

(FOR OFFICE USE) SITE REFERENCE NUMBER:

Address of site

Postcode

Grid references (if possible)

You must provide a clearly annotated map of the site in question- site outlined clearly with the access to any roads identified. If you are unable to attach the map, you will be unable to send the form to us. You can do this by using the **'Upload & Attach File'** button.

Other documents referenced within the form can be attached to evidence your responses and whilst this is welcomed, this is not a mandatory requirement in order to submit the form.

How many landowners are there?

Landowner 1

Landowner Full name:

Landowner Address:

Postcode

Landowner email address:

Landowner 2

Landowner Full name:

Landowner Address:

Postcode

Landowner email address:

Please provide confirmation from each landowner that they are in agreement with the proposed site inclusion and for the proposed use. Please ensure that they consent to providing this and their contact details (Please provide this on the extra page). You can do this by using the **'Upload & Attach File'** button.

Has the site been marketed for sale? Yes No

Is the landowner a Developer? Yes No

Does a developer have an 'option' on the land? Yes No

Agent's full name

Agents address

Postcode

Agent's email address

Where is the site in relation the existing Development Limits of the Settlement?

Adjoining

Total site area in Hectares Ha:

4.40

What is the land currently used for?

Agriculture

When will any current use cease?

What is its proposed use?

Employment

Please specify

If it is for housing, how many units do you anticipate your scheme will be able to deliver?

Can the site achieve an appropriate density to achieve the most efficient use of the land, whilst still considering any local design context?

Yes No

When is the land anticipated to be available?

0-5 years

Do you have a developer interested in/contracted to your site?

Yes No

Please provide a contact:

Stewart Rogerson
Newmarket Developments As above

Would you consider (through consultation) the sub-division of the site for a smaller area, if this was considered to be a better response to the site's circumstances?

Yes No

Would you be prepared to release land for other types of housing delivery (such as self-build)?

Yes No

Are you aware of any restrictive covenants on the land or legal agreements such as ransom strips?

Yes No

If so, please outline how these can be addressed/overcome?

Is the site capable of delivering Affordable Housing as set out in the current Ryedale Plan Policy SP3 (as amended in line with national planning guidance)?

Yes No

Would you be willing to consider your site for solely affordable housing delivery?

Yes No

What provision has been made for Ryedale's elderly population, including a 5% allowance for bungalows on sites of 50 dwellings or more?

n/a

Is your site previously developed land?

Yes No

Does not include gardens or buildings in agricultural use (as per the NPPF definition)

Yes No

Is it subject to a land contamination survey?

Please provide electronic copies of this. You can do this by using the 'Upload & Attach File' button.

What is the nearest public transport to the site? Please provide details

Bus Routes on A170

Is the site serviced by any utilities

Water	<input type="checkbox"/>	Sewage	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	Gas	<input type="checkbox"/>
Fibre broadband	<input type="checkbox"/>	Community heating	<input type="checkbox"/>
None of these	<input checked="" type="checkbox"/>		

Has your site being subjected to any surveys concerning:

- 1) Archaeology Yes No
When was this undertaken?
- 2) Ecology (provision of biodiversity net gains) Yes No
When was this undertaken?
- 3) Highways – Transport Assessment or Transport Statement Yes No
When was this undertaken?
- 4) For sites over 1ha or over 80 houses – has a Travel Plan been produced? Yes No
When was this undertaken?
- 5) Geotechnical survey (on unstable/sloping land) Yes No
When was this undertaken?
- 6) Flood risk Assessment for sites over 1ha Yes No
When was this undertaken?
- 7) Air Quality (Malton and Norton) Yes No
When was this undertaken?
- 8) Noise (if adjacent to a noise emitting use) Yes No
When was this undertaken?
- 9) Drainage – following the hierarchy of drainage – and including the findings of a percolation test Yes No
When was this undertaken?
- 10) Concerning any heritage assets (such as Listed buildings or Conservation Areas) in or adjacent to the site has a statement of significance been prepared Yes No
When was this undertaken?

Please provide electronic copies of any survey(s) that your site has been subjected to. You can do this by using the 'Upload & Attach File' button.

Is the site adopting the Energy Hierarchy of the Local Plan Strategy? In so far as:

- Minimising energy usage;
- Using on-site renewable energy;
- Using decentralised low carbon energy delivery on the site;
- Sustainable building design and delivery;

Yes No

What build standards are proposed to be met in relation to this?

Will the development provide private e-vehicle charging infrastructure?

Yes No

Will the eventual development comply with the national space standards?

Yes No

What forms of green and blue infrastructure will the site incorporate, and what will be their purpose (recreational/climate change resilience)?

Too early to specify

Would the development impact on protected and unprotected trees, hedgerows and ancient woodland?

Yes No

Has an arboricultural assessment been undertaken?

Yes No

Please provide electronic copies of any this. You can do this by using the **'Upload & Attach File'** button.

How would the site deliver biodiversity net gains?

Too soon to specify

How does the site respond to the presence of any public rights of way?

n/a

Commercial sites:

Will the site promote the viability and vitality of the Principal Town or Local Service Centre?

Yes No

What type of premises will be proposed on the site:

Business park

Will the development be capable of meeting the usual range of site-specific s106 requirements, such as on-site open space and affordable housing as set out in the Ryedale Plan- Local Plan Strategy?

Yes No

If not, why?

Employment Land

Will the development deliver the requirements of the Ryedale CIL Charging Schedule?

Yes

No

If not, why?

N/A

Supporting Documentation

You must provide us with a map which shows the extent of the site that you wish to submit. If you are unable to attach the map, you will be unable to send the form to us.

I confirm that I have attached a map to this application

Declaration

I confirm that all the information given on this form is true and correct to the best of my knowledge.

Confirmation

Date

02/07/2021

Contact name

STEWART ROGERSON

Contact email address

Extra Page

Please use the space below to tell us anything else you have not been able to provide details for on the form.

THE LAND HAS PREVIOUSLY BEEN IDENTIFIED FOR EMPLOYMENT USE AS A LOGICAL EXTENSION TO THE EXISTING INDUSTRIAL ESTATE.

THE LAND , WHILST NEVER HAVING FLOODED , WILL NEED TO BE FULLY INVESTIGATED IN A PRELIMINARY FLOOD RISK ASSESSMENT . THIS WORK HAS BEEN HELD UP DUE TO COVID ISSUES AND IS AWAITING A SUBSTANTIVE RESPONSE AND DISCUSSIONS WITH THE EA.

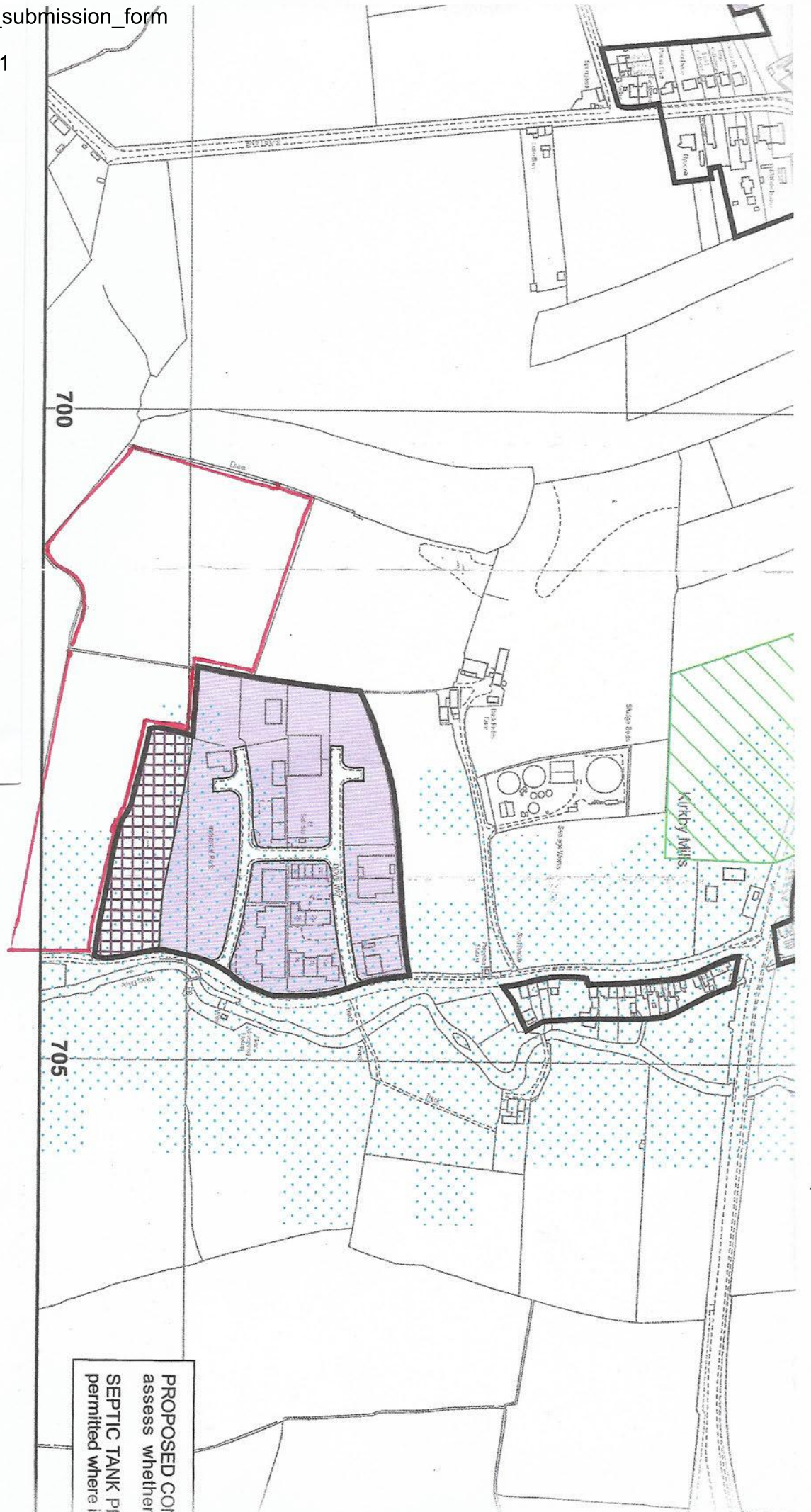
WE ARE ENGAGED IN THIS PROCESS CURRENTLY BUT IT WILL INEVITABLY CAUSE A DELAY IN PROVIDING CLARITY .

IN THE MEANTIME WE RESPECTFULLY SUGGEST THAT THE LAND SHOULD BE SUBMITTED IN THE CURRENT CALL FOR SITES

Land adjacent to Kirby Mills Industrial Estate, Kirkbymoorside.

Circa 4.4 Hectares (As outlined in red)

Owner : Mr S Dowson.



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