

**Appendix 3j: Assessment of Sites in the North York Moors National Park
Joint Minerals and Waste Plan**

DRAFT

Sustainability Appraisal Report

Appendix 2: Assessment of Sites

Contents

Reference	Site Name	Type of site	Page Number
WJP19	Fairfield Road, Whitby	Recycling and transfer of municipal and commercial waste	3

DRAFT

WJP19 - Fairfield Road, Whitby – ALLOCATED SITE

Site Name	WJP19 Whitby Waste Treatment and Transfer Facility, Fairfield Way, Whitby (XY: 490978 509580)
Current Use	Recycling and transfer of municipal and commercial waste
Nature of Planning Proposal	Proposed extension to area and changes to existing facility for recycling and transfer of municipal and commercial waste.
Size	1.25ha
Proposed life of site	Unknown at present
Notes	This is an existing facility. Restoration plans are unknown at present.

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).

Assumptions: The site is an existing waste recycling and transfer facility however around 20-25% of the site currently appears to be grassland. It is assumed that the allocation may involve the development of the grassland areas in order to expand operations. Planning application NYM2010-0497-FL (consented) expanded the capacity of the site to deal with up to 32,700 tonnes per annum of waste. It is therefore assumed that this is the current level of waste import. This allocation would therefore enable the site to deal with an additional 19,000 tonnes per annum of waste. It is assumed that this is a permanent site.

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>Proximity of international / national and local designations and key features. Natura 2000: 4km south-west – North York Moors Special Area of Conservation (SAC) / Special Protection Area (SPA), 6.5km south-east – Beast Cliff – Whitby SAC. 3 Site of Special Scientific Interest (SSSI) within 5km – Whitby-Saltwick 1.25km north, Robin Hoods Bay: Maw Wyke to Beast Cliff 3.15km south-east and North York Moors 4.15km south.</p> <p>5 Sites of Interest for Nature Conservation (SINC)/Local Wildlife Sites (LWS) within 2km – Spital Vale, Whitby (ratified, NZ91-01) 540m north-west, Larpool and Whitehall Woods-Esk Valley (ratified, NZ91-02) 900m west, Cock Mill and Larpool Wood- Stainsacre Beck (ratified, NZ90-01) 875m south, River Esk (pre-existing SINC, NZ80-04) 980m west, The Bats (ratified, NZ80-02) 1.6km west. Circa 70% of the site lies within North Yorkshire Moors Important Bird Area. In terms of Priority Habitat, 2 areas of deciduous</p>					0 ?	0	0

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>woodland lie within 200m (10m north and 65m east).</p> <p>Ecological Networks: Very small area of the site (circa 2% in the north-east corner) is covered by core EHN (woodland).</p> <p>The site may support a number of protected species associated with woodland, hedgerows and farmland such as nesting birds and foraging bats. In terms of invasive species, there are currently no known problems in the local area,</p> <p>Local effects. The proposal is not expected to impact any sites designated for biodiversity value as a result of the proximity of the site to these receptors. There are potential impacts to the grassland habitats and species on the site during the construction of the proposal, however it is assumed appropriate mitigation would be adopted prior to and during construction. Impacts are therefore considered to be neutral.</p> <p>There is potential for invasive species to be brought in with waste delivered to site and these could be spread if not dealt with appropriately.</p> <p>It is possible that through this allocation, there may exist an opportunity to make something better of the existing site in terms of biodiversity.</p> <p>Plan level / regional / wider effects. No significant impacts are anticipated to designated sites as a result of the proximity of the site to these receptors and the limited pathways to designated sites.</p>							
2. To enhance or maintain water quality and improve efficiency of water use	<p>Proximity of water quality / quantity receptors. The site is not located within a Nitrate Vulnerable Zone or a Groundwater Source Protection Zone.</p> <p>Humber River Basin Management Plan (RBMP): RBMP water body 'Rigg Mill Bk/Long Mill Bk catch (tributary of Esk)' lies circa 25m north. Ecological quality: poor status / chemical quality: <i>'does not require assessment'</i>. No local RBMP lakes. RBMP Groundwater: 'Esk and Yorkshire Coast Ravenscar': current</p>					0	0	0

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>quantitative quality - good / chemical quality - good.</p> <p>Catchment Abstraction Management Strategy (CAMS): Site is in the Esk CAMS. Surface water is available at very low flows (at least 95% of the time).</p> <p>Local effects. Potential impacts will result from construction run off (is an existing site but further construction may take place in currently undeveloped areas), leachate from storage of waste in the transfer facility and fuel spills / run off from vehicles. These are all expected to be readily resolvable through good site management / vehicle washing etc. Overall impacts in relation to this objective are considered to be neutral as it is assumed that the relevant environmental permits and regulations will operate effectively.</p> <p>Plan level / regional / wider effects. As with local effects the wider water environment is not expected to be affected as it is assumed that the relevant environmental permits and regulations would operate effectively. Neutral.</p>							
3. To reduce transport miles and associated emissions from transport and encourage the use of sustainable modes of transportation	<p>Proximity of transport receptors. Site is located on the outskirts of Whitby, though is remote from many waste facilities (a metal recycling facility lies 4.3km south-east). Assumed existing vehicle movements (source: application details NYM/2010/0497/FL) Light vehicles: 60 two-way movements, HGV vehicles: 38 two-way movements.</p> <p>Traffic Assessment: Net change in daily trip generations; Light vehicles: 0; Heavy Goods Vehicles (HGVs): 6. Traffic assessment rating: Green – ‘<i>There would be a small increase in the number of HGV movements at the site but this would use an established access and is expected to have a negligible traffic impact</i>’.¹</p> <p>Public Rights of Way: none.</p> <p>Rail: 1.2 km north-west (Whitby Station 1.5km north) / nearest known railhead: 83.1km south-west.</p>		✓		✓	-	-	-

¹ Jacobs (2015); Minerals and Waste Joint Plan Traffic Assessment – Final Traffic Assessment.

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>Strategic Road: A171 350m south. Canal / Freight waterway: 63.2km south-west to Ouse</p> <p>Local effects. This site is for the extension in area and use of a recycling and transfer plant. As such, this submission only also allows for an additional 6 HGV movements above current levels, The traffic impacts of additional traffic are therefore considered negligible onto the A171.</p> <p>It is assumed that some waste would be bulked to larger vehicles through transfer, this would reduce the journey lengths of smaller vehicles which has an overall positive effect. Its location on the edge of town also helps to minimise the transport miles between waste source and the site.</p> <p>The existing access appears to work for the current use despite not been wide enough for two HGVs to pass side by side. If a large vehicle wants to leave the site at the same time as one entering, one of them would have to give way to the other but, with the relatively small amount of traffic that the site generates, this is not an issue presently.</p> <p>If the site traffic volumes were to significantly increase, the situation could arise where traffic was queuing in the highway waiting for vehicles to exit the site. Possible solutions would be to have a shared access with the pumping station to the south of the site or have a new access in the field to the east of the site².</p> <p>Overall the site is expected to have a minor negative effect on the objective due to the small increase in vehicle movements.</p>							

² A previous planning application involving intensification of vehicular use (NYM/2009/0675/FL) was recommended for refusal by highways due to the width and construction standard of the existing access and the detrimental effect on the network. A reduced proposal followed (NYM/2010/0497/FL) which was consented. At the time of making a highway recommendation on application number NYM10/497/FL, the Highway Authority had concerns over the restrictions to the existing access, the layout of the industrial estate and the creeping intensification of the traffic using the junctions onto the A171. However, the expansion of the business park will provide a link between Fairfield Way and Enterprise Way and, whilst the waste site is located at the extremity of the estate, this new link will allow access to the waste site via both junctions. The business park expansion proposals did assess the capacity of the junctions onto the A171, and it was deemed no safety or capacity improvements were required to accommodate the expansion of the park.

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	Plan level / regional / wider effects. None noted							
4. To protect and improve air quality	<p>Proximity of air quality receptors. No Air Quality Management Areas (AQMAs) or hazardous substances consent sites within 5km. In terms of receptors for dust and odour the outskirts of Whitby residential area lies 300m west, Stainsacre lies 900m south-east. Several individual properties lie to the north, east and south. Two schools lie within 1km, 330m west and 500m south-west.</p> <p>Local effects. The site is an existing waste transfer and recycling facility and already has measures in place such as a vehicle wash, to reduce dust and odour issues. It is considered that the expansion of the site would lead to increased waste deliveries and associated emissions (however this process will facilitate the bulking of waste so that it can be transported onwards in a more efficient manor). The location of the site on an industrial estate may lead to cumulative air quality issues with other nearby industrial sites. Overall, impacts are considered to be minor negative.</p> <p>Any proposal to increase waste quantities and extend the site would require a variation to the site's environmental permit, and the Environment Agency note that for any variation to be granted, the applicant would need to demonstrate that existing odour and dust concerns at the site could be satisfactorily addressed.</p> <p>Plan level / regional / wider effects. The proposal is not expected to have wider effects on the SA objective.</p>		✓	✓		-	-	-
5. To use soil and land efficiently and safeguard or enhance their quality	<p>Proximity of soil and land receptors. Site is located in an area of Agricultural Land Classification (ALC) Grade 3 (Moderate to Good quality) land however the majority of land-use on the site is as an existing waste recycling and transfer facility. In terms of land stability, development does not lie within or adjacent to a Coal Board development high risk area.</p> <p>Local effects. Currently 20-25% of the site is undeveloped. It is considered that the loss of circa 0.25ha of moderate to good agricultural land located on the edge of an industrial estate constitutes a negligible impact.</p>	✓		✓		0	0	0

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	Plan level / regional / wider effects. The potential loss of a relatively small area of undeveloped land that could be potentially lost to the proposal is expected to have a negligible impact to the availability of soils in the wider area.							
6. Reduce the causes of climate change	<p>Proximity of factors relevant to exacerbating climate change. Two areas of deciduous woodland priority habitat lie within 200m (10m north and 65m east). An additional 19,000 tonnes of waste would need to be transported per annum.</p> <p>Local effects. Climate change is considered on a global scale.</p> <p>Plan level / regional / wider effects. It is not considered that the development of the remaining areas of the site would cause the loss of any significant carbon stores. It is acknowledged that areas of deciduous woodland lie in close proximity to the site and is considered that dust deposition on leaves may lead to a minor loss of productivity; however the effect on this objective is considered to be insignificant. The site is located on the outskirts of Whitby and additional infrastructure may enable the site to deal with an additional 19,000 tonnes per annum throughput. It is considered that this increase in capacity will allow more waste material to be sorted and bulked up for more efficient transit, ultimately diverting waste from landfill and saving carbon emissions in waste transportation. Overall the effect is considered to be positive.</p>	✓			✓	+	+	+
7. To respond and adapt to the effects of climate change	<p>Proximity of factors relevant to the adaptive capacity³ of a site. Site is in Flood Zone 1. About 5% of the site is subject to low risk (1:1000 (0.1%)) to high risk (1:30 (3.33%)) surface water flooding. Low risk and medium risk (1:100 (1%)) areas are to the north of the site while high risk flood risk areas are along the western site boundary.</p> <p>Site is located in an area of ALC Grade 3 land however the majority of land-use is occupied by an</p>					0	0	0

³ 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]

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>existing waste recycling and transfer facility.</p> <p>Local effects. Surface water flooding affects small areas of this site; however it is considered that the site could be configured in a way that would avoid these high risk areas. Climate change to river flood risk is unlikely to affect the site in the latter part of the plan period. 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. A changed site profile will have affected where water gathers. Overall, impacts in relation to this objective are considered to be negligible.</p> <p>Plan level / regional / wider effects. None noted.</p>							
8. To minimise the use of resources and encourage their re-use and safeguarding	<p>Proximity of factors relevant to the resource usage of a site. Alterations / extension of this site would allow an additional throughput of 19,000 tonnes per annum of waste.</p> <p>Local effects. A waste transfer station would ultimately help to get waste to recycling and other treatment centres (assisting the circular economy by ultimately reducing resource consumption). This indirect beneficial effect would be dependent on the final destination of the waste.</p> <p>Plan level / regional / wider effects. None noted.</p>	✓			✓	+	+	+
9. To minimise waste generation and prioritise management of waste as high up the waste hierarchy as practicable	<p>Proximity of factors relevant to managing waste higher up the waste hierarchy. No spatial factors identified.</p> <p>Local effects. A waste transfer and recycling facility would ultimately help to get waste to recycling and other treatment centres (moving it up the waste hierarchy in most cases). Its indirect beneficial effect would be dependent on the final destination of the waste.</p> <p>Plan level / regional / wider effects. The proposal would increase waste transfer capacity within the Joint Plan Area, with indirect benefits as noted above.</p>	✓			✓	+	+	+

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
10. To conserve or enhance the historic environment and its setting, cultural heritage and character	<p><u>Proximity of historic environment receptors.</u> Whitby Conservation Area lies 1km north-west. Whitby Abbey House Registered Park and Garden (Grade 2, ID 1001467) lies 1.48km north-west. No registered battlefields or World Heritage Sites lie within 5km.</p> <p>Three Scheduled Monuments lie within 2km: 'Moated site at Low Laithes Farm, Whitby Laithes' (ID 1020402) 900m east; 'Whitby Abbey: Saxon double-house, post-conquest Benedictine monastery, C17 manor house and C14 cross' (ID 1017941) 1.42km north; and Saltwick Nab alum quarries (ID 1017779) 1.46km north-east. 10 Listed Buildings lie within 1km (all Grade 2), the closest is Lodge Farmhouse (NHLE: 1253887) 320m north-west. Four named designed landscapes lie within 2km: Whitby Cemetery 420m west, Unnamed Allotments 1.01km north, Pannett Park 1.83km north-west and unnamed gardens and pleasure grounds 2km north-west.</p> <p><u>Local effects on the historic environment.</u> The site is not known to have any direct impacts on the historic environment and any impact on setting will be as an element of the overall industrial estate rather than as a specific isolated development. Any expansion of the site needs to consider potential impact on the setting of the Robin Hood and Little John Stones (to the east of the site) and in particular the wider surrounding landscape in which they are appreciated. Also there is the setting of Whitby Abbey and both views into the site as well as views out which may impact on the enjoyment and appreciation of the asset. Historic England, however, may have further comments to make relating to setting with reference to the Scheduled Monuments of Whitby Abbey and Low Laithes Moated Site.</p> <p><u>Plan level / regional / wider effects.</u> 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><u>Proximity of landscape / townscape receptors and summary of character.</u> Site lies within North York Moors National Park (NYMNP) and North Yorkshire and Cleveland Heritage Coast lies 700m east.</p> <p>The site is located in North Yorkshire and Cleveland Hills National Character Area. The North Yorkshire and York Landscape Character Assessment identifies the site as ‘Rugged Cliffs, Coastal Valleys and Bays (coastal landscapes)’ landscape character type. This area is characterised by high visual sensitivity as a result of strong inter-visibility with adjacent coastal and inland landscape character types and strong inter-visibility within views from the sea; high ecological sensitivity as a result of the presence of numerous diverse coastal habitats which support rare species; and high landscape and cultural sensitivity as a result of the dynamic landscape pattern of striking cliffs and undercliffs, deep wooded ravines and coastal hinterland; combined with remnant historic jet, ironstone and alum mines and a historic settlement pattern of small coastal settlements and fishing villages crowded into tight cliff foot locations or confined in narrow valleys where they meet the sea. In the NYMNP LCA the site lies within ‘4b Coast and Coastal Hinterland - Whitby- Cloughton’.</p> <p>Urban intrusion – disturbed. Light pollution – moderate. On the 2000 Campaign to Protect Rural England (CPRE) map the level is assessed as 117 on a scale of 1-255, with 1 representing maximum darkness. Light intrusion is likely to have increased since that date.</p> <p><u>Local effects.</u> The site is visible from the edge of residential areas of Whitby, 0.3km to 0.4km distant, but is seen as part of a wider area of intrusive industrial development. Should new buildings be developed as part of the site expansion, impacts on views from Whitby Abbey should be given particular consideration. The site currently adversely affects the setting of the NYMNP (and conflicts in a small way with the purposes of the National Park), although it is also part of a larger industrial estate which also adversely affects the Park. The proposals seem likely to involve possible expansion of current uses, which will result in further urban intrusion into the countryside and have a negative impact on local landscape character. The scale is small, but part of incremental change.</p> <p>In closer views the current site is considered to be incongruous with the landscape. Existing buildings are of a light reflective colour that stands out in the landscape (although the Whitby Business Park Area</p>	✓	✓	✓	✓	- ?	- ?	- ?

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
	<p>Action Plan does provide a design brief for this area to ensure that buildings are designed well going forward), and there is small scale clutter that is unscreened (it is considered that there is little scope for screening the site). The site has been levelled by the importation of fill material and this artificial landform intrudes into the small valley to the north of the site (and possibly also into the small tributary valley to the west). It is possible however that through this allocation, there may exist an opportunity to make something better of the existing site in terms of its overall appearance / visual impact.</p> <p>Overall, there is some uncertainty as it is not clear how much, if any, change is proposed in terms of the layout of the site. If none, effects in relation to landscape will be neutral. If currently undeveloped areas of the site are developed it is considered that this would constitute urban intrusion into the countryside and have a negative impact on the local landscape character. The scale this impact would be small, but part of incremental change.</p> <p>Plan level / regional / wider effects. As noted in local effects, there is the potential that the expansion of the site could have further urban intrusion within the NYMNP countryside and a negative effect on the setting of the Park. As the expansion is small in scale, this is considered to be a minor negative effect.</p>							
12. Achieve sustainable economic growth and create and support jobs	<p>Proximity of factors relevant to sustainable economic growth. Site is located on the outskirts of Whitby, though is remote from many waste facilities (a metal recycling facility lies 4.3km south-east).</p> <p>Local effects. While dealing with waste effectively is an important part of a functioning, sustainable economy the area is not rich in waste facilities. Therefore this transfer station will be an important part of ensuring that waste can be transported to disposal or recycling / reuse in a more cost effective way. The allocation may result in a very small increase in job opportunities and the recycling function of the site would enable value to be added to waste products. As it is considered that the site would divert waste from landfill it is considered that financial savings would be made in terms of landfill tax. Overall the impact in relation to this objective is minor positive.</p> <p>Plan level / regional / wider. As above.</p>		✓	✓	✓	+	+	+

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
13. Maintain and enhance the viability and vitality of local communities	<p><u>Proximity of factors relevant to community vitality / viability.</u> The Index of Multiple Deprivation (IMD) area is Fylingdales. This is not in the most deprived 20% of areas. The site lies in Whitby Business Park which is covered by the Whitby Business Park Area Action Plan. One of the aims of the Area Action Plan is to make additional land available to stimulate investment in the business park and create job opportunities. The areas of the site that are not yet developed lie within 'Additional allocations – B Use Classes' on the Area Action Plan policies map.</p> <p><u>Local effects.</u> Although this site will provide a small number of jobs, it's location on an industrial estate is remote enough from residential communities as to not particularly affect their vitality. It is considered that extension to current operations onsite would work towards the aims of the Whitby Business Park Area Action Plan. The site would provide local infrastructure to enable and encourage the treatment of waste higher up the waste hierarchy. Impacts are therefore considered to be minor positive.</p> <p><u>Plan level / regional / wider effects.</u> Effects considered on a local scale.</p>		✓		✓	+	+	+
14. To provide opportunities to enable recreation, leisure and learning	<p><u>Proximity to recreation, leisure and learning receptors.</u> In terms of public rights of way, no local routes lie within 250m or national routes within 500m (the Moors to Sea cycle route passes 800m south-west).</p> <p><u>Local effects.</u> Although the site is located within the NYMNP, it does lie on an industrial estate and the allocation would involve the expansion of an existing waste transfer and recycling site. Given these factors and the distance between the site and any recreation routes/leisure facilities, impacts in relation to this objective are considered to be negligible.</p> <p><u>Plan level / regional / wider effects.</u> None noted.</p>					0	0	0
15. To protect and improve the wellbeing, health and safety of local	<p><u>Proximity to population / community receptors / factors relevant to health and wellbeing.</u> Nearby populations: Whitby 300m west, Stainsacre 900m south-east. Several individual properties lie to the north, east and south. 2 schools lie within 1km, 330m west and 500m south-west.</p> <p><u>Local effects.</u> Waste Transfer Stations can have noise, dust and odour impacts on receptors, which</p>	✓		✓		-	-	-

Sustainability Objective	Key Observations on Significance					Score		
		P	T	D	I	S	M	L
communities	<p>may affect wellbeing. Most residential / school receptors are thought to be too distant for these impacts to be significant, though an industrial estate is adjacent (though noise and odour levels may be less of an issue on an already industrial site). Minor negative effects.</p> <p><u>Plan level / regional / wider effects.</u> Not expected to affect communities in the wider Joint Plan Area.</p>							
16. To minimise flood risk and reduce the impact of flooding	<p><u>Proximity to flood zones.</u> The Site is in Flood Zone 1. About 5% of the site is subject to low risk (1:1000 (0.1%) to high risk (1:30 (3.33%)) surface water flooding. Low and medium risk areas are to the north of the site while high risk flood risk areas are along the western site boundary. Site is in 2 1km square identified as susceptible to superficial deposit flooding across <25% of the km square to the west and >50% to <75% of the km square to the east. Proposals are above ground so risk is likely to be less significant. This site is not at risk from the 1:20 (5%) flood event.</p> <p><u>Local effects.</u> A Strategic Flood Risk Assessment (SFRA) Sequential Test⁴ undertaken for the site concluded that this site would 'Pass'. Small areas of the site are affected by surface water flooding although it is considered that the site could be configured in a way that would avoid the use of high risk areas for sensitive infrastructure/processes. Effects are therefore considered to be negligible.</p> <p>A site specific flood risk assessment would be required as although this site is in Flood Zone 1 it is greater than 1ha. Surface water runoff from this site should be managed using Sustainable Urban Drainage Systems (SuDS) where appropriate.</p> <p><u>Plan level / regional / wider effects.</u> None noted.</p>					0	0	0

⁴ 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.

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><u>Proximity to factors relevant to the needs of a changing population.</u> The site does not conflict with any known allocations in other plans (and would fall into 'B use classes' as far as the Business Park / Area Action Plan is concerned).</p> <p><u>Local effects.</u> No real benefits to a changing population.</p> <p><u>Plan level / regional / wider effects.</u> None noted.</p>					0	0	0
Cumulative / Synergistic effects ⁵								
Planning context	This is not in the lowest 20% of the IMD. The site lies in Whitby Business Park which is covered by the Whitby Business Park Area Action Plan. One of the aims of the Area Action Plan is to make additional land available to stimulate investment in the business park and create job opportunities. The areas of the site that are not yet developed lie within 'Additional allocations – 'B Use Classes' on the Area Action Plan proposals map. The proposed allocation would fall into 'B use classes' as far as the Business Park / Area Action Plan is concerned.							
Other Minerals and Waste Joint Plan Sites	No other potential Minerals and Waste Joint Plan sites lie within 5km.							
Historic minerals and waste sites	York Potash Pipeline Nationally Significant Infrastructure Project lies 2.9km south-west (beyond the 2km search area we have used in this assessment). In terms of other nearby active and dormant minerals and waste sites, a Household Waste Recycling Centre lies 50m west of the site; non-hazardous waste transfer station sites lies 80m south and 120m west; and construction and demolition waste transfer sites lie 120m west and 1km north-west. A metal recycling facility lies 4.3km south-east. No authorised or historic landfill sites lie within 2km.							
Air Quality	It has been identified under objective 4 that this site may act in combination with others located on the industrial estate to impact upon air quality. It is not considered that this cumulative impact in relation to objective 4 would be greater than negligible.							
Economy	The expansion of this site may work with other developments in the area to stimulate investment and growth of the Whitby Business Park, an aim of the Whitby Business Park Area Action Plan. It is considered that this allocation along with other developments in close vicinity							

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

may have a cumulative positive economic impact.

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 to habitats and protected species during construction of the proposal.
- Appropriate mitigation measures to address and control of invasive species.
- Design of development and landscaping of site to mitigate impact on: the North York Moors National Park, and the Moated site at Low Laithes Farm Scheduled Monument, Lodge Farmhouse, Robin Hood and Little John Stones Listed Buildings and Registered Park and Garden and their respective settings, and local landscape features
- A site specific flood risk assessment would be required prior to development, as although this site is in Flood Zone 1 it is greater than 1ha
- Design to include suitable arrangements for access onto the A171 and local roads
- Appropriate arrangements for control of and mitigation of the effects of noise and dust, etc; for any variation to the site's environmental permit to be approve, the applicant would need to demonstrate that existing odour and dust concerns at the site could be satisfactorily addressed.