS as appropriate.</li> <li>• Design to ensure protection of the aquifer.</li> <li>• Design to include suitable arrangements for access to local roads including the B1224 and appropriate a traffic management plan.</li> <li>• Appropriate arrangements for control of and mitigation of the cumulative impacts on air quality, and the effects of noise and dust, etc.</li> </ul>	

<sup>25</sup> Cumulative effects have been factored into the scoring of each SA objective in the assessment framework.

<sup>26</sup> Selby District Council, 2013. Selby District Local Plan [URL: [http://www.selby.gov.uk/sites/default/files/Documents/CS\\_Adoption\\_Ver\\_OCT\\_2013\\_REDUCED.pdf](http://www.selby.gov.uk/sites/default/files/Documents/CS_Adoption_Ver_OCT_2013_REDUCED.pdf) ]

- Appropriate restoration scheme using opportunities for habitat creation and to a use compatible with its location in the Green Belt and integrated with the local landscape character, but which is also appropriate to location within a birdstrike safeguarding zone.

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