North York Moors National Park Authority Planning Committee
Planning Application NYM/2014/0676/MEIA

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Prepared by Amec Foster Wheeler Environment & Infrastructure UK Ltd on behalf of the NYMNPA, May 2015

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Appendix G Polyhalite Market Study: April 2014 – Executive Summary
Prepared by CRU Strategies for Sirius Minerals and submitted by the applicant as part of the planning application

Appendix H Review of CRU Polyhalite Market Study – Executive Summary
Prepared by Fertecon, January 2015 for Amec on behalf of the NYMNPA,

Appendix I The Agronomic Case for Polyhalite – Executive Summary
Prepared by ADAS for Sirius Minerals, 8 April 2014 and submitted by the applicant as part of the planning application

Appendix J Review of ADAS Report 'The Agronomic Case for Polyhalite – Summary section
Prepared for Mr A.E. Johnston on behalf of the NYMNPA, December 2014

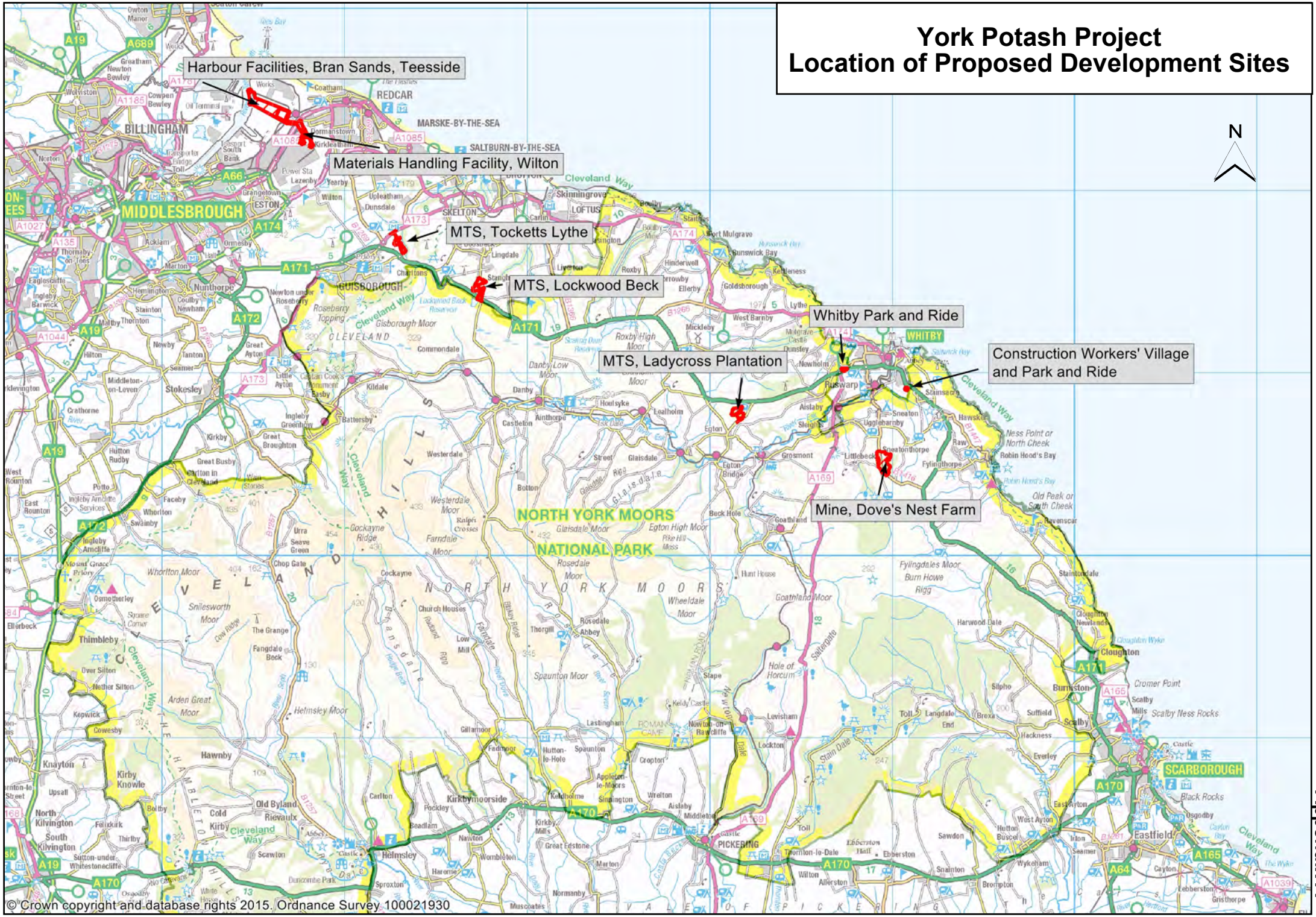
Appendix K Report on the Economy of the North York Moors National Park (2015) – Executive Summary
Prepared by Amec Foster Wheeler Environment & Infrastructure UK Ltd on behalf of the NYMNPA, May 2015

Appendix L Section 106 Contributions – CIL Compliance Assessment

Appendix M Draft Planning Conditions as at 3 June 2015
For consideration should Members be minded to approve the proposed development

Appendix N Draft Reasons for Refusal
For consideration should Members be minded to refuse the proposed development

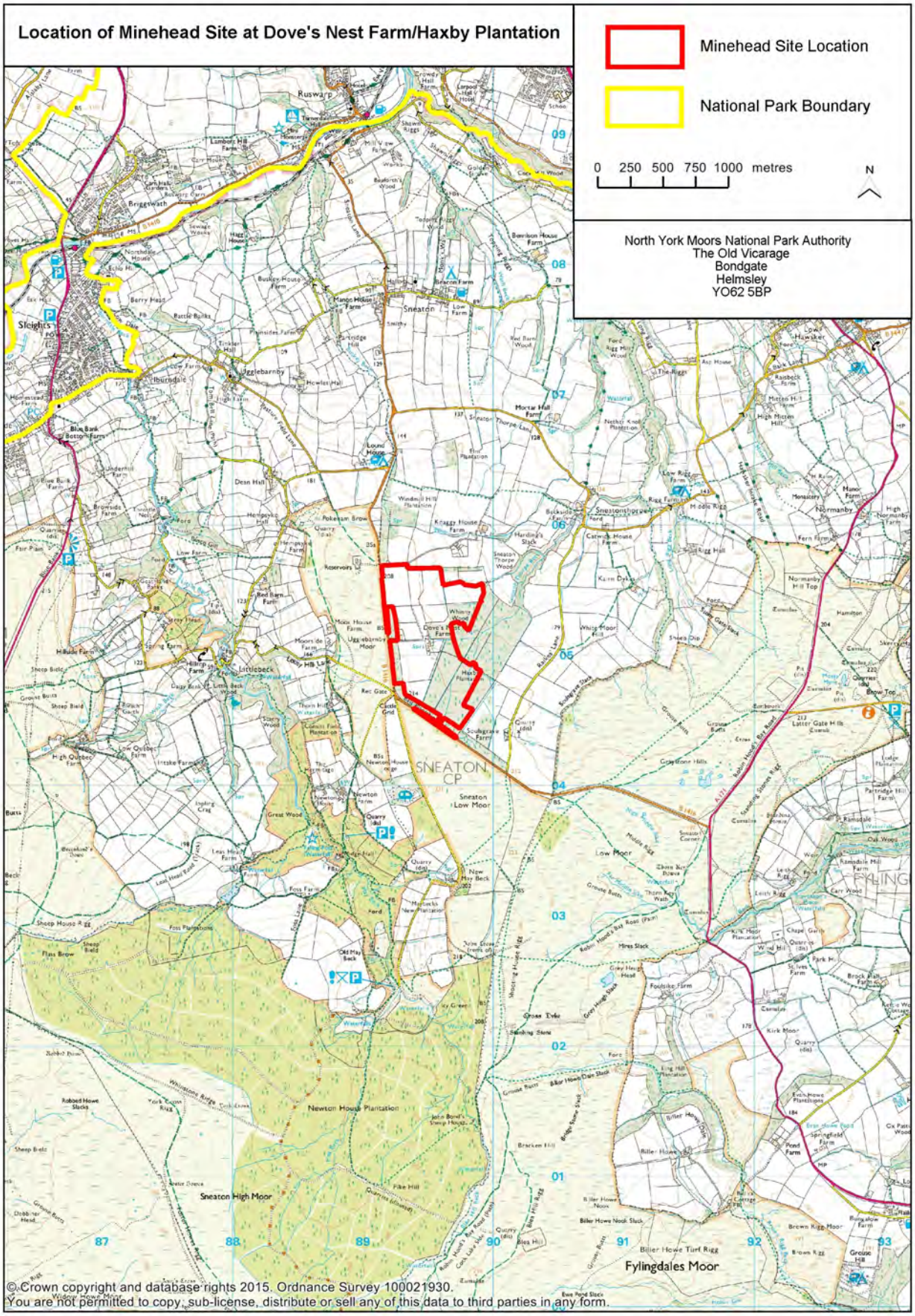
York Potash Project
Location of Proposed Development Sites



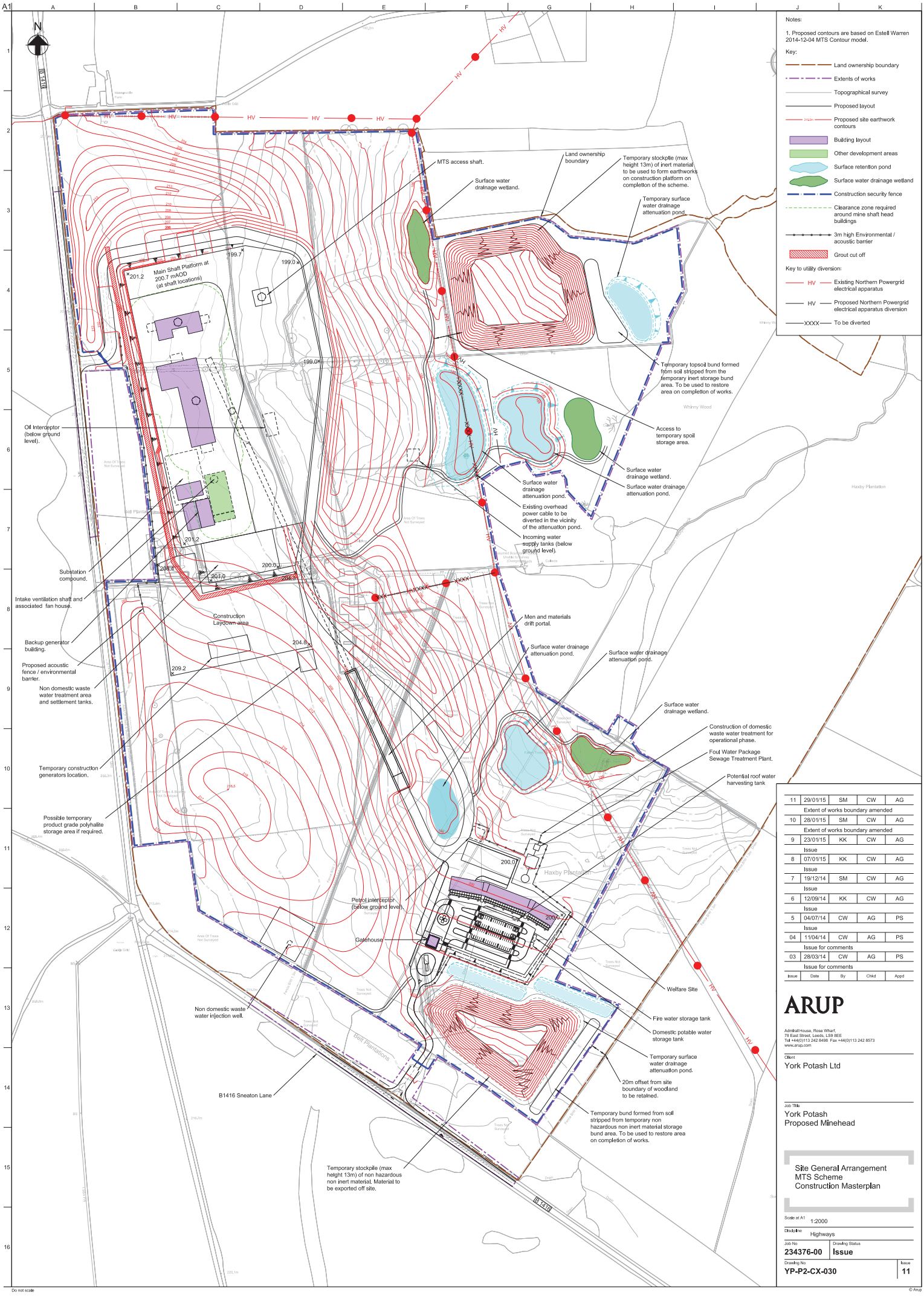
Appendix A

Appendix A: Application Site Boundary showing areas excluded from Mine Plan

Appendix A: Location of Minehead Site at Dove's Nest Farm/Haxby Plantation



Appendix A: Minehead Construction Masterplan



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	Extent of works boundary amended			
10	28/01/15	SM	CW	AG
	Extent of works boundary amended			
9	23/01/15	KK	CW	AG
	Issue			
8	07/01/15	KK	CW	AG
	Issue			
7	19/12/14	SM	CW	AG
	Issue			
6	12/09/14	KK	CW	AG
	Issue			
5	04/07/14	CW	AG	PS
	Issue			
04	11/04/14	CW	AG	PS
	Issue for comments			
03	28/03/14	CW	AG	PS
	Issue for comments			

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Client
York Potash Ltd

Job Title
York Potash
Proposed Minehead

Site General Arrangement
MTS Scheme
Construction Masterplan

Scale at A1 1:2000

Discipline
Highways

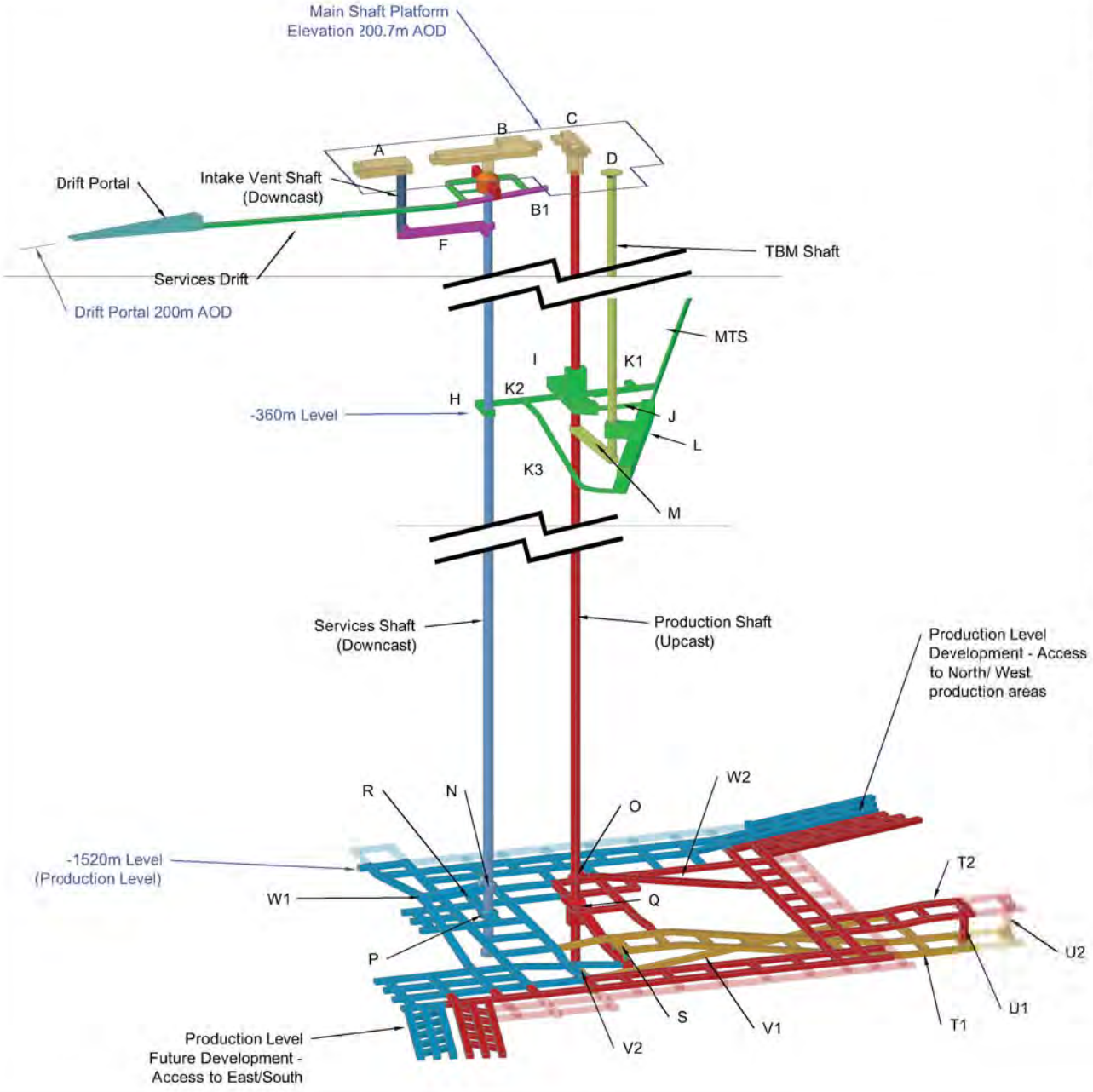
Job No 234376-00

Drawing Status Issue

Drawing No YP-P2-CX-030

Issue 11

Appendix A: Minehead Restoration Proposals



Feature Identification	
ID	Description
A	Main Fan Chamber
B	Service Shaft Winder Chamber
B1	-45m Bank Level (Services Shaft)
C	Production Shaft Winder Chamber
D	TBM Shaft Evasee
F	Downcast air tunnel between Intake Ventilation shaft and Services shaft (-90m Level)
H	Services shaft inset (-360m Level)
I	Production Shaft inset and rope changing chamber (-360m Level)
J	Conveyor link from Production shaft to MTS
K1	Men/Machine access from MTS to Production shaft
K2	Men/Machine access from Production shaft to Services shaft
K3	Men/Machine access from services shaft to end of bunker
L	-360 TBM Launch Chamber (future run of mine ore bunkerage)
M	Upcast air tunnel between production shaft and TBM shaft (-390m Level)
N	Service Shaft ventilation inset
O	Production shaft ventilation shaft inset
P	Service shaft production level inset
Q	Production shaft production level inset
R	Machine build up bay
S	Surge Bins
T1	Bunker bottom drift development
T2	Bunker top development
U1	Run of Mine Bunker
U2	Potential second run of mine bunker for future development
V1	Production shaft sump drift
V2	Production shaft sump
W1	Intake ventilation drift connecting the service shaft vent inset to the production level
W2	Exhaust ventilation drift connecting the production shaf vent inset to the production level

Pit bottom workings key:

- Potential future development
- Intake airway development
- Return airway development
- Potential future development
- Surge/Bunker bottom/Sump drift development
- Potential bunker bottom extension

Drawing Number	Title	No	Rev'd	Description	Date	Dr.	Ch.	AE	BM
		2		Workings amended to latest thinking at each level	11/12/2014	MW			
		1		Revised as per NLP requirements (scale bar added)					
		0		Issued for external review					

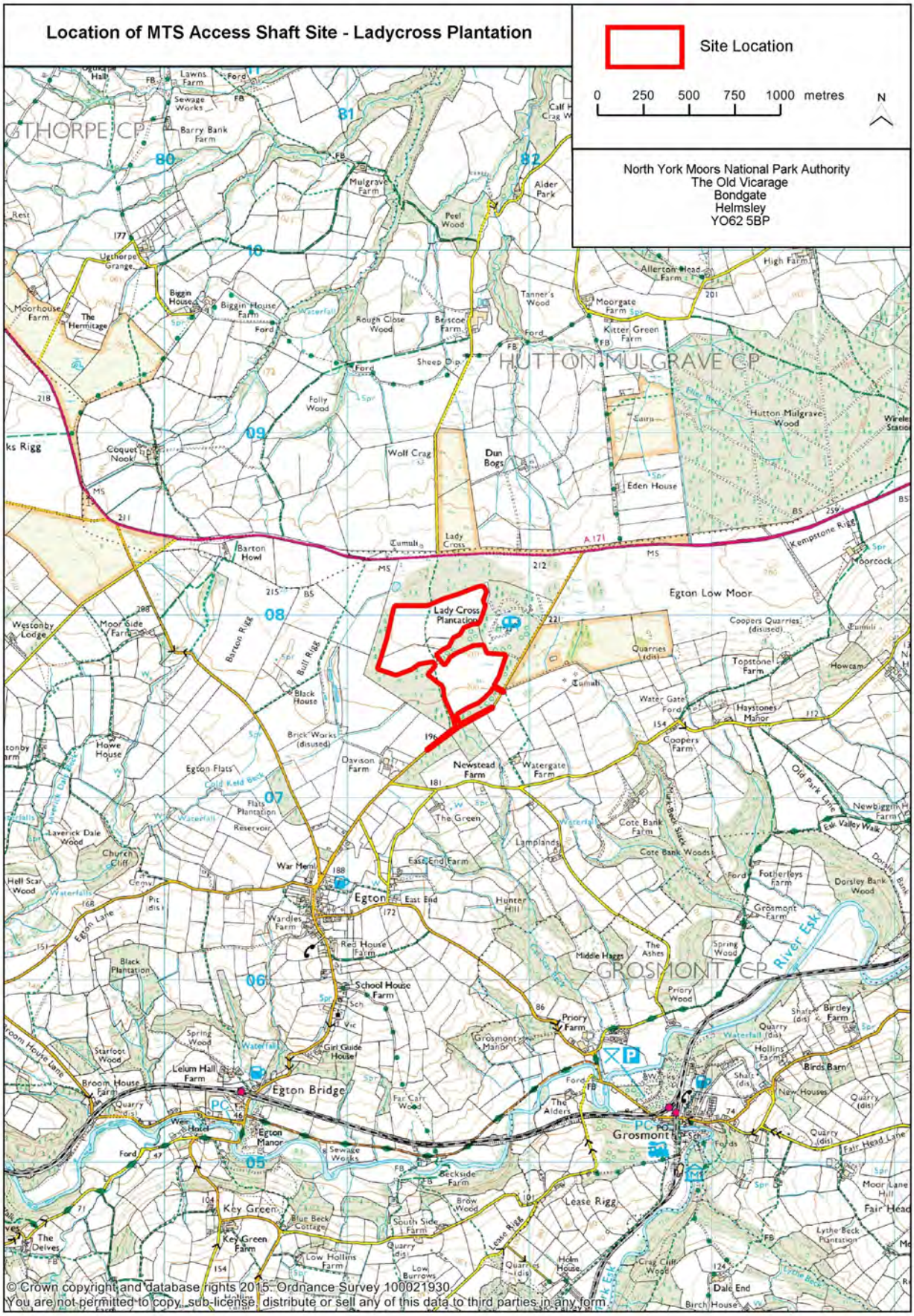
References Documents | Revisions

Meters
100 0 100 200
1:5000

M. Wilmot	11/12/14	YORKPOTASH	Proposed mine and MTS subsurface structures
E. Smith	11/12/14		
A. Gamble	11/12/14		
A3	1/5000	X:\Project Studies\Design Office\3.0 Mine Doves Nest	1000-ENV-DFS-DWG-005	2

Appendix A: Proposed Sub-surface Structures

Appendix A: Location of MTS site at Lady Cross Plantation



Notes:

1. All elevations are in metres above Ordnance Datum.
2. Platform Area = 13,700 m².
3. Laydown Area = 7,600 m².
4. Welfare and Car Park Area = 5,000 m².

Key:

- YPL Site boundary
- Extent of works
- LIDAR survey
- Existing buildings
- Existing wooded areas
- Proposed access/haul road layout
- Proposed spoil disposal earthworks contours
- Proposed public footpath diversion
- Existing public footpath
- Overhead electrical cables
- Potential location of borrow pit
- Proposed construction 2.4m black mesh fence
- Proposed post and wire agricultural fence
- Proposed extent of spoil disposal area
- Trees to be removed by proposed works
- Temporary earthworks bunds
- Proposed attenuation ponds
- +91.843m Proposed level
- 2.5% Platform gradient
- Shaft location
- Proposed MTS alignment

Issue	Date	By	Chkd	Appd
8	11/02/15	KK	CW	AG
	Issue			
7	23/01/15	KK	CW	AG
	Issue			
6	12/09/14	KK	CW	AG
	Issue			
5	14/08/14	CW	AG	PS
	Issue			
4	12/06/14	CW	AG	PS
	Issue			
03	30/05/14	CW	AG	PS
	For Information			
02	17/04/14	CW	AG	PS
	For Information			
01	28/03/14	CW	AG	PS
	For Information			

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www.arup.com

Client
York Potash Ltd

Job Title
York Potash
MTS Intermediate Shaft Location

Lady Cross Plantation
Construction Masterplan

Scale at A1 1:2000

Discipline Highways

Job No 234376-20

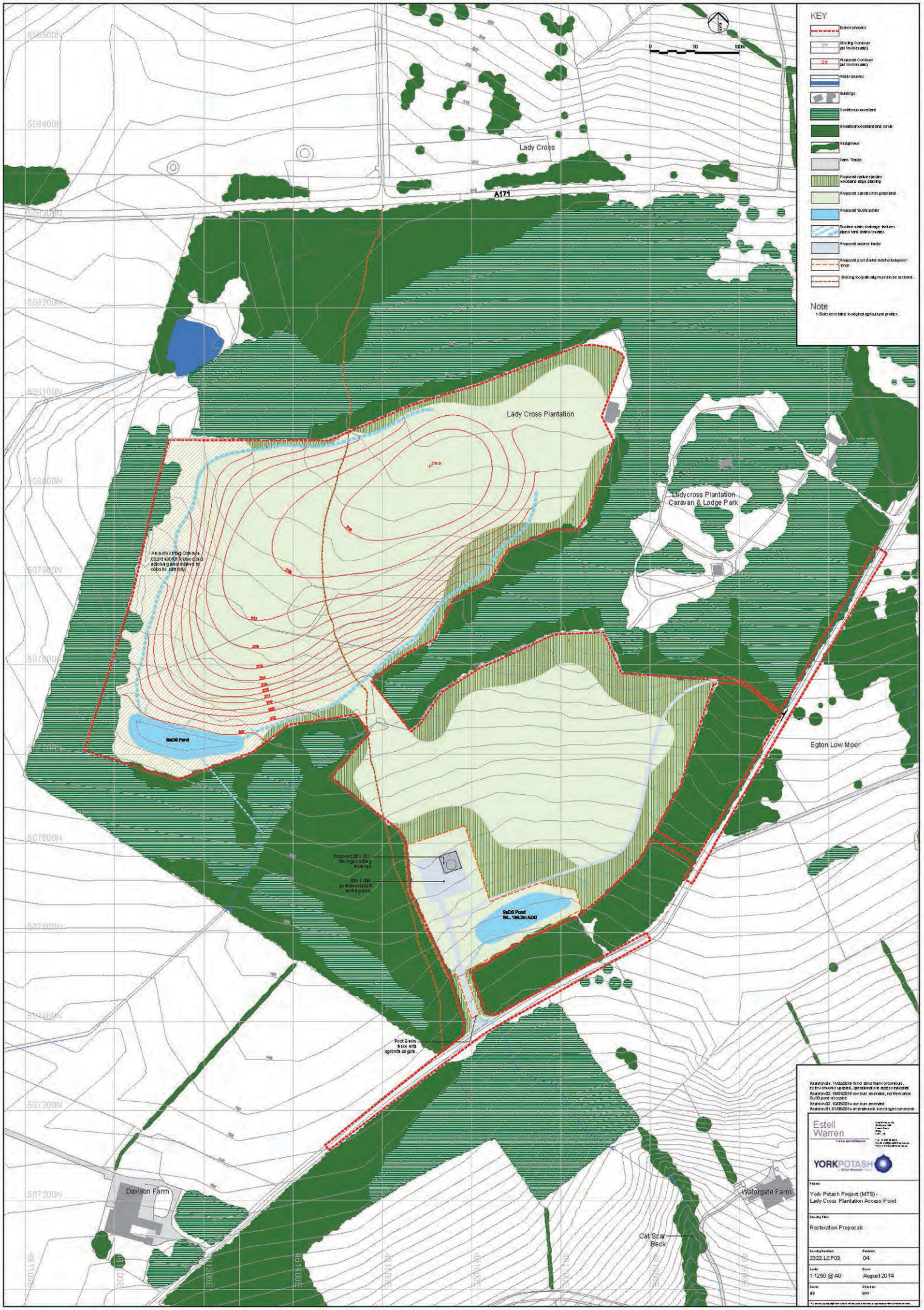
Drawing Status Issue

Drawing No YP-P2-CX-440

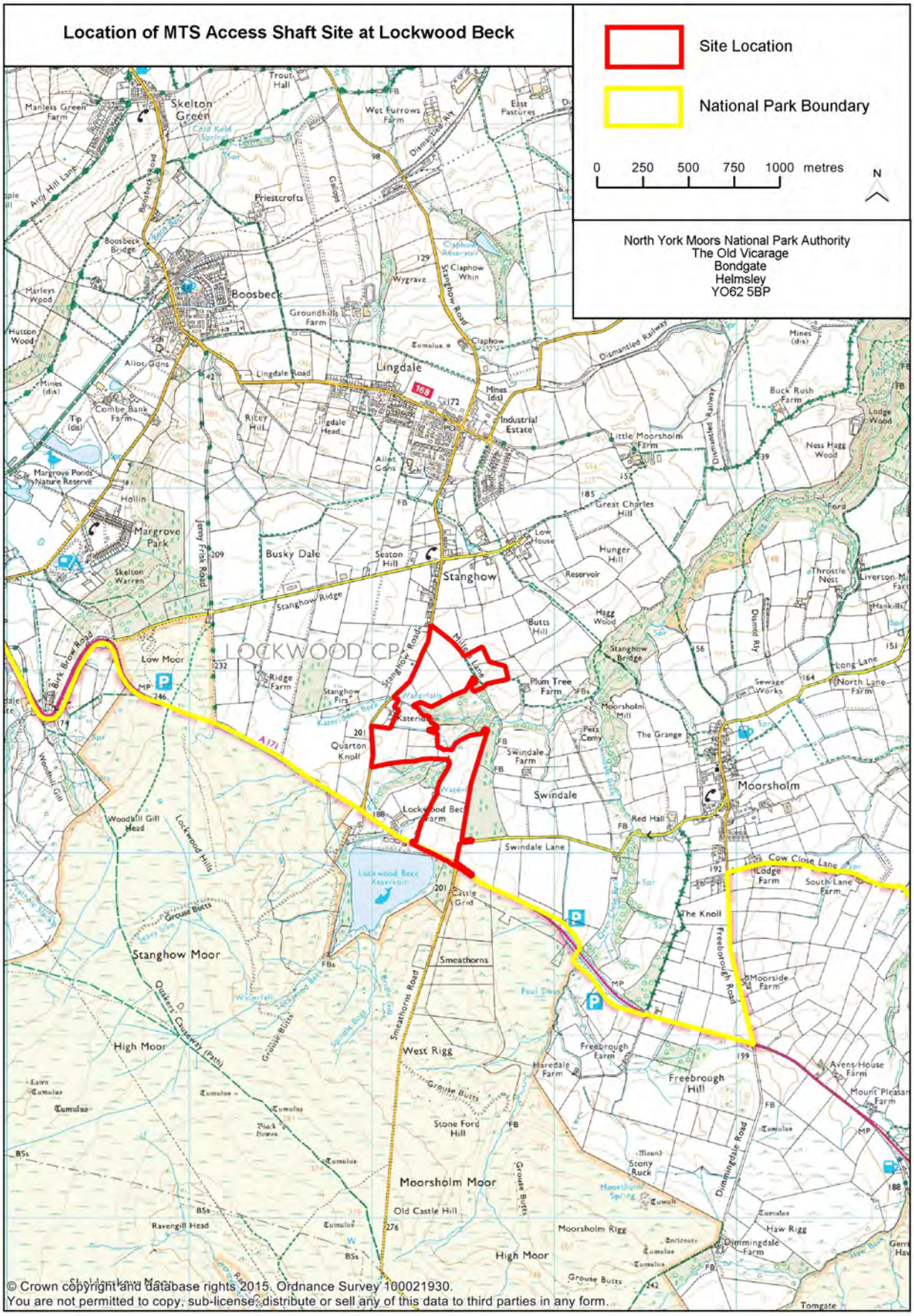
Issue 8

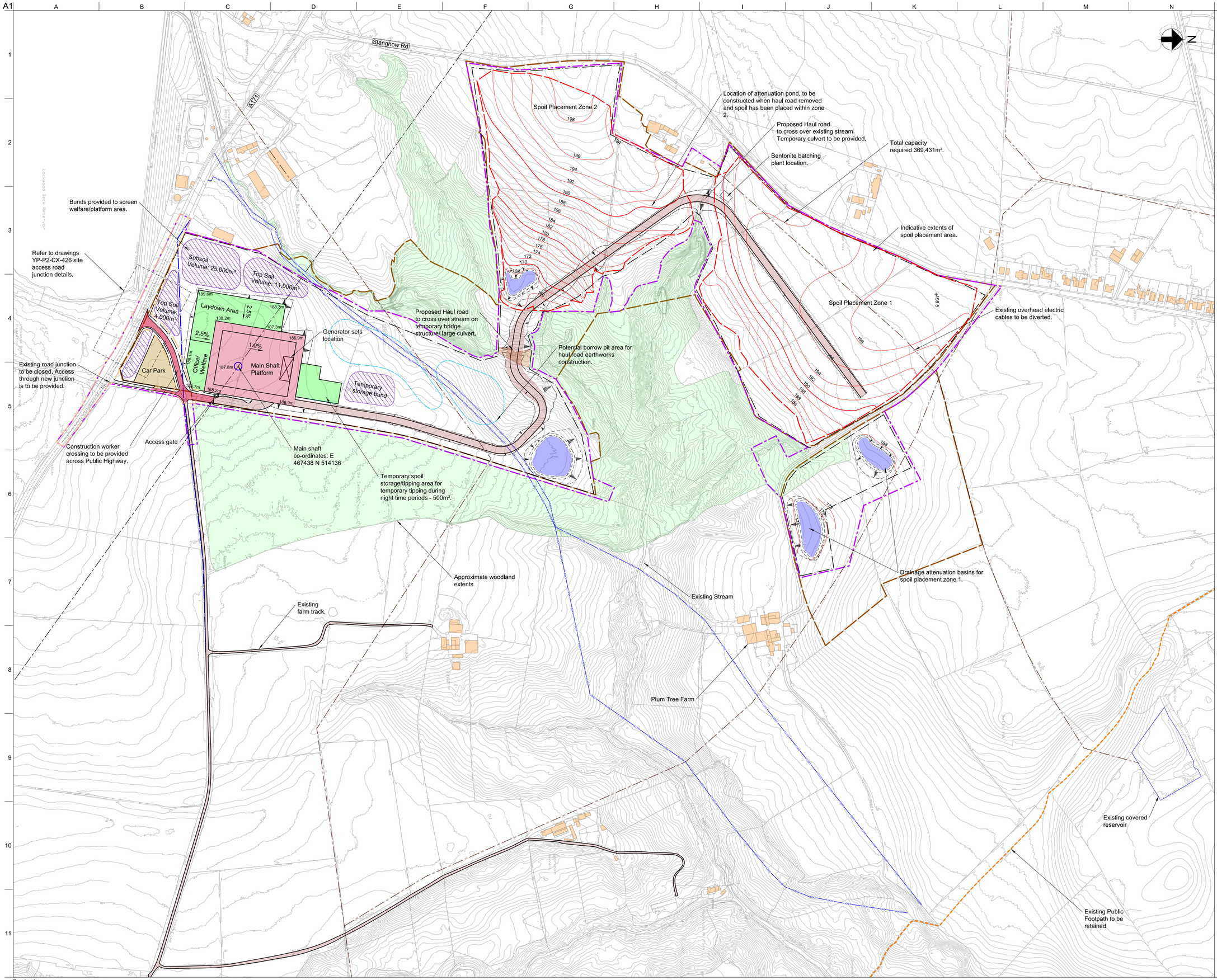
Appendix A: Lady Cross Plantation Construction Masterplan

Appendix A: Lady Cross Plantation Restoration Proposals



Appendix A: Location of MTS site at Lockwood Beck





Notes:

1. All elevations are in metres above Ordnance Datum.
2. Platform Area = 13,830 m²
3. Laydown Area = 6,237 m²
4. Welfare and Car Park Area = 4,678 m²

Key:

- YPL Site boundary
- Extent of works
- LIDAR survey
- Existing Buildings
- Existing wooded areas
- Existing farm track to be removed
- Existing Footpath
- Trees affected by proposed works
- Proposed access/haul road layout
- Proposed site earthworks contours
- Proposed construction 2.4m black mesh fence
- Proposed post and wire agricultural fence
- Proposed acoustic fence
- Proposed extent of spoil disposal area
- Temporary earthwork bunds
- Proposed attenuation ponds
- 91.843m Proposed Level
- 2.5% Platform gradient
- Shaft Location
- Proposed MTS alignment

Key to Statutory Utilities:

- Existing overhead electrical cable
- Northumbrian Water Raw Water Main
- Northumbrian Water Abandoned Main

Issue	Date	By	Chkd	Appd
9	30/01/15	KK	CW	AG
	Issue			
8	23/01/15	KK	CW	AG
	Issue			
7	12/09/14	KK	CW	AG
	Issue			
6	14/08/14	CW	AG	PS
	Issue			
5	20/06/14	CW	AG	PS
	Issue			
04	30/05/14	CW	AG	PS
	For Information			
03	13/05/14	CW	AG	PS
	For Information			
02	17/04/14	CW	AG	PS
	For Information			
01	28/03/14	CW	AG	PS
	For Information			

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www.arup.com

Client
York Potash Ltd

Job Title
York Potash
MTS Intermediate Shaft Location

Lockwood Beck Farm
Construction Masterplan

Scale at A1 1:2500

Discipline Highways

Job No **234376-20**

Drawing Status **Issue**

Drawing No **YP-P2-CX-420**

Issue **9**

Do not scale

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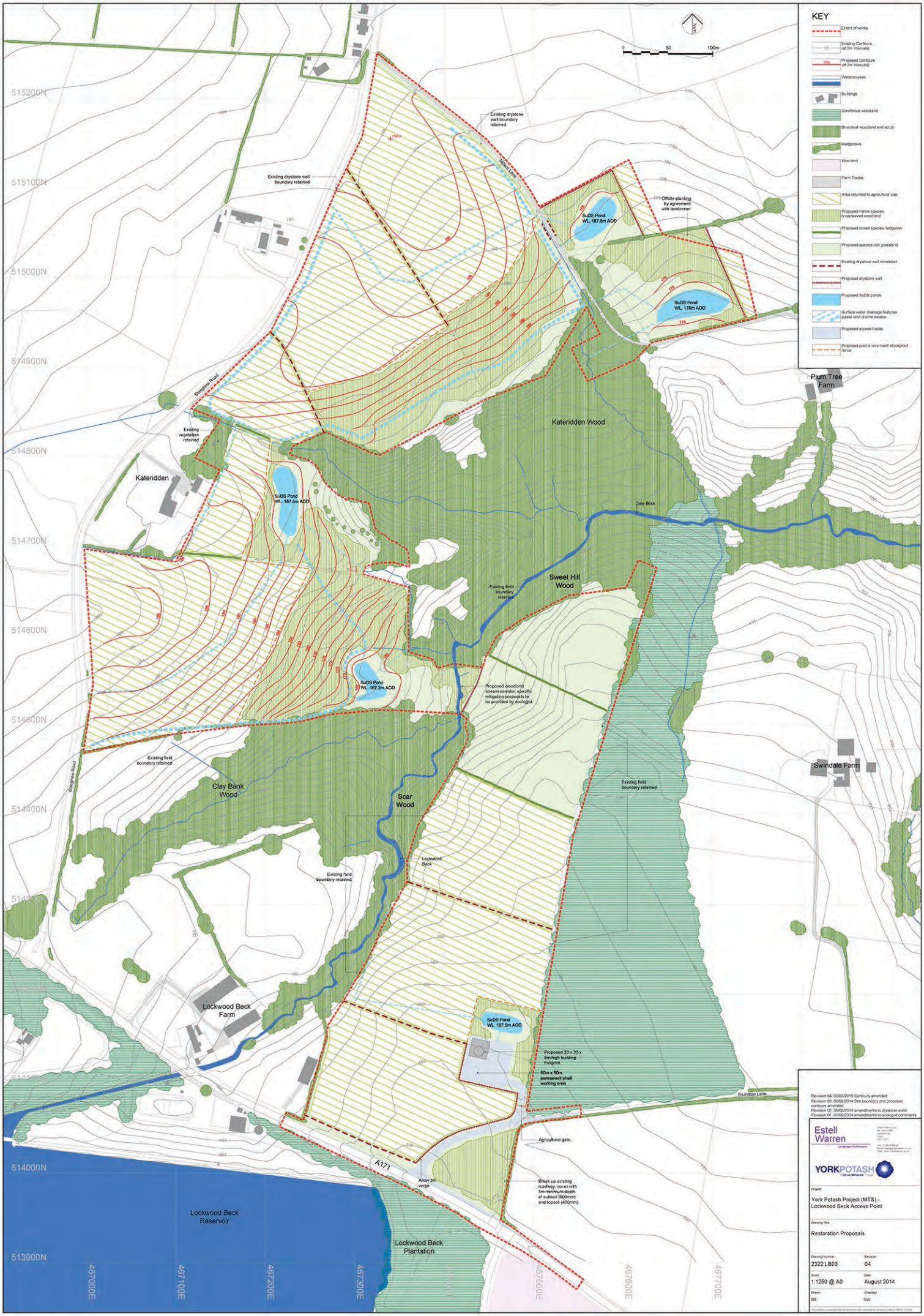
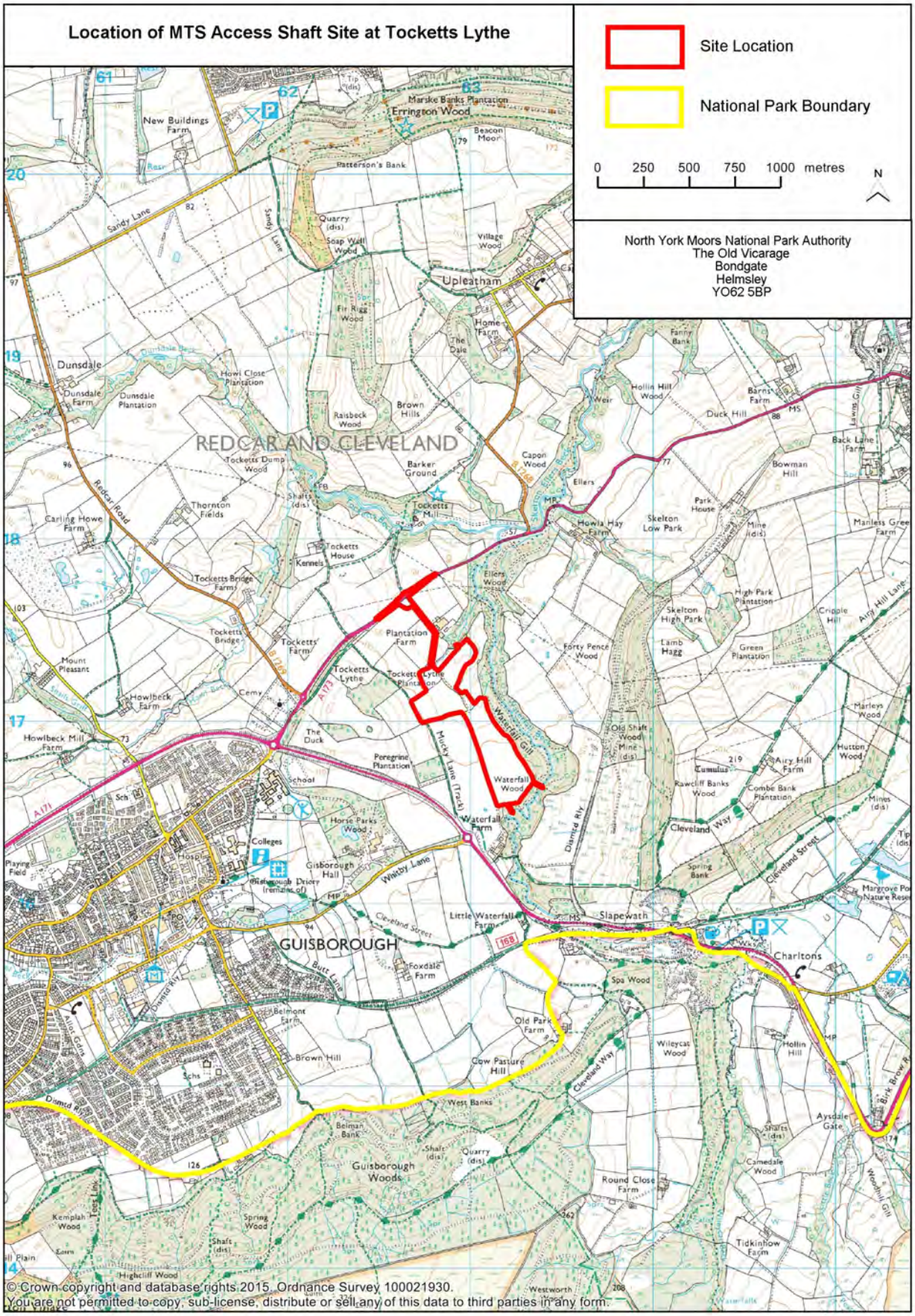
Appendix A: Lockwood Beck Construction Masterplan

Appendix A: Lockwood Beck Restoration Proposals



Appendix A: Location of MTS site at Tocketts Lythe



A1

Realigned hedge

Refer to drawing YP-P2-CX-415 for junction details

Existing farm access track to be removed.

Narrowing in access road width around the buildings to approx. 4m.

8m wide access road with widening into existing field.

Access gate

Existing hedgerow retained.

Realigned agricultural fence.

8m wide access road with widening into existing field.

Site access gate

Existing high pressure gas main, location shown indicatively.

Proposed construction gatehouse/wheelwash area.

Existing lane retained

Screening bunds approximate 4-7m high formed from topsoil, sub-soil and superficial soil strips of shaft sinking platforms and laydown area

Main Shaft Platform

83.350m

83.481m

83.917m

84.224m

84.175m

Shaft Location
E 462954
N 517350

Generator sets location

Laydown Area

86.341m

86.911m

Night time tipping storage area (500m²)

10m wide Haul Road

91.6m

91.6m

Office / Welfare

Car Park

93.2m

93.2m

Sub-soil
Approx. Volume 27,000m³

Top Soil
Approx. Volume 15,000m³

Superficial Soil
Approx. Volume 1,167m³

Existing, field drainage ditch

Extent of earthworks

95.0m

100.0m

105.0m

110.0m

105.0m

Spoil disposal area.

Capacity required: 206,902 m³ (bulked).

Existing surface water drainage culvert, location shown indicatively.

A172

Notes:

1. All elevations are in metres above Ordnance Datum.
2. Platform Area = 7,817 m².
3. Laydown Area = 11,345 m².
4. Welfare and Car Park Area = 5,153 m².

Key:

- YPL Site boundary
- Extent of works
- LIDAR survey
- Existing Buildings
- Existing wooded areas
- Existing farm track to be removed
- Proposed access/haul road layout
- Proposed site earthworks contours
- Proposed construction 2.4m black mesh fence
- Proposed post and wire agricultural fence
- Proposed acoustic fence
- Proposed extent of spoil disposal area
- Temporary workearth bunds
- Proposed attenuation ponds
- +91.843m Proposed Level
- Platform gradient
- Shaft Location
- Proposed MTS alignment

Issue	Date	By	Chkd	Appd
7	23/01/15	KK	CW	AG
	Issue			
6	12/09/14	KK	CW	AG
	Issue			
5	14/08/14	CW	AG	PS
	Issue			
4	13/06/14	CW	AG	PS
	Issue			
03	30/05/14	CW	AG	PS
	For Information			
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	For Infomation			
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	For information			

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Client
York Potash Ltd

Job Title
York Potash
MTS Intermediate Shaft Location

Tocketts Lythe
Construction Masterplan

Scale at A1
1:2000

Discipline
Highways

Job No
234376-20

Drawing Status
Issue

Drawing No
YP-P2-CX-410

Issue
7

Do not scale

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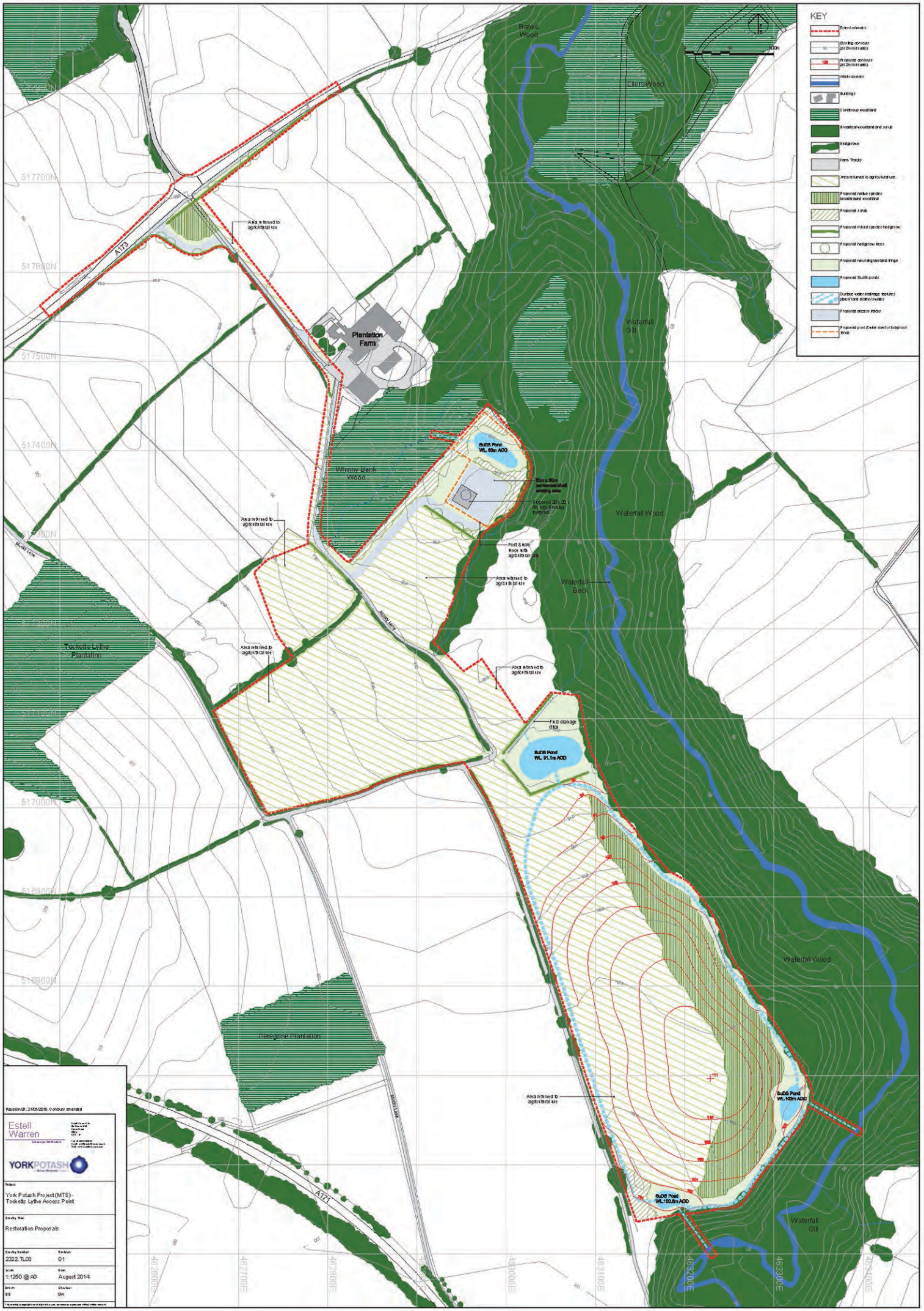
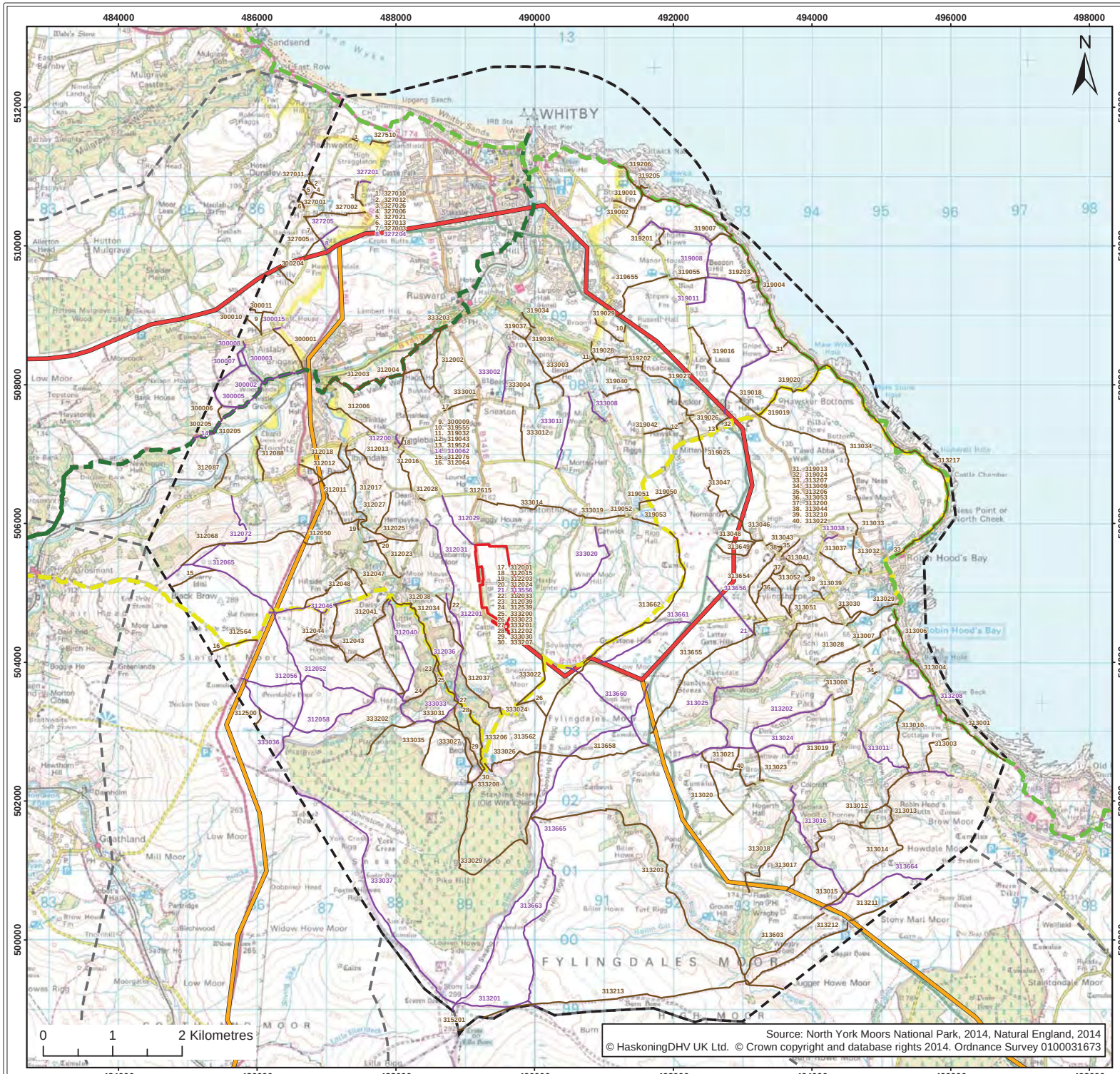
Appendix A: Tocketts Lythe Construction Masterplan

Appendix A: Tocketts Lythe Restoration Proposals





Legend:

- Minehead – Extent of Works
- Amenity & Recreation Study Area
- Minehead Study Area
- Preferred Transport Route
- Alternative Southern Transport Route

Public Rights of Way *(PRoW Total Length 204.14km)*

- Bridleway
- Footpath
- Cleveland Way (National Trail)
- Esk Valley Walk (Regional Trail)
- Wainwright Coast to Coast Walk

Client:	Project:
York Potash Limited	York Potash Project Mine, MTS and MHF Environmental Statement

Title:

PRoW within the Minehead Amenity & Recreation Study Area

Part:	Figure:	Drawing No:
2	7.2	PB1110-P2-7-002

Rev:	Date:	Drawn:	Checked:	Size:	Scale:
0	26/09/2014	LB	PW	A3	1:55,000
A	29/07/2014	MCP	PW	A3	1:55,000

Co-ordinate system: British National Grid

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Enhancing Society Together

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Appendix A: Public Rights of Way in the vicinity of the Minehead

Legend:

- Minehead – Extent of Works
- Amenity & Recreation Study Area
- Preferred Transport Route
- Alternative Southern Transport Route
- National Cycle Route 1
- Regional Cycle Route 165
- Regional Cycle Routes (Moor to Sea Cycle Network 2M2S, 7M2S, 9M2S)

Client:	Project:
York Potash Limited	York Potash Project Mine, MTS and MHF Environmental Statement

Title:

Cycle Routes within the Amenity & Recreation Study Area

Part:	Figure:	Drawing No:
2	7.6	PB1110-P2-7-006

Rev:	Date:	Drawn:	Checked:	Size:	Scale:
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A	25/07/2014	SW	PW	A3	1:200,000

Co-ordinate system: British National Grid

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Appendix A: Recreational Cycle Routes

North York Moors National Park Authority

Public Minutes of the York Potash Ltd Pre-application Presentation to Members

held at Raven Hall Hotel, Ravenscar on 14 July 2014 at 1.30pm

Members of the National Park Authority present: Jim Bailey (Chair), Malcolm Bowes, David Chance, Alison Fisher, Janet Frank, David Hugill, David Jeffels, Christopher Massey, Sarah Oswald, Caroline Patmore, Ted Sanderson, Andrew Scott, Hawson Simpson, Richard Thompson, Herbert Tindall, Jeremy Walker

Officers on behalf of the National Park Authority in attendance: Andy Wilson (Chief Executive), Chris France (Director of Planning), Mark Hill (Head of Development Management), Jane Davies (Senior Planning Policy Officer – York Potash Project), Peter Jones (Planning Team Leader), Rachel MacIntosh (Communications Officer), Fiona Farnell (Administration Assistant), Trevor Parkin (AMEC), Neil Marlborough (AMEC), Clare Bevan (Solicitor to Yorkshire Dales National Park Authority)

York Potash Ltd representatives present: Chris Fraser (Chief Executive, York Potash), Graham Clarke (York Potash), Gareth Edmunds (York Potash), William Woods (York Potash) Justin Gartland (Nathaniel Lichfield & Partners), John Rhodes (Quod), Sian John (Royal HaskoningDHV)

Members of the public present: Andy Barwick, Raymon Barwick, David Boland, Paul Campbell (Redcar and Cleveland Borough Council), Tom Chadwick (North Yorkshire Moors Association), David Clayden (Natural England), John Cook, Alison Crawford, David Cunion, Nigel Custane, Ian Dixon, Sharon Dixon, Mr Dyson, Mrs Dyson, G Earl, Keith Froggatt, Joe Green, Mr Halley, Rebecca Harrison, S Hodgson, Helen Hodges, Mike Holliday, Janet Horne (Redcar and Cleveland Borough Council), Vanda Inman, Pam Johnson (North Yorkshire County Coucil – Highway Authority), Heather King, Paul Locky, Janet Marron, Adrian Miller (Redcar and Cleveland Borough Council), Paul Medd, Gary Moss, Andy Newham, Hazel Perceval, Harry Perceval, David Precious, David Pybus (Cleveland Potash Ltd), K Robinson, David Sidebottom, Kevin Smith, Margaret Smith, Richie Tresise, Paula Topping, Mrs Trafford, Mr Trafford, Adrian Upton, Margaret Wakefield (Yorkshire Coast Minerals), David Walker (Scarborough Borough Council), Andrew Weston, Andrew Williamson, Sue Wilmington, Liz Worthy

Apologies from: Bill Suthers, Bryn Griffiths

Introduction by the Chair

Jim Bailey welcomed everyone to the meeting, confirming that no application had yet been received and therefore it was not a decision making meeting.

Declarations of Interest

David Jeffels – Personal Interest as a Member of both Scarborough Borough Council and North Yorkshire County Council

David Chance - Personal Interest as a Cabinet Member of Scarborough Borough Council and a Member of North Yorkshire County Council and has taken no part in any discussions with regard to York Potash at either Council.

Herbert Tindal - Personal Interest as a Member of Scarborough Borough Council.

Caroline Patmore - Personal Interest as a Member of North Yorkshire County Council.

Chris Massey - Personal Interest as a Member of Redcar and Cleveland Borough Council.

Presentation by National Park Authority Officers

The Director of Planning and Head of Development Management jointly made a powerpoint presentation, which is available on the Authority's website. The presentation covered the following topics:

- Benefits of pre-application engagement
- York Potash Proposals - outline
- Changes from the withdrawn application
- Pre-application activities
- Working with partners
- How the Authority will determine the planning application
- Policy position and the Major Development Test
- Planning Assessment – key issues
- Consultation opportunities

Presentation of development proposals by York Potash Ltd

The Chief Executive of York Potash Ltd made a powerpoint presentation, which is available on the Authority's website. The presentation covered the following topics:

- York Potash Ltd and the York Potash Project
- Global food security challenge and the value of balanced fertilization
- Polyhalite and Nutrient content – the area contains the largest highest grade resource of polyhalite to be found anywhere in the world. Polyhalite contains four of the six essential plant nutrients
- Crop trial results – trials currently taking place in ten countries across the world – on wheat, potatoes, corn, sugar cane, soya beans
- Global demand and available markets – marketing contracts are in place
- Cash operating margins – robust business case
- Innovative project design and sustainable development approach
- Mine surface design at Dove's Nest Farm and operational view – not building a typical potash mine - the site will effectively disappear into the landscape because of the deep shafts and tunnels - only amenity and safety buildings will be seen
- Mineral Transport System with three access points – the change from the pipeline to the MTS reduces the number of buildings needed at Dove's Nest Farm and reduces the amount of energy required. Buildings at access points will have small footprint
- Materials Handling Facility at Wilton and Harbour Facility at Teesside
- Exceptional economic benefits including 2000 direct and indirect jobs in production, contributions to UK GDP and value of exports, tax receipts and local payments, creation of apprenticeships and investment in community projects
- Alternative Sites Assessment carried out taking into account wide ranging mining and environmental constraints – two focus points for the assessment are Whitby Enclave and Cloughton area – some difference of opinion but company view is that fault zones outside the National Park mean the alternatives to Dove's Nest Farm are not viable
- Environmental Impact Assessment (EIA) – detailed EIA being carried out. The project will have an impact, mainly during the construction phase but the highest standards of

ecological protection are being adopted and extensive mitigation embedded into design. Advice from NPA and AMEC useful for this detailed work.

- Visual impacts – large winding towers will be visible during construction, bunds will screen the site in longer term
- Mine excavated material management
- Traffic and transport – extensive modelling carried out and discussions held with Highway Authority. Timing of HGV movements would be restricted and would work around school runs
- Noise, dust and lighting during construction period
- National Park Special Qualities – challenges in assessing impact of development on Special Qualities – company is working with officers and the Management Plan is a good framework

Questions from National Park Authority Members:

Q **Do your plans include mining for silvinite or rocksalt?**

A This may be considered in the future. The mineable silvinite reserve cannot be defined from the surface and YP understands that it may be more variable further south but the potential for mining silvinite could be investigated in the future. Rocksalt could easily be added in and the company has had preliminary conversations with the Highway Authority about the possibility of providing rocksalt for use in exceptionally hard winters.

Q **What measures are in place to ensure the long term sustainability of the York Potash Foundation and projects for local communities in the event of the owning company changing hands?**

A The Foundation has been set up with binding contractual commitment in place between York Potash and the Foundation and the intention is that these commitments cannot be unwound. The Foundation has three members, two independents and one from York Potash and has seven trustees, four external, independent persons and three representatives from York Potash.

Q **Changes to the proposed transport system mean a much reduced impact on the moorland landscape which is a positive shift, however it would bring development to a new site at Lady Cross plantation with excavated Redcar mudstones being spread within landscaped mounds with a proposed maximum height of eight metres. Is it not possible to take the excavated material to Teesside?**

A YP believes the sites can handle the additional excavated material. It could be moved from the access shaft site but this would mean an increase in HGV movements. The company believes that management of the material at the sites is a better option.

Q **You referred to marketing agreements for 5 million tonnes of polyhalite – are these contractual commitments?**

A YP has contractual commitments for 1.5 million tonnes in two contracts in North America and China. One of these, for 0.5 million tonnes is unconditional. The contract in China has conditions relating to crop trials. There are a range of other agreements and discussions are currently taking place with other companies. YP has done a considerable amount of forward marketing linked to financing the project and it should be understood that fertilisers are normally bought in the season prior to application, whereas YP's proposed production is still five years ahead.

Q **How does YP's planned production of polyhalite relate to current world consumption?**

A Current consumption is approximately 100,000 tonnes and we understand that Boulby mine's planned developments would enable production of 600,000 tonnes pa. However, the total market for nutrients contained in polyhalite is much greater. The company's study of the market potential at various pricing points suggests the available market could be three times the planned production.

Q **It appears that the huge economic benefits are related to huge outputs. Is it reasonable to assume that polyhalite consumption would go up from 100,000 tonnes to 13 million tonnes? If this proposal did not go ahead, where would fertiliser companies get their source nutrients from and what are competitors' reactions likely to be?**

A It is generally agreed that there is a wide spread under application of fertilizer as farmers buy according to what they can afford. Today people buy many different products and, because YP will be offering a competitive price, polyhalite will be a viable choice for consumers who are already buying the same nutrients in a different form. The company is not intending to come in and supply the whole market and we can only know what competitors' responses will be once production starts. Buyers currently pay $200 per tonne to obtain the nutrients in polyhalite and YP will be providing them at a discount.

Q **Can you share the details of the marketing agreements with NPA officers?**

A This area is very confidential but we have provided officers with information and there is confirmation from NOMAD that the information provided is an accurate representation of the marketing documents. The contract in China is a fixed contract for 3 years, the one in North America is based on formulae.

Q **Tourism in Whitby represents 26% of the local economy and it has taken a long time to increase the value of tourism, for example, by extending the season. There is concern that the increase in traffic on the A171 will stop people coming to the area.**

A Details of the increase in traffic and the numbers of extra HGVs per day are given in the brochure entitled 'The York Potash Project Explained'.

Q **Has the company acquired the other sites?**

A Agreements have been reached for all the MTS access shaft sites.

Q **Can you explain the use of explosives during construction – how wide an area would be affected?**

A For the three shafts at the mine site there would be one blast per shaft per day over 18 months. The works are being planned to have minimal noise impacts and noise assessments are being carried out. Screening and bunds will provide mitigation and there will be public information about when blasts will be carried out. Details of the zones of influence will be included with the planning application.

Q **When people think about mining, they envisage pollution, emissions, chimneys and greenhouse gases - how does this mine compare?**

A A polyhalite mine is very different from a potash mine. There will be no processing of the mineral at Dove's Nest Farm so no requirement for chimneys with emissions.

Granulation at Teesside would be a physical not a chemical process, so again no chimney stacks. Power would be taken from the grid with only emergency generators.

Q **Last year, there were outstanding issues with regard to Habitat Regulations Assessment, have these been resolved? Will the assessment be ready by September?**

A The company is preparing an HRA assessment for the whole of the York Potash Project. The screening assessment has looked at the North York Moors and Teesmouth and Cleveland Coast protected sites and has been submitted to Natural England. At present Natural England's primary concern is the impact of the port development on the tidal estuary system and inter-tidal habitats; there is less concern about the impact of the tunnel development. A draft HRA assessment will be submitted to both Natural England and the Authority prior to September.

Q **How will the local economy and the local labour market be affected? Is it possible to have 80% local employment during construction when many areas of work will be quite specialised? Will there be a local labour requirement?**

A The company's aim is to have 80% local employment at full production and 50% during construction. Some of the construction contractors will be specialised, for example shaft sinking companies and tunnelling construction companies which are likely to bring their own workforce. However, there are also non-specialist construction roles and the aim is to bring in specialist contractors only if none are available locally. The company will try to encourage use of local labour although the opportunities during construction may be limited.

Q **During the construction phase, where will the specialist contractors' workforce live? Is the planning application for the construction village also timed for September?**

A The planning application for the construction village, located outside the National Park close to Whitby Business Park, is also due to be submitted in September. It would include a park and ride facility and discussions are ongoing with Scarborough Borough Council. The construction village is a 'fall-back' position and it will be up to the contractors whether it is taken up. The company has been engaging with civil contractors who are submitting prices for the construction work.

Q **Regarding tourism, there will be a significant visual impact during construction, are the results of the Ipsos Mori visitor survey available?**

A Yes, a survey has been completed and the results will soon be passed to NPA officers. It was a survey of 5000 people, and will be important in assessing people's perception of the impact of the mine, including the temporary construction towers.

Questions from partners, consultees or other persons present at the Chairman's discretion:

Andy Williamson – Will there be any long term subsidence?

YP – There would be no damaging subsidence impacts either now or in the future. Polyhalite is a competent rock and overlying strata would be supported by rock pillars so there would be very little or no movement. The company has carried out work for the Ministry Of Defence at Fylindales which supports this point.

Tom Chadwick – North York Moors Association – In comparison with the application last year, there is now an additional 1.4 million cubic metres of spoil being generates from the Mineral Transport System. In terms of development sites, there is now the land at Dove's Nest Farm, 50 hectares at Lady Cross Plantation and 50 hectares at Lockwood Beck. How is it possible to say that the overall footprint of the development is less?

YP – We do not agree with this as it ignores the footprint that would have been associated with the pipeline works. The company's statement about the reduced footprint refers to the construction activity at all sites. There are smaller buildings at Dove's Nest Farm and the buildings at the MTS access sites are also small.

David Cunion – CPRE member – What are the 5-15% impurities in polyhalite?

YP – The product is 90% polyhalite, with the remaining 10% anhydrite, magnesite and halite. These will not be removed as they simply represent more magnesium, calcium and sulphur in the product. Trace elements also exist (boron, manganese, zinc) which are not of economic value but have agricultural benefits. Please look at the company's website to see the trials.

Ken Smith – With separate planning applications for the mine and the MTS application, what will happen if one gets refused?

YP – The company would not proceed until both are approved.

Sue Wilmington – What happens if delays mean you cannot get your dream construction team?

YP – The construction team has not yet been appointed. We are at the pre-qualification stage for the MTS and about to start that for the shaft construction with tenders being sought from around the world. The company aims to get the best contractors with safety being paramount. At present we have the attention of the best in the world.

David Bowland – Will there be an environmental impact statement for the tunnel?

YP – This will be provided with the planning application. Some draft chapters are ready.

Paul Coupling – I am worried about the tranquillity of the area – when the site is in production will there be a low level background hum

YP– The expectation is that there should be no noise as the main winders will be sunk below ground level and contained within a sound-proofed building. The only exception may be temporary noise from an above-ground back-up generator when in use.

Hazel Percival – How robust will the planning conditions be, will there be a Section 106 Agreement and how easy is it to get a condition overturned?

NPA – We are in discussion with York Potash about planning conditions and Section 106 Agreements which would both be part of the public engagement process. We have currently outlined 80 draft planning conditions. Planning conditions are very robust and the Authority can employ a range of enforcement tools. An applicant can however, appeal against a planning condition and this would then be considered by a Planning Inspector. Part of a potential Section 106 agreement would be to employ a monitoring officer to oversee the project.

Tom Chadwick – North York Moors Association – At the recent touring displays, there was no mention on the panels about the proposal being within a National Park.

YP – We are fully aware of the proposal being in the National Park and we do not believe we have misled people and there has been no intention to mislead people.

David Cunion – CPRE member – The marketing plan depends on the price of the product – what is the proposed price and what would be the implications of cost overruns?

YP – The company's contracts with customers are confidential documents and as this is a commercial venture, some information must be protected. The question relates to the resilience of the project - we have employed independent experts to provide us with cost information and we use our judgement. Our case must be sound enough to attract capital to fund the project.

Ian Dixon – There seems to be a lot of concern about tourism but we need better jobs in Whitby. Local people cannot afford houses as the prices have increased and this project is an opportunity to get better jobs in the area.

Liz Worthy – We need better jobs, particularly so young people can stay in the area. This is a chance to improve the area for the future and we should get on with it.

NPA – The Authority takes the needs of the local economy and community very seriously indeed and these will be part of the assessment of the planning proposal.

The Chair thanked York Potash for the presentation and noted that there would be a full formal consultation process when the application was received. It is the application that the Authority will assess and it is important not to prejudge the issues at this stage.

The meeting closed at 15.45pm.

North York Moors National Park Authority

Planning Committee Site Inspection

02 April 2015

Public minutes of Members Site Inspection held at Dove's Nest Farm/Haxby Plantation, Sneaton and Ladycross Plantation, Egton

Members

Present: Mr J R Bailey, Mr M Bowes, Mr D Chance, Ms A Fisher, Mrs J Frank, Mr B Griffiths, Mr D Hugill, Mr D C Jeffels, Dr C Massey, Mrs H Moorhouse, Ms S Oswald, Mrs C Patmore, Mr T Sanderson, Mr A Scott, Mr G H Simpson, Mr B Suthers, Mr H Tindall, Mr J Walker

Apologies: Mrs J Mitchell, Mr R Thompson

Consultees

Present: Pam Johnson, NYCC Highway Authority; Mike Hutton, Highway Authority; Helen Watson, Highway Authority; Sam Kipling, Environment Agency;

Apologies: Des O'Hallaran, Natural England; Deborah Hall, Natural England; David Clayden, Natural England

National Park Authority Officers and Representatives Present: Andy Wilson, Chief Executive; Chris France, Director of Planning; Mark Hill, Head of Development Management; Jane Davies, Senior Planning Officer; Rona Charles, Ecology Officer; Chris Knowles, Planning Administration Technician; Neil Marlborough, AMEC Foster Wheeler Ltd

Parish and Town Councillors

Present: Rose Stainthorpe, Sneaton; Mike Shardlow, Sneaton; Bill Stuart, Sneaton; Jane Mortimer, Hawsker-cum-Stainsacre and Fylingdales; Leslie Atkinson, Hawsker-cum-Stainsacre and Fylingdales; Roger Wootton, Grosmont; Margaret Whitehead, Skelton and Brotton; Brendan Whitehead, Skelton and Brotton; James Preston, Eskdaleside-cum-Ugglebarnby, Noreen Wilson, Whitby

District Ward Councillors - Apologies: Councillor Coulson

Applicant/Supporters Present: Chris Fraser, York Potash; Gareth Edmunds, William Woods, York Potash; Justin Gartland, Nathaniel Lichfield & Partners; Robert Goodwill; Keith Froggatt; Steve Warren, Estell Warren; Andy Hornung, Arup

Objectors Present: Albert Elliott, Dalton Peake, David Cunion, Ian Havelock, Tom Chadwick, David Pennyon

Planning application NYM/2014/0676/MEIA

The winning and working of polyhalite by underground methods including the construction of a minehead at Dove's Nest Farm involving access, maintenance and ventilation shafts, the landforming of associated spoil, the construction of buildings, access roads, car parking and helicopter landing site, attenuation ponds, landscaping, restoration and aftercare and associated works. In addition, the construction of an underground tunnel between Doves Nest Farm and land at Wilton that links to the mine below ground, comprising 1 no. shaft at Doves Nest Farm, 3 no. intermediate access shaft sites, each with associated landforming of associated spoil, the construction of buildings, access roads and car parking, landscaping, restoration and aftercare, and the construction of a tunnel portal at Wilton comprising buildings, landforming of spoil and associated works.

Members assembled at the entrance to Dove's Nest Farm and after a short briefing on health and safety matters the Site Visit started at 10.10 hours.

The Chair of the Authority welcomed everyone, commenting that this was a large and complex application and the purpose of the visit was to look at the physical aspects of the site and the proposals, not to make any decisions or discuss the merits of the application. The visit was for Members' information and questions although other attendees would also have the opportunity to raise questions through the Chair.

The Director of Planning noted that it was unusual for a site inspection to take place prior to a Planning Committee meeting but in this case it was important for Members to be familiar with the proposed development sites. The formal site inspection would take place at the two sites within the National Park, after which Members would be taken to view the locations of the Mineral Transport System (MTS) sites outside the National Park. He outlined the main parts of the York Potash development as follows:

- The mine and MTS straddling application being considered by this Authority and Redcar and Cleveland Borough Council – further details of the timing of the Authority's Special Planning Committee to consider the application would be made public after Easter;
- Application for a Material Handling Facility (MHF) at Wilton being considered by Redcar and Cleveland Borough Council;
- Application for development consent for harbour facilities at Bran Sands submitted to the Planning Inspectorate as a Nationally Significant Infrastructure Project on 27 March 2015;
- Application for a temporary construction workers' village and park and ride facility to be considered by Scarborough Borough Council on 16 April 2015;
- Application for extension to the existing Whitby Park and Ride facility at Cross Butts to be considered by this Authority on 16 April 2015.

The Head of Development then outlined key features of the proposed development at Dove's Nest Farm/Haxby Plantation as follows, noting that the applicant had provided marker balloons to show the heights of the proposed buildings (blue), new landforms (green) and construction winding towers (red):

The proposal is for the extraction of polyhalite which contains four nutrients required for plant growth, potassium, sulphur, magnesium and calcium. The polyhalite would be transported to the MHF at Wilton via a 37km tunnel where it would be processed into pellets which could be used either for direct application or as part of a blended fertiliser. Production would be

primarily for export via new harbour facilities at Teesside to locations around the world including China, Central America, Brazil, Africa and Europe. The MTS tunnel would be a similar length and diameter to the Channel Tunnel but its specifications would be that of a mining tunnel. It would be built in five sections using tunnel boring machines and in operation would contain the mineral conveyor system, a maintenance railway, power cables and foul drainage discharge disposal pipes. There would be three intermediate access points (located to avoid the protected moorland) at Ladycross Plantation, Lockwood Beck and Tocketts Lythe.

There would be two deep shafts to access polyhalite in the 'shelf' and 'basin' seams. The construction masterplan shows the arrangements on site with the mine head buildings, including the deep 'production' and 'men and materials' shafts, generators and ventilation shaft buildings at the northern part of the site. These would be linked to the welfare building in the southern part of the site by a drift portal tunnel and a maintenance access road. The welfare facilities building would include showers, canteen, offices, meeting room and outside there would be a 76 space car park, gatehouse and emergency helicopter landing pad.

Access to the site would be through the existing little used entrance to Haxby Plantation and the road would be 'staggered' to limit views into the site from the B1416. Spoil from the shaft and tunnel excavations would be retained on site in mounds and bunds. There would be three new landforms as shown on the Restoration Proposals plan, a large U-shaped mound wrapping round the mine buildings at the N and NE part of the site, an elongated mound to the SE and a large rounded mound in the SW. These would raise the existing ground level by approximately 6 to 9 metres and there would be two further temporary spoil and soil storage mounds required during construction. The site would have security and acoustic fencing and attenuation ponds would be created to ensure surface water draining into the surrounding watercourses is free from silt from the construction site. A water recharge borehole would be sunk to return ground water lost during shaft sinking to the aquifer.

Plans were shown of the main buildings as proposed. The largest mine building, containing the men and materials shaft would be well over 100m long. The winding gear for the two deep shafts would be sunk below ground level so that all the mine buildings would have ridge heights set at or below 12m, around the height of the surrounding tree canopy. The welfare facilities would be in a large crescent shaped building in a clearing within Haxby Plantation. Timber louvres on the front elevation would reduce light pollution from the building and Corten steel would be used around the main entrances. There would be a more traditional façade to the rear.

Selected photomontages were shown of the site during construction and at Year 15 of the operational period. The 45m high construction winding towers were clearly visible in the photomontages and these would be on site for approximately four years.

The Head of Development Management highlighted three areas of impact from the proposed development that would need to be considered by Members:

- Residential amenity for neighbouring properties with the proposals for 24 hour, 7 day a week working for shaft and tunnel construction (covering the central area of the site) and 07.00 – 19.00, 7-day a week working for other areas of the site. Officers were awaiting advice from the Scarborough Environmental Health Officer and Amec Foster Wheeler on the proposed working hours.

- HGV traffic along the proposed construction traffic route along the A171 from the north. There would be over 100,000 HGV movements over the total 58 month construction period and various highway mitigation measures were proposed including improved junctions from the A171 with right hand turn lanes. Aggregates would be brought from Wykeham Quarry so there would also be HGV traffic through Scarborough. The monthly profile of HGV movements relating to Dove's Nest Farm was shown as an example with the peak number of 4,700 movements occurring at month 7. Movements were at a lower level (1,700) at month 17 but rose again to nearly 4,000 at month 32. Andrew Hornung confirmed that the references in the application to 'two way' traffic movements meant a single HGV trip. Polyhalite extracted during works to construct the pit bottom would be saleable and taken to Teesside. The applicant hopes that it would be transported via the MTS but has included road transport as a contingency measure in case the MTS is not completed in time.
- The visual impact of the development, particularly the cumulative impact of views of all the development sites along the route of the A171.

Members raised questions on the following topics:

1. How much waste material would be taken off site? Officers responded that it would be approximately 363,000 tonnes.
2. What noise would there be from the mine when in operation? Officers responded that there would be noise from the winding gear and ventilation fans and from traffic e.g. service vehicles but that noise levels would be much lower during operation than during the construction period.
3. Would it be possible to plant trees on the spoil mounds? Steve Warren showed the areas of tree planting as proposed for the restoration scheme. There would be new woodland on the lowest part of the mounds, primarily at the east of the site, with a more open mix of scrub and grassland on the higher parts of the mounds.
4. How many exploratory boreholes have been drilled by the company? Officers responded that permission had been given for 13 boreholes but only 8 were drilled to establish the extent of the polyhalite reserve. The company had also taken information from legacy boreholes drilled during the 1940s oil and gas explorations.
5. Could the traffic movements in and out of the site be explained? Pam Johnson responded that there would be two access points with right hand turn lanes onto the B1416. There would be a maximum of 127 construction HGV movements per day at Doves Nest and this was well within the maximum capacity for the junctions. Automatic traffic counters at the access points would give an independent record of all bus and HGV movements and the number of cars accessing the site would be limited by the agreed Traffic Management Plan. Overall the traffic movements were considered to be relatively low given the size of the proposed development.
6. Were the surrounding roads built to take HGVs and was there any concern about damage to the roads? Pam Johnson responded saying that this had been investigated and there was a good depth of tarmac on the B1416. However, the situation would be monitored and the Highway Authority would be able to seek reparations for any abnormal damage to the road through powers provided in the Highways Act.
7. Would the development have any impact on local water supplies and how would waste water be dealt with? Officers responded that a new water supply would be brought in from Pokeham Brow reservoir near-by and there would be balancing

ponds to cope with peak demand and ensure no diminution of supply for local residents. Surface water drainage proposals are designed to ensure that the release of water from the developed site would be no more than at present and attenuation ponds would ensure that there would be no pollution in Sneaton Thorpe Beck. Discharge from the foul sewage treatment plant would be taken to Wilton via the MTS.

8. What about water needed for the production period? Chris Fraser confirmed that the mining of polyhalite would be a dry process. Polyhalite extracted towards the end of the construction period would be kept covered if it needed to be stored at the surface – it would not be wet.
9. Would there be mitigation measures for dust? Officers responded that there would be dust suppression measures including spraying and potentially a condition that earthwork movements should cease during certain wind conditions.

Parish Councillors and others present raised the following questions:

Dr Cunion asked what the external diameter of the mine shafts would be and for details of the blasting needed for excavation. Officers replied that the external shaft diameter would be approximately 10 metres and there would be two blasts per day per shaft.

Mrs Mortimer asked about concerns regarding light pollution from the mine when looking SW from Hawsker. Officers responded that light pollution and the proposed mitigation would be looked at carefully.

Mr Wootton asked whether the perimeter fencing would be lit. Officers replied that it would not although there would be lighting around the buildings and car parking area. There would need to be more lighting during the construction period although it would be contained to an extent by the spoil bunds. It was noted that parts of the site would be operating 24/7 and that the applicant also sought permission for tipping of excavated material at specified locations overnight.

Mr Atkinson asked what the new maximum ground levels would be and it was confirmed that the maximum height of the new landforms would be approximately 13m and the height in relation to the existing ground level would be as represented by the green balloons.

Mr Peake asked about the impact on trees within Haxby Plantation. Officers confirmed that trees would be cleared for construction of the welfare facilities building. These trees were mostly (90%) Scots Pine.

The first part of the Site Inspection closed at 11.25 and Members and other parties re-convened at Ladycross Plantation at 12.10.

The Head of Development outlined key features of the proposed development at this MTS site as follows:

Ladycross Plantation would be the first intermediate access point for the MTS and the site occupies two fields within the Plantation. The existing access would be closed and two new access points created with improved visibility from the minor road leading from the A171. There is an existing footpath that would be diverted round the edge of the site during construction. The shaft platform would be in the first field and soil would be stripped and placed in a temporary mound for re-use in the restoration proposals. The excavated spoil from the shaft and tunnel would be placed in the second field creating a new hill up to 219m

AOD. Attenuation ponds would be created to control surface water run-off from the construction site. During operation there would be a large agricultural style shaft top building containing an emergency pulley and but it would be an unmanned site, only accessed for maintenance purposes. There would be one light mounted on the building.

Members raised the following questions:

a) One area of concern is the impact on the neighbouring Ladycross Plantation Caravan Park – how big a site is it and what measures are proposed? Officers responded that the site has approximately 250 pitches and there are concerns about the effect the works would have on this tourist facility and business. William Woods advised that agreement had been reached with the owners of the site to ensure that the business would survive through the construction period and it would remain open.
b) How much spoil would be taken off the site? This was thought to be around 250 – 260m^3. A 'borrow pit' would be dug to supply material for construction of the shaft platform with the area being restored as part of the restoration proposals.
c) What were the planting proposals at this site? The new mound would be planted as a wildflower meadow with the footpath restored to its original line which would cross the mound. The footpath diversion would be made through the Planning Acts.
d) What would the access arrangements be? Pam Johnson responded that there would be highway works to create right hand turn lanes at the access points which were located to give good visibility. The right hand turn lane at the junction with the A171 would be kept after the end of the construction period and would represent a long-term benefit to the highway. It was not thought that lighting would be required at this junction, but this would be confirmed.
e) Was there a concern about road safety and accidents on the A171 with the increase in HGV traffic causing frustration for car drivers and motorcyclists? Pam Johnson responded that this had been considered and although no specific measures were required at present, this would be kept under review and action taken if needed.
f) The MTS conveyors would need regular maintenance so would use of the site during operation be greater than suggested? Officers responded that regular maintenance of the conveyors would be carried out from the railway within the tunnel. The access shafts would provide ventilation and emergency access.
g) Would spoil at the site just be from this section of the tunnel? Officers explained the direction of the tunnel drives and confirmed that Ladycross Plantation would take spoil from half of the distance between Ladycross and Lockwood Beck.
h) Would the tunnel boring machines operate over 24 hours? Officers confirmed that they would.
i) Would the pyritic mudstone excavated from the tunnel need to be treated prior to being placed in the new mounds? It was confirmed that the Redcar mudstone contains pyritic material so measures would be taken to avoid leaching. Sam Kipling confirmed that the boulder clay from the site would be used to create a base for the mounds and the pyritic material would be compacted. This process would be controlled through the Environmental Permitting regime.
j) Where would construction workers be travelling from? Chris Fraser replied that this would be a decision for the chosen contractors and it could be a combination of local accommodation and the proposed construction workers village at Whitby.

Roger Wootten asked how many people in total would be employed at the site – this was expected to be 150.

The Chair of the Authority thanked everyone for attending and closed the site visit at 12.45.

Post-meeting note:

Steve Warren provided an annotated Restoration Proposals Plan which marks the difference between the existing and proposed ground levels at various points on each site. At Dove's Nest Farm the difference between existing and proposed levels ranges from +4 to +13 metres and at Ladycross Plantation the difference ranges from +3 to + 6 metres.

List of Supporters

Friends of the Old Railway	c/o Mr A Sharp	17 Alexandra Park	Scarborough	YO12 5JN		
Mr N Oswald	Hempsyke Hall	Sneaton	Whitby	YO22 5HY		
Mr A Fowler	17 Barmoor Close	Scalby	Scarborough	YO13 0RZ		
Mr C Farrell	10 Sandybed Crescent	Scarborough	N. Yorks	YO12 5LS		
Mr D Hesketh	Gingerbread Cottage	Main Street	Ashby St. Ledgers	Nr. Rugby	CV23 8UN	
Mr and Mrs K Froggatt	Moorside Farm	Littlebeck	Whitby	YO22 5JB		
Mr J Owen	Stubbing Lock House	Hebden Bridge	W. Yorks	HX7 6LT		
Mr P Beeworth	Middlewood Farm Holiday Park	Fylingthorpe	Whitby	YO22 4UF		
Mr M Liddle	11 Pine Close	Mansfield Woodhouse	Notts	NG19 8NL		
Mr R Walker	38 Fulford Place	Hospital Fields Road	York	YO10 4FE		
D Gibson	Unit 7a Enterprise Way	Whitby Business Park	Whitby	N. Yorks	YO22 4NH	
J Guthrie	Little Hilla Green Farm	Hackness	Nr Scarborough	N. Yorks	YO13 0BS	
Mr G Carson	Meadowside	Birkby Lane	East Cowton	Northallerton	N. Yorks	DL7 0DX
Mr P Nixon	70 Listowel Road	Kings Heath	B14 6HX			
Mrs Phillips	24 Park Drive	Felpham	W. Sussex	PO22 7RD		
Mr R Godley	48 Meadowfields	Whitby	N. Yorks	YO21 1QG		
Mr S McAleer	6 Kent End Field	Ashton Keynes	Swindon	Wilts	SN6 6FB	
Mr A Highwood	104 High Street	Hinderwell	Saltburn-by-the-Sea	TS13 5ES		
Mr D Reeves	10 Uplands Road	Dudley	W. Midlands	DY2 8BD		
Mr P Ljubic	15A Tremadoc Road	London	SW4 7NF			
Mr L Banks	27 Green Howards Drive	North Cliff Park	Scarborough	YO12 6PD		
Mr T Staff	1 Station Approach	Longford Road	Bognor Regis	PO21 1BS		
Mr J Thomas	131H St. John's Way	N19 3RQ				
Mrs Shardlow	Morstone	Sneatonthorpe	Whitby	YO22 5JG		
J F Bingham	27 Sergison Close	Haywards Heath	W. Sussex	RH16 1HT		
NYBEP Ltd	c/o Ms S Gradwell	IT Centre	Innovation Way	Heslington	York	YO10 5NP
Mr W Hall	12 Mickley Lane	Sheffield	S17 4HB			
Dr S Roberts	24 John Street	Leamington Spa	Warwickshire	CV32 5EB		
Mr D Ward	4 Brandsby Grove	York	YO31 9HL			
Mr A Messenger	6 Kingsknowe Crescent	Edinburgh	EH14 2JZ			
Mr D Sowerby	The Barn	Warcop	Cumbria	CA16 6NX		
Dr T Lewis	White Gates	Sherburn	YO17 8QQ			
Mr B Spencer	24 Severn Grove	Skelton	Cleveland	TS12 2LU		
Mr J Ramage	31 Olav Road	Richmond	N. Yorks	DL10 4PU		
Mr M Heighton	12 Chester Street	Middlesbrough	TS1 4NW			
Mr D Warburton	Stoneleigh House	Castleton	Whitby	YO21 2ET		
Mr C Flett	20 Malvern Way	Newton Aycliffe	Co. Durham	DL5 7PR		
Mr C Taylor	The Old Barn	Church Farm	Main Road	Aislaby	Whitby	YO21 1SW
Mr J Tompkins	152 Lent Rise Road	Burnham	Slough	SL1 7BB		
L Hodgson	Low Farm	Fylingthorpe	Whitby	YO22 4QF		
Ms J Bennett	9 Kempton Street	Doncaster	S. Yorks	DN4 6HU		
Mrs M Richardson	Briarmead Cottage	Front Street	Appleton Wiske	Northallerton	N. Yorks	DL6 2AB
Mrs K Hope	38 Scalby Mills Road	Scarborough	YO12 6RW			
Mr T Woodhead	34 Southampton Road	Lymington	Hants	SO41 9GG		
Mr R Woodhead	7 Shannon Court	Kirtle Road	Chesham	HP5 1AE		
Mr J Smith	Peddars Way	50 Bellmans Road	Whittlesey	Cambs	PE7 1TY	
Mr R Pickles	Helmsway Ltd	Bellmount Farm	Aislaby	Eaglescliffe	Stockton-on-Tees	TS16 0QJ
NETA Training Group	c/o Mr M Foster	Pennine Avenue	North Tees Industrial Estate	Stockton-on-Tees	TS18 2RJ	
Scarborough Paint and Panel Ltd	c/o Mr D Sidebottom	30 Durham Street	Scarborough	N. Yorks	YO12 7PT	
Mr M Norris	1 Red Scar Lane	Scarborough	YO12 5RH			
Mr I Halley	8 Birch Avenue	Sleights	Whitby	N. Yorks	YO22 5DA	
Mrs O Halley	8 Birch Avenue	Sleights	Whitby	N. Yorks	YO22 5DA	
P Rawson	Fantails Farm	Raw	Nr. Whitby	YO22 4PP		
Mr E Ellis	5 Bacons Green	Holton St Mary	Colchester	Essex	CO7 6NJ	
Mr D Watson	Endeavourhouse	Newholm	Whitby	YO21 3QY		
Mr I Dixon	8 Fishburn Road	Whitby	N. Yorks	YO21 1PU		
C Johnson	11 Boynton Road	E. Cowton	Northallerton	DL7 0EA		
Mr G Edmunds	2 Robins Field	Shilbottle	Alnwick	Northumberland	NE66 2HE	
Mr H Morrison	Overalmond House	Pitcairngreen	Perthshire	PH1 3LX		

Mr J Green	Town Farm	Cloughton	Scarborough	YO13 0AE		
Mr L Waller	Brookfield Farm	The Howe	Castleton	N. Yorks	YO21 2EY	
Mr S Mackie	Forge Cottage	Burnthouse Lane	Silfield	Wymondham	NR18 9NP	
Mr M Harrison	32 Stepney Grove	Scarborough	YO12 5DF			
Mr H Rayment	15 Burgate	Pickering	N. Yorks	YO18 7AU		
Mr J Woodhead	34 Southampton Road	Lymington	Hants	SO41 9GG		
Mrs G Woodhead	34 Southampton Road	Lymington	Hants	SO41 9GG		
Scalby School	c/o Mr D Read (Headteacher)	Fieldstead Crescent	Scarborough	N. Yorks	YO12 6TH	
Mr D Yates	20 Meersbrook Park Road	Sheffield	S8 9FQ			
Redcar & Cleveland College	c/o Mr G Groom	Corporation Road	Redcar	TS10 1EZ		
McCain Foods (GB) Ltd	c/o Mr B Bartlett	Havers Hill	Scarborough	N. Yorks	YO11 3BS	
Mr E Greaves	13 Sherwood Way	Feering	Colchester	CO5 9LJ		
Mr J Philpott	3 Heath House Drive	Wombourne	W. Midlands	WV5 8EZ		
Mrs K White	4 Chequers Court	Breech Lane	Walton on the Hill	Surrey	KT20 7SW	
Mr V Scott	6 Coggan Way	Bishopthorpe	York	YO23 2QX		
Ms L Saxton	Hawthorn House	Boltby	Thirsk	YO7 2DY		
Mr R Greenfield	Little Pastures	Hood Lane	Cloughton	Scarborough	N. Yorks	YO13 0AT
Caedmon College Whitby	c/o Mr K Prytherch (Principal)	Normanby Site	Prospect Hill	Whitby	N. Yorks	YO21 1LA
Mr B Dinsdale	106 Summergangs Road	Hull	HU8 8LP			
Mr M Williamson	7 Park Close	Martlesham Heath	Suffolk	IP5 3UJ		
Mr I Greensmith	59 Boosbeck Road	Skelton Green	Saltburn-by-the-Sea	TS12 2DG		
Mrs N Warburton	Stoneleigh House	Castleton	Whitby	YO21 2ET		
Mr M Grimshaw	Clovelly	Ripon	Thornon Watlass	HG4 4AL		
Miss S Bell	Brawby Grange	Brawby	Malton	N. Yorks	YO17 6PZ	
Mr G Tregonning	14 Welbeck Cottage	Skelton	Saltburn	Cleveland	TS12 2XZ	
Mr M Parkin	32 The Nooking	Haxey	Doncaster	DN9 2JQ		
Mr C Lightfoot	44 Clevegate	Nunthorpe	Middlesbrough	Yorkshire	TS7 0LN	
Mr M Walton	48 Cross Lane	Scarborough	YO12 6DQ			
Mr S Barnard	46 Westbourne Road	Whitby	N. Yorks	YO21 3ND		
Mrs R Wilmot	1 Abercorn Close	Mickledales	Redcar	TS10 2TX		
Mr J Tremain	95 High Street	Brotton	Saltburn	Cleveland	TS12 2PX	
Mr J Cottrell	36 Station Road	Charing	Ashford	Kent	TN27 0JA	
Mr A McDougall	180 West Duke Road	Redcar	Cleveland	TS10 4JH		
Miss T Haynes	34 Keld Head Orchard	Kirkbymoorside	N. Yorks	YO62 2EF		
Mrs R Hayes	59 Lady Edith's Avenune	Scarborough	N. Yorks	YO12 5RA		
Mr M Haynes	34 Keld Head Orchard	Kirkbymoorside	N. Yorks	YO62 2EF		
Mr K Greening	Caley Becks Farm	Eskdaleside	Sleights	Whitby	N. Yorks	YO22 5ES
Mrs K Greening	Caley Becks Farm	Eskdaleside	Sleights	Whitby	N. Yorks	YO22 5ES
Miss G Haynes	59 Lady Edith's Avenune	Scarborough	N. Yorks	YO12 5RA		
Miss P McQue	Hillside Cottage	Hosey Hill	Westerham	Kent	TN16 1TB	
Yorkshire Coast College	c/o Ms C Wareing (Principal)	Lady Edith's Drive	Scarborough	N. Yorks	YO12 5RN	
Scarborough Sixth Form College	c/o Mr M Towse	Sandybed Lane	Scarborough	N. Yorks	YO12 5LF	
Mr K Buckland	The Old Brewhouse	Lower Charlton Industrial Estate	Shepton Mallet	BA4 5QE		
York and North Yorkshire Chamber	c/o Ms S Cawood	Innovation Centre	York Science Park	Innovation Way	York	YO10 5DG
Zurich Assurance Ltd	c/o Mr N Woolley (Managing Director)	Woolley Project Managament Ltd	The Old Rectory	Freckenham	Bury St. Edmunds	Suffolk, IP28 8JF
Ms I May	52 Esplanade Road	Scarborough	YO11 2AU			
Federation of Small Businesses (North Yorkshire)	c/o Ms E Smailes	Unit G11A	IT Centre	Heslington	York	YO10 5NP
Mr R Adair	Hillside Farm	Littlebeck	N. Yorks	YO22 5EY		
Mr J Christie	6 Johnson Crescent	Tillicoultry	Clackmannanshire	FK13 6PY		
Ms S Dunne	Fourways 2	6 Dilston Terrace	Amble	Northumberland	NE65 0DT	
Mr Barrett	Lowdale Hall	Sleights	Whitby	N. Yorks	YO22 5AF	
Miss A Milner	121 Scalby Road	Scarborough	N. Yorks	YO12 5BN		
Beautyworks	c/o S Hames	76 St. Thomas Street	Scarborough	N. Yorks	YO11 1DU	
Ms A Higgins	12-13 Alma Square	Scarborough	N. Yorks	YO11 1JU		
Mr D Cook	Epsom Gateway	Ashley Avenue	Epsom	Surrey	KT18 5AL	
Mr D Armitage	Smith Bits	Pasteur Road	Great Yarmouth	Norfolk	NR31 0DW	
Mr M Wingrove	121 Scalby Road	Scarborough	N. Yorks	YO12 5QL		
Mr D Winstanley	22 Grove Court	37-39 The Drive	Hove	E. Sussex	BN3 3JG	
Mr P Wood	The Old Forge	Glaisdale	YO21 2PF			
Mr M Knight	96 Chichester Drive	Chelmsford	Essex	CM1 7SA		
Mr G Walker	25 Prospect Avenue	Easingwold	York	YO61 3GF		

Mr M Dillon	Springwater House	Pilsley Road	Danesmoor	Chesterfield	Derbys	S45 9BQ
Mr R Crabb	8 Springhill Gardens	Lyme Regis	DT7 3HL			
Mrs A Harris	Carr Hall	The Carrs	Runswarp	YO21 1RW		
Mr N Warburton	Stoneleigh House	Castleton	Whitby	YO21 2ET		
Mr R Bruce	High Mill House	Darley	Harrogate	HG3 2QQ		
Mr C Morris	1 John Walker House	York	YO1 9SX			
Mr C Orme	Manor House	Ugglebarnby	Whitby	YO22 5HX		
Mr P Anderson	16 St. Sepulchre Street	Scarborough	YO11 1QF			
Mr J Chapman	1 Station Cottages	Danby Wiske	N. Yorks	DL7 0NW		
Mr K Thompson	Heatherlands	Darnholm	Goathland	Whitby	N. Yorks	YO22 5LA
Mr and Mrs M Thistle	8 Carr Hill Ridge	Briggswath	Whitby	YO21 1RZ		
Mr D Stewart	Newlands Cottage	Newlands Road	Cloughton	Scarborough	N. Yorks	YO13 0AR
W Tait	12 Con Owl Close	Helmsley	N. Yorks	YO62 5DU		
Mr M Shardlow	Beacon Farm	Sneaton	Whitby	YO22 5HS		
Mr R Pottas	Union Place	9 Upgang Lane	Whitby	N. Yorks	YO21 3DT	
Mr M Garnett	The Old Rectory	S. Otterington	Northallerton	N. Yorks	DL7 9HD	
Mr P Rudland	24 Howarth Court	Lisvane Rise	Scarborough	YO12 5NU		
Mr A Mann	8 Windmill Drive	Marchington	Uttoxeter	Staffs	ST14 8JP	
Mr R Ozatt-Lowry	1 Low Road East	Shincliffe Village	Durham	DH1 2NB		
CLA	c/o Miss D Fairburn (Director)	Aske Stables	Aske	Richmond	DL10 5HG	
Mr E Fawcett	22 Lumley Square	Hartlepool	TS24 0PI			
Mr G Chapman	14 High Street	Castleton	N. Yorks	YO21 2DA		
Mr A Tomlinson	31 Lowdale Avenue	Scarborough	YO12 6JR			
PR Marriott Drilling Limited	c/o J Hobday (Director)	Springwater House	Pilsley Road	Danesmoor	Derbys	S45 9BQ
Mr A Carruthers	Spangle Cottage	The Old School Courtyard	Staxton	Scarborough	N. Yorks	YO12 4SZ
Mr J Axcell	12 Beaconsfield Street	Scarborough	YO12 4EJ			
Mr D Loughran	52 Esplanade Road	Scarborough	YO11 2AU			
Mr D Lloyd	8 Dehewydd Isaf	Llantwit Fardre	Pontypridd	CF38 2EX		
Ms R Lloyd	8 Dehewydd Isaf	Llantwit Fardre	Pontypridd	CF38 2EX		
Mr and Mrs J Anderson	8 Barnard Road	Easington	TS15 4NF			
Mr S Rehill	78 Castle Road	Scarborough	YO11 1XE			
Duncombe Sawmill Ltd	c/o Ms E Woods (Director)	Sawmill Lane	Helmsley	YO62 5DQ		
Mr S Edghill	5 Kingswood Walk	Kingswells	Aberdeen	AB15 8AG		
Barrear	c/o Mr P Craggy	Unit 9	Bishops Close	Belmont	Co. Durham	DH1 2BU
Mr C Corner	Malton Laser	Showfield Lane	Malton	N. Yorks	YO17 6BT	
Mr J Patroni	Target Well Control	Badentoy Road	Badentoy Park	Portlethen	Aberdeen	AB12 4YA
Mr M Baul	The Old Chapel	Robert Street	Ynswsybwl	Pontypridd	CF37 3EB	
Ms D Tomlinson	4 Eastfield	Foxholes	Nr. Driffield	N. Yorks	YO25 3QW	
Mr G Angus	Big Energy Ltd	Evolve Centre, Cygnet Way	Rainton Bridge South Business Park	Houghton Le Spring	Tyne and Wear	DH4 5QY
The Waverley Guest House	c/o Mr and Mrs D Brown	17 Crescent Avenue	Whitby	N. Yorks	YO21 3ED	
Ms H King	14 Ellerby Lane	Runswick Bay	Saltburn	N. Yorks	TS13 5HS	
Rev D King	St Martin's Vicarage	9 Emerson Avenue	Linthorpe	Middlesbrough	TS5 7QW	
Mr M Patel	Apartment 7	The Penthouse	35 St. Nicholas Street	Scarborough	N. Yorks	YO11 2HJ
Prior Pursglove College	c/o Ms J Burton (Principal)	Church Walk	Guisborough	TS14 6BU		
Mr S Chapman	Warren House	Scarletts Lane	Kiln Green	Berks	RG10 9XD	
Ms T O'Flaherty	51 Dale Street	York	YO21 1AE			
Mr A Ward	18 Applewood Close	Hartlepool	TS27 3JW			
Mr S Eglintine	Heerema	24 Nuthatch Close	Hartlepool	TS26 0RZ		
Mr W Warburton	Stoneleigh House	Castleton	Whitby	YO21 2ET		
Ms L Atkinson	Browgate Barn	Potter Brompton	Scarborough	YO12 4PE		
Mr R Hutton	Flat	Summerfield Grange	Stainsacre	Whitby	N. Yorks	YO22 4PA
Mr and Mrs P Biott	Stone Lea	Low Hawsker	Whitby	N. Yorks	YO22 4LE	
Mr P White	66 Highfield Road	Highburton	Huddersfield	W. Yorks	HD8 0RQ	
Mr and Mrs J Watson	6 Beechwood Avenue	Stokesley	TS9 5JA			
Wilf Noble	c/o Mr N Henderson (Managing Director)	Sneaton Lane	Ruswarp	Whitby	N. Yorks	YO22 5HL
Mr A Biggins	10 Cornelian Avenue	Scarborough	N. Yorks	YO11 3AW		
Mr J Hunter	6 Galtres Road	Northallerton	DL6 1QP			
Mr D Fewings	16 Ledson Grove	Aughton	Ormskirk	Lancs	L39 6TB	
Mr P Cook	32 Barlow Road	Wilmslow	Cheshire	SK9 4DW		
Mr and Mrs J Kerwin	Precision Polymer Engineering Ltd	Greenbank Road	Blackburn	Lancs	BB1 3EA	
Ms A Rawson	Greenways	Butt Lane	Robin Hood's Bay	Nr. Whitby	YO22 4PF	

Mr and Mrs A Banks	34 Mersham Gardens	Goring-by-Sea	Worthing	W. Sussex	BN12 4TQ	
Mr P Swift	3 Woodlands Court	Holly Meadows	Winchester	SO22 5FS		
Mr M Dingwall	Redstones	Torphins	Banchory	AB31 4PA		
Mr C Hopewell	1 Richmondfield Avenue	Barwick-in-Elmet	Leeds	LS15 4ET		
Mr J Young	1 Westwood Terrace	York	YO23 1HJ			
Mr and Mrs P Thornton	The Old Barn	Carr Road	Molescroft	Beverley	E. Yorks	HU17 7JZ
Mr D Lewsey	Merrydown	Commonwood	Chipperfield	Herts	WD4 9BA	
Mr and Mrs D Pickering	Fyling Park Farm	Fylingdales	Whitby	YO22 4QF		
Mr J Duston	4 Ellis Gardens	Scalby	Scarborough	N. Yorks	YO13 0ST	
Mr J Teale	Bridge Cottage	Kirkham Abbey	York	YO60 7JS		
Mr J Moss	70 Connaught Avenue	London	E4 7AP			
Mr M Riley	Flete House	Ivybridge	Devon	PL21 9NZ		
Mr I Blakemore	9 Buttercup Court	Deeping St. James	Peterborough	Cambridgeshire	PE6 8TF	
Mr J Wilkinson	72 Park Lane	Allerton Bywater	Castleford	WF10 2AP		
Mr D Hinson	40 Dovedale Avenue	Long Eaton	Notts	NG10 3HN		
Mr D Williams	30 Harthill Avenue	Leconfield	E. Yorks	HU17 7LN		
Ms J Felgate	20 Rosedale Close	Skelton	Saltburn	Cleveland	TS12 2WS	
R Powell	51 Bagnall Heights	Bagnall	Stoke on Trent	ST1 6HG		
Mr D Stephens	109 Reids Place	Purton	Swindon	Wilts	SN5 4AY	
Mrs D Wyke	Laurence Jackson School	Church Lane	Guisborough	TS14 6RD		
Mr G Coulson	4 Pollards Lane	Southwell	Notts	NG25 0TL		
Mr P Johnson	Downash Lodge	Rosemary Lane	Flimwell	Wadhurst	E. Sussex	TN5 7PS
Mr C Townsend	29 Park Terrace	Whitby	N. Yorks	YO21 1PN		
Mr A Northam	2 Hampden Close	Yate	Bristol	BS37 5UW		
Mr B Reed	Beckside Farm	Sneatonthorpe	Whitby	YO22 5JG		
Mr P Crouch	Rutland Place	Worcester	WR5 3UR			
Mr A Bell	34 Crummock Street	Carlisle	CA2 5PT			
Mr T Jopling	Applegarth	14 Enterpen	Hutton Rugby	Yarm	Cleveland	TS15 0EJ
Mr I James	9 Oak Drive	Highworth	Swindon	Wilts	SN6 7DQ	
Mrs E Jenkin	Pine Trees	Crossgates	Scarborough	YO12 4ND		
Mr M Yates	20 Bramble Way	Kilburn	Belper	Derbys	DE56 0LH	
Mr R Gay	3 Conyers Ings	West Ayton	Scarborough	N. Yorks	YO13 9LG	
Mr C Stewart	25 Sea Cliff Road	Scarborough	YO11 2XU			
Dr J O'Sullivan	Keepers Lodge	Home Farm	Hursley	Winchester	Hants	SO21 2JL
Ms S Sollitt	99 Moor Lane	Newby	Scarborough	N. Yorks	YO12 5RN	
Dr K Seymour	NHS	4 The Dell	Morepeth	Northumberland	NE61 3JY	
Ms K Parkin	South Lodge	Dunsley	Whitby	YO21 3TL		
Mr M Gray	2 Highgate House	Whitby	YO22 4JH			
Mr M Middleton	7 Manor Court	Nocton	Lincoln	LN4 2BB		
Mr D Astley-Cooper	Hall Farm	Rushbrooke	Bury St. Edmunds	Suffolk	IP30 0ES	
Mr E Yeldham	Westerfield	Heath Road	Woolpit	Bury St. Edmunds	IP30 9QU	
Mr T Turner	18 Diamond Street	Saltburn	TS12 1EB			
Mr N Maxwell	12 Sandy Lane	West Kirby	Wirral	CH48 3HZ		
Mr M Huntchinson	Virginia Cottage	West Ayton	Scarborough	YO13 9LB		
Mr N Green	Huckleberry House	8b South Avenue	Norwich	NR7 0EY		
Mr S Watson	12-13 Alma Square	Scarborough	N. Yorks	YO11 1JU		
Mr and Mrs P Tranmer	Chestnut House	Barton Le Street	Nr. Malton	N. Yorks	YO17 6PL	
Mr M Vine	6 Caldecote Lane	Caldecote	Nuneaton	Warwickshire	CV10 0TN	
Mr and Mrs I Lockhart	Outerston Farm Cottage	Temple	Midlothian	EH23 4SB		
Mr P Harding	133 Victoria Road	Scarborough	N. Yorks	YO11 1SP		
Mr R Allen	32 Cromwell Road	Malvern	Worcestershire	WR14 1NA		
Mr J Melling	20 Collingwood Chase	Brotton	Cleveland	TS12 2FG		
Mr D Hill	108 Longmoor Road	Liphook	Hants	GU30 7NZ		
Mr M Smith	Park Lodge	Suffield	Scarborough	YO13 0BJ		
Mr and Mrs Redfern	1 Elmfield Terrace	York	YO31 1EH			
Mr R Joshi	8 Leamington Avenue	Bromley	BR1 5BL			
Mr and Mrs Stamp	Fir Rigg	Easton Lane	Ainthorpe	Whitby	YO21 2LF	
Mr S Price	8 Scholes Park Road	Scarborough	N. Yorks	YO12 6QY		
Mr N Phillpotts	54 New Park Road	Newgate Street Village	Nr. Hereford	Herts	SG13 8RF	
Mr P Brian	Trolex Ltd	Newby Road	Hazel Grove	Stockport	Cheshire	SK7 5DY
Mr R Offer	5 Mulgrave Road	Croydon	Surrey	CR0 1BL		

Mrs R Holman	Orchard Lea	Burlescombe	Devon	EX16 7JW		
Mrs A Price	8 Scholes Park Road	Scarborough	N. Yorks	YO12 6QY		
Mr S Hopkins	Ellington House	Low Ellington	Ripon	N. Yorks	HG4 4PE	
Mrs P Powell	48 High Street	Moorsholm	Cleveland	TS12 3JH		
Mr J Charlton	Armstrong Richardson	Mount Pleasant Way	Stokesley Business Park	Stokesley	N. Yorks	TS9 5NZ
Mr N Vincent	3 Red Cottages	Corsley	BA12 7PS			
Mr T Esser	Wayside	49 Station Road	Delamere	Cheshire	CW8 2HU	
Mr D Gosling	30 Norwich Road	Durham	Co. Durham	DH1 5QA		
Mr G Burgess	25 Hillside Road	Frodsham	Warrington	WA6 6AW		
Mr M Reynolds	10 Sandy Lane	Teddington	Middlesex	TW11 0DR		
Mr J Barrett	30 Green Lane	Street	Somerset	BA16 0QN		
Mr S Ashworth	7A Welham Road	Norton	Malton	N. Yorks	YO17 9DP	
Mr J Lackenby	20 Rosedale Close	Skelton	Saltburn	Cleveland	TS12 2WS	
Mr N Almond	Stable Cottage	Cherry Orchard Farm	Shaftesbury	Dorset	SP7 0PX	
Mr R Stevens	5 The Mount	Swanage Road	Studland	Dorset	BH19 3AF	
Mr J Otley	29 Carr House Lane	Cayton	Scarborough	YO11 3SS		
Ms J Amyes	Hepworth Cottage	91 Far Lane	Hepworth	Holmfirth	HD9 1TL	
Ms C Robinson	77 Ridgeway Road	Chesham	Bucks	HP5 2EW		
Mr D Jones	9 Starling Close	Buckhurst Hill	Essex	London	IG9 5TN	
Mr S Blower	23 Holyhead Drive	Redcar	TS10 2QS			
Mr J Stephenson	33 Robertsgate	Lofthouse	Wakefield	W. Yorks	WF3 3PZ	
Mr C Reading	8 The Grove	S. Elmsall	Pontefract	W. Yorks	WF9 2PE	
Mr N Salf	"Brooms"	Poorhouse Lane	Bracon Ash	Norwich	NR14 8EN	
Miss P Green	9 Marigold Grove	Stockton-on-Tees	Cleveland	TS19 8FD		
Mrs L Clarke	25 Newham Grange Avenue	Stockton-on-Tees	Cleveland	TS19 0SD		
Mr A Dunn	9 Marigold Grove	Stockton-on-Tees	Cleveland	TS19 8FD		
Mr B Groves	Fine Drinks Cooperative	Parkhill Business Centre	Walkton Road	Wetherby	LS22 5DZ	
Hunmanby Primary School	c/o Mr C Fox	Priest Close	Hunmanby	Filey	N. Yorks	YO14 0QH
Mr S Rose	The Barnyard	Writtle Green	Essex	CM1 3DT		
Mrs P Perry	River Gardens	The Carrs	Briggswath	YO21 1RR		
L Irvine	Buckland Farm	Norton	Malmesbury	SN16 0JX		
Mr A Isaaksohn	34 Shannon Way	Beckenham	BR3 1WG			
Mr T Heald	Halfway House	Eskdaleside	Sleights	Whitby	YO22 5ES	
Mr and Mrs K Pattinson	South House Farm	Mill Beck	Fylingthorpe	Whitby	N. Yorks	YO22 4UQ
Mr K Stott	3 Prospect Avenue	Halifax	W. Yorks	HX2 7HW		
Mrs C Taylor	Yeomans	Harborough Hill	West Chiltington	W. Sussex	RH20 2PW	
Mr and Mrs M Woodyatt	62 High Street	Burniston	Scarborough	YO13 0HH		
Dr A Islam	26 Lechmere Avenue	Chigwell	Essex	IG7 SET		
Mr J Rook	Downs View	46 The Ridgeway	Fetcham	Leatherhead	Surrey	KT22 9BH
Mr N Khattak	285 Broomhill Road	Aberdeen	AB10 7LN			
Mr J Warren	The Raithwaite Estate	Sandsend Road	Whitby	N. Yorks	YO21 3ST	
Mr J Terrett	117D Newbolt Road	Paulsgrove	Portsmouth	PO6 4NS		
Mr A Ryan	The Oaken Barn	Staintondale	YO13 0EP			
Mrs J Ryan	The Oaken Barn	Staintondale	Ravenscar	YO13 0EP		
Mr M Kilpatrick	22 St. Hilda's Terrace	Apartment 6	Whitby	N. Yorks	YO21 3AE	
Mr E Lewis	16 Linden Crescent	Lower Westwood	Bradford-on-Avon	Wilts	BA15 2AN	
Mr G Walton	43 Skipsea View	Ryhope	Sunderland	SR2 0BX		
Mr W Robertson	Strutt & Parker LLP	13 Hill Street	Berkeley Square	London	W1J 5LQ	
Mr A Sutcliffe	Kildale Hall	Whitby	YO21 2RQ			
Mrs F Guthrie	c/o Ms T Hazelwood	Little Hilla Green Farm	Hackness	Scarborough	YO13 0BS	
Mr J Guthrie	c/o Ms T Hazelwood	Little Hilla Green Farm	Hackness	Scarborough	YO13 0BS	
A Jalali	8 Wymers Wood Road	Burnham	SL1 8JH			
Mr M Patel	17 Pinner Park Avenue	Harrow	Greater London	HA2 6LG		
Mr I Garnett	6 Stile Gardens	Haslemere	Surrey	GU27 1LL		
Mr A Baxter	5 Hogarth Close	Billingham	Stockton-on-Tees	TS23 3GD		
Mr M Tudge	Leeds University Business School	Maurice Keyworth Building	Leeds	LS2 9JT		
Mr H Pickard	110 Whitcliffe Lane	Ripon	N. Yorks	HG4 2LD		
Mr D Cameron	14 Sir Thomas Elder Way	Kirkcaldy	Fife	KY1 2SA		
Mrs A Bhattacharjee	Fox Covert Farm	Bridges Lane	Nr. Ellerton	York	YO42 4PT	
Mr G Purves	27 The Fairway	Fixby	Huddersfield	HD2 2HU		
Mr and Mrs K Stow	Lime Tree Cottage	Underhill	East Knoyle	Salisbury	SP3 6BS	

Members of Parliament in North Yorkshire	c/o Mr R Goodwill MP	Westminster Office	House of Commons	London	SW1A 0AA	
Geo Robson & Co Ltd	c/o Mr J Skidmore	Coleford Road	Darnall	Sheffield	S9 5PA	
Mr M Wilkinson	50 Cliffe Avenue	Carlin How	Saltburn-by-the-Sea	N. Yorks	TS13 4DT	
Mr P Hollingworth	25 Garth Road	Mansfield	NG18 5AQ			
Mr I Pooley	8 St. John's Close	Carlisle	CA2 4JH			
MMD Mineral Sizing (Europe) Ltd	c/o Mr N Smurthwaite (Sales Director)	Cotes Park Lane	Cotes Park Industrial Estate	Somercotes	Derbys	DE55 4NJ
Wheatcroft C P School	c/o Miss J Hartley (Headteacher)	Holbeck Hill	Scarborough	YO11 3BW		
Mr I Gregory	4 Morven Crescent	Troon	S. Ayrshire	KA10 6ND		
Mr M Pickersgill	Marron House	Eardiston	Tenbury Wells	WR15 8JR		
Mr R Kristiansen	6 St. Stephen's Gardens	Northallerton	N. Yorks	DL7 8XN		
The Boundary Hotel	c/o Mr D Strickland	124-126 North Marine Road	Scarborough	YO12 7HZ		
Mr P Fender	27 East Drive	High Wycombe	Bucks	HP13 6JN		
Mrs E Collins	9 Ullswater Terrace	S. Hetton	Co. Durham	Durham	DH6 2UH	
Mr A Milsted	Bower Gouse	4 Hardwick Road	Folkestone	Kent	CT20 2NY	
Mr M Jarman	38 Elmbrook Drive	Bishop's Storford	CM23 4JB			
Mr M Bull	Apartment 25	Howard Town Mill	Victoria Street	Glossop	Derbys	SK13 8HL
Mr S Birchall	58 Mulgrave Road	Whitby	N. Yorks	YO21 3JL		
K Hillier	39 South Mead	Poynton	Cheshire	SK12 1EB		
Mrs C Lambert	1 Heights Court	Liversedge	WF15 8HP			
Mr M Paget	6 East Crescent	Whitby	N. Yorks	YO21 3HD		
Mr K Holmes	25 Wharfe Bank	Collingham	Wetherby	LS22 5JP		
Mr and Mrs G Stock	Newton Haye	Sneaton	Whitby	YO22 5JD		
Mr K Halley	Lowdale Hall East	Sleights	Whitby	N. Yorks	YO22 5AJ	
Mr A Newton	Heatherview	Lealholmside	Whitby	N. Yorks	YO21 2AF	
Mr J Shaw	Dorlin House	Cornborough Road	Sherriff Hutton	York	YO60 6QJ	
Mr I Mitchell	54 St. Julian's Avenue	Newport	Wales	NP19 7JU		
Mr C Gee	The Old Granary	Old Park Farm	Bevizes	SN10 5JP		
Mr C Schofield	The Forge	The Forge	Hutton Buscel	Scarborough	YO13 9LN	
Mr M Holroyd	Yorkshire Rubber Linings Ltd	Spenborough Works	Priestly House	Union Road	Liversedge	WF15 7JZ
The Agrology House	c/o Mr M Daly (Owner)	7 Roselea Avenue	Welton	Lincoln	LN2 3RT	
Mr M Taras	3 Vincent Street	Scarborough	N. Yorks	YO12 7HN		
Mr M Patel	2 Maekham Road	Luton	LU3 2BS			
Mr C Cummins	Scar View	Raven Hall Road	Ravenscar	Scarborough	N. Yorks	YO13 0NA
Mr M Simms	30 Dorman Road	Eston	Middlesbrough	TS6 9LT		
Mr R Dyson	40 Bank Gardens	Warrington	WA2 0DB			
Mr P Butler	14 Mulgrave View	Stainsacre	Whitby	N. Yorks	YO22 4NX	
Mrs P Playfair	32 Church Lane	Eston	Middlesbrough	N. Yorks	TS6 9DB	
Mr T Fawcett	8 Howard Street	Scarborough	N. Yorks	YO12 7QB		
Mr J Hughes	1 West Avenue	Scalby	Scarborough	YO13 OQB		
Mr R Murphy	RAJM Ltd	39 The Wynd	Marske-by-the-Sea	Redcar	Cleveland	TS11 7LD
Mr N Broadbent	41 St. Michael's Road	Sandhurst	Bracknell Forest	GU47 8HD		
S Niazi	Flat 1	31 Valley Road	Scarborough	YO11 2LX		
Mrs B Baul	The Old Chapel	Robert Street	Ynysybwl	Pontypridd	CF37 3EB	
Mr I Hodgson	39 Crestwood	Redcar	Cleveland	TS10 4NN		
Mr D Clark	1 Spring Vale	Whitby	N. Yorks	YO21 1JG		
Mr S Burrows	26 Shackleton Close	Whitby	N. Yorks	YO21 1NR		
Mr R Dickinson	Orchard Meadow	Westgate	Thornton-le-Dale	YO18 7SG		
Mr and Mrs J Richardson	15 Coach Road	Sleights	Whitby	N. Yorks	YO22 5AA	
Mr M Matthews	80 Coronation Road	Loftus	Saltburn	Cleveland	TS13 4PS	
Mr K Burdett	Sunnydale	21 Sandwick Terrace	Wheatley Hill	Co. Durham	DH6 3LN	
Mr S Ingledew	57A York Road	Haxby	York	YO32 3EE		
Mr G Staines	28 Rosthwaite Avenue	Skelton	Saltburn-by-the-Sea	N. Yorks	TS12 2WJ	
Mr D Bacon	46 Parklands Avenue	Dinnington	Sheffield	S. Yorks	S25 2XW	
Mr M Peeke	12 Cheviot View	Whitley Bay	Tyne and Wear	NE26 2BE		
Mrs J Stanhope	31 Pensby Road	Heswall	Wirral	Merseyside	CH60 7RA	
Ms S Mitchell	54 St. Julian's Avenue	Newport	Wales	NP19 7JU		
Mr A Weston	34 Penryn Close	Skelton	Cleveland	TS12 2ND		
Mr S Richardson	25 Captain Cook Crescent	Whitby	N. Yorks	YO22 4HL		
Mr M Roberts	3 Scythia Close	Wirral	Merseyside	CH62 1HH		
Mr G Megson	Ashfurlong Farm	Ashfurlong Road	Dore	Sheffield	S17 3NO	
Mr D Fenwick	7 Cliffden Court	Saltburn Lane	Saltburn	N. Yorks	TS12 1EZ	

Mr J Bateman	198 Bricknell Avenue	Hull	E. Yorks	HU5 4QQ		
Mr B Ainsley	22 Byland Road	New Skelton	Saltburn	TS12 2YW		
Mr N Ginger	Oakengrove Barn	Henley Road	Marlow	Bucks	SL7 2DL	
Ms B Raw	7 Thorn Hill View	Glaisdale	Whitby	N. Yorks	YO21 2AX	
Mr J Swart	10 Cotterdale Close	Mansfield	Notts	NG19 0QX		
Dr D O'Connell	Tycich	Hawthorne Lane	Pickering	N. Yorks	YO18 7EA	
Mr G Hetherington	Victor Products Limited	New York Way	New York Industrial Park	Newcastle-upon-Tyne	NE27 0QF	
Mr M O'Brien	8 Orchard Close	Ulgham	Northumberland	NE61 3AP		
Mr A Firth	78 Manham Road	Eastfield	Scarborough	N. Yorks	YO11 3DG	
Mr B Graham	98 Main Road	Long Bennington	Newark	Notts	NG23 5DJ	
Mr N Hood	12 Primrise Hill	Castleton	N. Yorks	YO21 2EF		
Mr D North	23 McLean Road	Brotton	Saltburn	Cleveland	TS12 2QY	
Mr S McCabe	299 Downham Way	Bromley	Kent	BR1 5EW		
Mr S Hargrave	8 Gunner Mews	Colchester	Essex	CO1 2ZJ		
Miss S Baul	The Old Chapel	Robert Street	Ynysybwl	Pontypridd	CF37 3EB	
Mr R Buckley	24 St. John's Grove	Redcar	Cleveland	TS10 2DS		
Alpha Signs	c/o Mr R Taylor-Gell	29 St. James' Green	Thirsk	N. Yorks	YO7 1AQ	
Mr C Moore	Pryston Farm	Torrington	Devon	EX38 8PB		
Mr J Noble	122 Lavender Avenue	Coventry	W. Midlands	CV6 1DL		
Mr P Young	30 Almond Way	Batley	W. Yorks	WF17 0QG		
Mr A Pearson	12 Sunderland Avenue	St. Albans	Herts	AL1 4HJ		
Mr P Armstrong	Hillcrest Cottage	South End	North Dalton	Driffield	YO25 9UR	
Mr A Stokes	16 Thurlestone Court	Keighley	W. Yorks	BD20 5RG		
Mrs M Plant	St. Fillans	White Point Avenue	Whitby	N. Yorks	YO21 3JG	
Mr M Ward	44 Ryedale Close	Norton	Malton	YO17 9DQ		
Mr S Parker	6 Alexandra Park	Scarborough	N. Yorks	YO12 5JN		
Mr C Ellis	15 Moor Lane	E. Ayton	Scarborough	YO13 9EW		
Ms S Bindling	12 Vale Gardens	Graigwen	Pontypridd	CF37 2HG		
Mr A Marchant	12 Quebec Road	Hartburn	Stockton-on-Tees	Cleveland	TS18 5DX	
Mr M Harrison	11 Sackville Road	Windle	St. Helens	WA10 6JD		
Mr G Lambert	Chapel Garth	Newstead Farm Lane	Guisborough	TS14 8DJ		
Mr A Bentley	Thorncliffe	Hetton	BD23 6LT			
Mr P Fletcher	Heatherdale	20 Bark Lane	Addingham	Ilkley	W. Yorks	LS29 0RB
Mr R Armstrong	20 Emerald Street	Saltburn	TS12 1ED			
Mr M Savidge	Pine Lodge	Lodge Lane	Kirkby in Ashfield	Notts	NG17 7QL	
Mr D Rose	Reeds	Castle Loch	Lockmaben	Lockerbie	DG11 1NN	
Mr M Bailey	5 Woolsington Gardens	Newcastle	NE13 8AP			
Mrs G Miller	Allendale House	59 Melton Grange Road	Woodbridge	Suffolk	IP12 1SD	
Mr J Miller	Allendale House	59 Melton Grange Road	Woodbridge	Suffolk	IP12 1SD	
Mr M Dennis	Withymead	Helland	North Curry	Taunton	Somerset	TA3 6DU
Joy Global (UK) Ltd (Sunderland Branch)	c/o Mr J Cook (Head of Trade Finance)	West Quay Road	Sunderland Enterprise Park	Sunderland	SR5 2TD	
Mr and Mrs J Cawley	The Paddock	25 Well Lane	Gayton	Wirral	CH60 8NQ	
Mrs V Osborne	Flat 26	Kingfisher Court	Draper Close	Islesworth	TW7 4SX	
Ms L Bateman	5 MacDonald Close	Chesham Bois	Bucks	HP6 5LZ		
C, J and M Palfreyman	Ashcroft	Setcup Lane	Eckington	Sheffield	S21 4FN	
Joy Global	c/o Mr R Jackson (Sales and Project Manager)	Kirkby Lane	Pinxton	Notts	NG16 6HX	
Mrs M Thwaites	46 Wharfdale Avenue	Billingham	Stockton-on-Tees	TS23 1NL		
Mr P Ropston	Mountfair	21 Filey Road	Scarborough	YO11 2TP		
Mr I Donachie	LIBURNA	Ladies Walk	Stranraer	DG9 8BN		
B Race-Stubbs	19 Broadway Avenue	Giffard Park	Milton Keynes	MK14 5QB		
Mrs H Thornton	27 Tibby Butts	Scalby	Scarborough	YO13 0RF		
Mrs P Shaw	Dorlin House	Cornborough Road	Sherriff Hutton	York	YO60 6QJ	
Mrs J Ellison	24 Millgate	Gilling West	Richmond	DL10 5JQ		
Mr P Roberts	17 Cole Mead	Bruton	Somerset	BA10 0DL		
Ms J Snape	1 East Crescent	Whitby	N. Yorks	YO21 3HD		
Mr V Delstanche	74 Bluehills Lane	Lower Cumberworth	Huddersfield	W. Yorks	HD8 8RQ	
Dawnay Estates	c/o R Sword (Estates Director)	The Estate Office	Wykeham	Scarborough	N. Yorks	YO13 9QD
Rush Group Limited and CSW Pension Scheme	c/o Mr D Ough (Managing Director)	13 St. Swithins Lane	London	EC4N 8AL		
Mr S Hackney	FUCHS Lubricants (UK) Plc	New Century Street	Stoke-on-Trent	ST1 5HU		
Mr A Credland	50 High Street	Knaresborough	HG5 0EQ			
Mr P Duffy	14/1 Powderhall Road	Edinburgh	Lothian	EH7 4GB		

Mr T Butler	3 Richmond Avenue	Barnoldswick	Lancashire	BB18 5JB		
Mr P Cunnington	2 Sandfield Drive	Lostock	Bolton	BL6 4DU		
Dr R Riseley-Prichard	The Little House	Allington	Devizes	Wilts	SN10 3NN	
Mr J Booth	Meadowfield House	Lythe	Whitby	YO21 3RT		
Mr J Senior	30 Woodland Ravine	Scarborough	YO12 6TA			
Mr A White	15 Westfield Crescent	Newbiggin-by-the-Sea	Northumberland	NE64 6XA		
Mr R Knowles	7 Bowland View	Cabus	Preston	PR3 1LR		
Mr D Hanson	2 Keyse Road	Sutton Coldfield	W. Midlands	B75 6HU		
C Buckley	Brereton Corner	Goathland	Whitby	N. Yorks	YO22 5JR	
Mr R Jones	Collards View	24A Petworth Road	Haslemere	GU27 2HR		
Mr A Baul	12 Vale Gardens	Graigwen	Pontypridd	CF37 2HG		
Mr P Austin	Stafford Farm	Duncombes Road	Coates	Peterborough	PE7 2DS	
Mr M Beddows	92 Dorchester Park	Runcorn	Cheshire	WA7 1QB		
Mr J Raper	34 Hackamore	Thundersley	Benfleet	Essex	SS7 3DU	
Mr N Webster	14 Burnsall Drive	Widnes	Cheshire	WA8 4SE		
Mr J Wetherell	8 Leeds Road	Selby	N. Yorks	YO8 4HX		
Mr and Mrs I Newton	15 Kenmore Drive	Timperley	Cheshire	WA15 8QN		
Mr M Millington	27 Crab Lane	Scarborough	YO12 4JY			
Mr I Hutton	5 Kingsley Close	Pensby	Wirral	CH61 5XX		
Ms L Preston	87 Norwich Road	Dereham	Norfolk	NR20 3AL		
Mr P Dickinson	19 Kings Drive	Middleton	Manchester	M24 4FB		
Mr R Moores	Oakleigh	Bath Road	Littewick Green	Berks	SL6 3QR	
Ms H McMahon	8 Watermead Road	Luton	Beds	LU3 2TD		
Mr and Mrs S Tiley	2A Millyard Crescent	Woodingdean	Brighton	E. Sussex	BN2 6LJ	
E Dawoodbhai	27 Wilbury Avenue	Cheam	Surrey	SM2 7DU		
Mr J Hutchings	15 Linden Avenue	Prestbury	Cheltenham	GL52 3DW		
Mr T Boden	2 Red Lion Row	Main Road	Grindleford	Hope Valley	Derbys	S32 2JJ
Mr G Hamer	26 Boston Avenue	Blackpool	Lancashire	FY2 9BZ		
Mr K Sumner	25 Towles Pastures	Castle Donington	Derby	DE74 2RX		
Dr and Mrs J Umfreville	5 Elmwood Way	Highcliffe	Dorset	BH23 5DL		
Mr A Bennett	16 Middlefields	Ruscombe	Reading	Berks	RG10 9DG	
Mr Copley	Elmsford	Mount Pleasant South	Robin Hood's Bay	Whitby	N. Yorks	YO22 4RQ
Mr C Jones	3 Merchants Road	Bristol	BS8 4EP			
Mrs L Thwaites	Shenley	School Lane	Newington	Sittingbourne	Kent	ME9 7LB
Mr and Mrs S Yelland	4 Scafell Close	W. Bridgford	Nottingham	NG2 6RJ		
Mr D Welch	Ashleigh Court	Old Barnstaple Road	Bideford	Devon	EX39 4ND	
Dr Pickering	1 Windward Court	Shelly Road	Exmouth Road	Exmouth	Devon	EX8 1FB
Mr H Harding	9 Trenchwood Road	York	YO26 6BG			
Mr J Hall	51 Vyner Road South	Prenton	Wirral	CH43 7PW		
Mr D Thompson	2A Queen Elizabeth Avenue	Lymington	Hampshire	SO41 9HP		
Mr L Caddick	10 Park Lane	Castle Donington	Derbs	DE74 2JF		
Mr W Uppington	Carr Mount	The Carrs	Ruswarp	Whitby	YO21 1RL	
Mr M Little	1 West End	Hutton Rudby	TS15 0DJ			
Mr P Shaw	31 Stonebridge Road	Brewood	Stafford	ST19 9HB		
Mr J Cuff	2 Priory Close	Ilchester	Somerset	BA22 8NR		
Mr G Gray	1 Cedarwood Gardens	Evesham	Worcs	WR11 3BN		
Mr S Dean	8 Southwood Avenue	Cottingham	E. Yorks	HU16 5AD		
Mr M Daneshfar	Chances Close House	Worcester Road	Harvington	Kidderminster	DY10 4LU	
Mr N Eve	8 Giles Farm	Gilbert Scott Road	S. Horrington Village	Wells	BA5 3BW	
Mr M Turner	Market Hill	Colkirk	Fakenham	Norfolk	NR21 7NU	
Mr T Sim	14 Peppermint Way	Selby	YO8 4QY			
Mr and Mrs J Senior	Melbourne House	Scalby	N. Yorks	YO13 0QR		
Mr and Mrs A Aiken	47 The Quadrant	Keymer	Hassocks	W. Sussex	BN6 8BS	
Dr M Shutkever	Lyndhurst	Button Park	Pontefract	W. Yorks	WF8 4HT	
R and J Brooks	5 Oak Tree Way	Brandesburton	E. Yorks	YO25 8QE		
Mrs L Johnson	137 Brasenose Avenue	Gorleston	Great Yarmouth	Norfolk	NR31 7EE	
Mr and Mrs G Bell	Verona	High Stanghow	Lingdale	TS12 3LE		
Mr and Mrs Lowery	5 Malvern Avenue	Skelton	Saltburn-by-the-Sea	TS12 2JR		
Mr M Bell	36 Ings Lane	Brotton	Saltburn-by-the-Sea	TS12 2QQ		
Dr G Oswald	Seatonhurst	Bluntisham Road	Colne	Huntingdon	Cambs	PE28 3LY
Mr and Mrs W Flinton	26 Rose Grove	Keyworth	Nottingham	NG12 5HE		

Mr M Shaw	Dorlin House	Cornborough Road	Sherriff Hutton	York	YO60 6QJ	
Mr and Mrs T Kentfield	144 Grove Hill	Skinningrove	Saltburn-by-the-Sea	TS13 4BP		
Mr and Mrs A Henderson	Barley House	Hawthorndale Farm	Aislaby	Whitby	N. Yorks	YO21 1SH
E Watts	Bali-Hai	14 Grassholm Close	Roch	Haverfordwest	Pembrokeshire	SA62 6AL
M Murphy	Orchard Cottage	Highbroom Road	Crowborough	E. Sussex	TN6 3SL	
M Birchall	20 Stone Quarry Road	Burniston	Scarborough	N. Yorks	YO13 0DF	
Mr G Goodridge	2 East Farm Lodge	Owermoigne	Nr. Dorchester	Dorset	DT2 8XP	
Miss A Scrope	29 West Square	London	SE11 4SP			
Mr J Wildon	Grosvenor House	Burniston	Scarborough	YO13 0HH		
South Bay Traders Association	c/o Mr J Senior (Chairman)	4 Sandside	Scarborough	YO11 1PE		
Freyer Wilson Estates	c/o Mr J Senior (Chairman)	4 Sandside	Scarborough	YO11 1PE		
Senior Group and Associated Companies	c/o Mr J Senior (Chairman)	4 Sandside	Scarborough	YO11 1PE		
Golden Grid Fish Restaurant	c/o Mr J Senior (Chairman)	4 Sandside	Scarborough	YO11 1PE		
Mr D Agar	5 Chatham Avenue	Bridgwater	Somerset	TA6 3PY		
Ms S Murray	Beech House	Morris Lane	Bath	BA1 7LG		
Mr R Owen	Teydale Farm	Whitby Road	Cloughton	Scarborough	N. Yorks	YO13 0DZ
Mr M Beard	8 Taylor Way	Great Baddow	Chelmsford	Essex	CM2 8ZG	
Mr and Mrs C Stables	The Parlour	Cheddar Road	Wedmore	Somerset	BS28 4EJ	
Mr B Firth	Thornedge	Peruddock	Penrith	Cumbria	CA11 0QU	
Mr J Walkden	71 Great Southern Road	Aberdeen	Aberdeenshire	AB11 7XY		
Mr H Patel	273 Balham High Road	London	SW17 7BD			
Mr D Hissey	12 Mary Street	Langholm	DG13 0AL			
Mr R Green	42 Haigh Road	Rothwell	Leeds	LS26 0NH		
Mr A Greener		Lagonda Road	Cowpen Lane Industrial Estate	Billingham	Teeside	TS23 4JA
Mr M Tadman	17 Wooler Street	Scarborough	YO12 7DD			
Mr A Swan	27 Pineway	Preston	Lancashire	PR2 9ST		
Mr S Kothari	100 Drumbrae North	Edinburgh	EH4 8AX			
Dr V Sharp	Cherry Tree Cottage	Hartshorne Road	Bretby	DE15 0RQ		
Mr and S Mrs Thurston	3 High View	Gomshall	Guildford	Surrey	GU5 9LT	
Mr P Dodd	10 Wyngate Road	Hale	Altrincham	WA15 0LZ		
Mr M Halliday	23 Martlet Close	Lee-on-the-Solent	Hants	PO13 8FP		
Mr M Beddows	49A Huddersfield Road	Ingbirchworth	Sheffield	S. Yorks	S36 7GF	
Mr A Gaddes	3 Kirkbrae	Carlise	Cumbria	CA3 9TW		
Mr P Wells	43 Burneside Road	Kendal	Cumbria	LA9 4RL		
Mr S Brown	22 Stainburn Crescent	Leeds	W. Yorks	LS17 6NF		
Mr M Beeforth	10 Beacon Way	Sneaton	Whitby	N. Yorks	YO22 5HR	
Mr C Stubbing	3 Woodthorpe Gardens	Sandal	Wakefield	W. Yorks	WF2 6RA	
Ms J Clements	Sunnyridge Cottage	Lawshall	Bury St. Edmonds	Suffolk	IP29 4QG	
Mr P Edge	14 Green End	Oswestry	Shropshire	SY11 1BU		
Transforge (UK) Ltd	c/o Mr D Haynes (Managing Director)	Kestrel Way	Eagle Business Park	Yaxley	Cambs	PE7 3GQ
E Napolitano	50 Ledgers Road	Slough	SL1 2RL			
Mr B Rickard	3 Staddon Road	Appledore	Devon	EX39 1RB		
Mr J Ligertwood	Crask Evelix	74 Drummond Road	Inverness	IV2 6NU		
Mr M Moorhouse	29 Alexandra Park	Scarborough	N. Yorks	YO12 5JN		
Mrs B Hughes	54 Spencer's Way	Driffield	E. Yorks	YO25 6RH		
Mr M Janes	E-Strands Ltd	Suite 203 The Innovation Centre	Vienna Court Kirkleatham Business Park	Redcar	Cleveland	TS10 5SH
F Harris	1 Quixhill Close	Ashbourne	DE6 1JW			
Mr A Bentley	1 Cleveland Terrace	Whitby	N. Yorks	YO21 1PB		
Mr J Haddock	20 Anitree Road	Little Lever	Bolton	BL3 1EZ		
Mr A Braidley	12 Rowan Fields	Crossgates	Scarborough	N. Yorks	YO12 4NQ	
Mr P Gee	3 Reedmace	Tamworth	Staffs	B77 1BH		
Mr M Douglas	3 Beaufort Gardens	Derby	Derbs	DE21 6BH		
Mr K Hope	13 Pemberton House	Station Avenue	Whitby	YO21 3DJ		
Mr and Mrs M Alton	Deighton Grange	Boroughbridge Road	Wetherby	N. Yorks	LS22 5HN	
Mr G Forsyth	Glenmore	High Street	Moorsholm	TS12 3JH		
Mr A Sharp	298 Blue Bell Hill Road	Nottingham	Notts	NG3 3EA		
Mrs C White	West Lodge	Fylingthorpe	N. Yorks	YO22 4QE		
R Thompson	Sunny Bank Farm	Addingham Moorside	Ilkley	LS29 9JY		
Mr F Wright and Ms K Hossack	Certaldo House	St. Eunans Road	Aboyne	Aberdeenshire	AB34 5HH	
Mr and Mrs A Standing	101 Mansfield Road	Worthing	W. Sussex	BN11 2QP		
Dr A Weber	Riveroak House	Esher Road	Esher	Surrey	KT12 4LL	

Mr N Henry	25 Grange Avenue	Scarborough	N. Yorks	YO12 4AA		
Mr R Galley	10 Marrick Road	Hartburn	Stockton-on-Tees	TS18 5LW		
Mr K Willison	17 Mount Pleasant	Biggin Hill	Westerham	Kent	TN16 3TP	
Mr J Carter	16 King Edward Street	Allerton Bywater	Castleford	W. Yorks	WF10 2HA	
Mr M Emerton	Wodencroft	16 Ancaster Road	West Park	Leeds	LS16 5HH	
Ms A King	14 Ellerby Lane	Runswick Bay	Saltburn	Cleveland	TS13 5HS	
Scarborough Business Ambassadors	c/o Mr S Bull (Secretary)	Castle Group Ltd	Salter Road	Scarborough Business Park	YO11 3UZ	
P, A and D Brown	12 Beckholme	Sleights	Whitby	N. Yorks	YO22 5AG	
Mr R Seago	11 Kelvedon Road	Wickham Bishops	Witham	Essex	CM8 3NA	
Ms J Smith	"Bernina"	Stanghow	Lingdale	Cleveland	TS12 3JU	
Mr and Mrs I Bell	5 Low Stanghow Road	Lingdale	Saltburn	Cleveland	TS12 3JX	
Mr K Stiff	62 Davison Street	Lingdale	Saltburn	Cleveland	TS12 3DU	
Mrs N Crockley	32 Braemer Road	Billingham	Stockton-on-Tees	Cleveland	TS23 2AN	
Mr and Mrs J McMunn	Orchard House	1A Cottams Close	Southwell	Notts	NG25 0TY	
Mr J Brook-Smith	8 Middle Walk	Northstead	Scarborough	N. Yorks	YO12 6BJ	
P Brooks	105 Lakeside	Isleham Marina	Fenbank	Isleham	Ely	Cambs, CB7 5ZD
Mr J Hill	Middle Farm	Troutsdale	Snainton	Scarborough	YO13 9PS	
Ms L Patterson	27 Ancaster Road	West Park	Leeds	LS16 5HH		
Mr R Chambers	41 Westfields Avenue	Mirfield	W. Yorks	WF14 9PL		
Mr P Leake	1 Wheatcroft Avenue	South Cliff	Scarborough	N. Yorks	YO11 3BN	
Mrs S Beech	16 Pear Tree Field	Stapeley	Nantwich	Cheshire	CW5 7GW	
Mr A Carter	88 Corn Hill Road	Conisborough	Doncaster	S. Yorks	DN12 2BG	
Ms S Stevenson	7 Rydal Crescent	Crossgates	Scarborough	N. Yorks	YO12 4JJ	
Mr N Smiley	25 Runnymede	Nunthorpe	Middlesbrough	TS7 0QL		
Mr T McAloon	7 Burnell Close	Bidford on Avon	Warks	B50 4AY		
Mrs K Hemming	39 St. Lenoard's Crescent	Scarborough	N. Yorks	YO12 6SR		
Mr R Kelly	28 White Rocks Grove	Whitburn	Sunderland	Tyne and Wear	SR6 7LL	
Mr S Powell	48 High Street	Moorsholm	Saltburn	Cleveland	TS12 3JH	
Ms A Walsh	5 Gosmore Ley Close	Hitching Road	Gosmore	Nr. Hitching	Herts	SG4 7QJ
Mr R Stevens	Flat S1 The Quadrangle	Hunmanby Hall	Hall Park Road	Hunmanby	Filey	YO14 0HZ
Mr P Campbell	35 Rose Gardens	Feltham	Middlesex	TW13 4JE		
Mr J Perry	Acorn Lodge	Church Street	Bocking	Braintree	CM7 5LH	
C Fletcher	2 Ringstead Close	W. Brideford	Nottingham	Notts	NG2 7UJ	
Mr A Majury	4 MacKenzie Court	Dunblane	Perthshire	FK15 9BJ		
Mr and Mrs Wood	Manor House	Golden Grove	Whitby	N. Yorks	YO22 5HH	
Mr T Waring	18 Ledbury Close	Eccleston	St. Helens	WA10 5NY		
Mr J Golland	Highrising	Fylingthorpe	Whitby	N. Yorks	YO22 4QE	
Mrs J Golland	Highrising	Fylingthorpe	Whitby	N. Yorks	YO22 4QE	
Mr D Atkinson	Pinners Cottage	Cotherstone	Barnard Castle	Co. Durham	DL12 9PN	
Mr J Britain	11 Beckwith Road	Harrogate	N. Yorks	HG2 0BG		
Mr T Prudom	Yorwaste Ltd	Fairfield Transfer Station	Fairfield Way	Whitby	N. Yorks	YO22 4PU
Mr P Macklin	286 Bishopthorpe Road	York	YO23 1LG			
Ms A Walker-Patrick	The Old Sunday School	East Wing	New Street	Matlock	DE4 3FH	
D Lumley	Nestling Farm	Littlebeck	Whitby	N. Yorks	YO22 5EY	
Mrs P Le Cornu	Wragby Farm	Fylingdales	Whitby	N. Yorks	YO22 4QH	
Mr J Mitchell	14 Adel Pasture	Adel	Leeds	LS16 8HU		
Mr J Lazzari	ND Mansion House Resorts Ltd	45 Esplanade	South Cliff	Scarborough	YO11 2AY	
Eskdale School	c/o Ms S Whelan (Headteacher)	Stainsacre Lane	Whitby	N. Yorks	YO22 4HS	
H Hargreaves	4 Waddow Grove	Waddington	Clitheroe	Lancs	BB7 3JL	
Mr P Epson	61 Gill Street	Guisborough	Cleveland	TS14 6EH		
Mr S Royce	KC	37 Carr Lane	Hull	HU1 3RE		
Dr B Matta	31 Burwell Road	Reach	Cambs	CB25 0JH		
A Sligo	140 Cockburn Crescent	Balerno	Edinburgh	EH14 7HX		
Mr E Miranda	Flat 3	14 Ramshill Road	Scarborough	YO11 2QE		
Mr M Massender	53 Byward Drive	Crossgates	Scarborough	YO12 4JG		
Mr D Bell	119 Hospital Bridge Road	Whitton	Twickenham	Middlesex	TW2 6LD	
University of Hull	c/o Dr D Richards (Pro-Vice-Chancellor)	Research and Enterprise	The University of Hull	Hull	HU6 7RX	
Mr I Moore	20 The Courtyard	St. John's Lodge	St. John's Hill Road	Woking	Surrey	GU21 7QX
Mr G Southam	7 Nunthorpe Gardens	Nunthorpe	Middlesbrough	TS7 0GA		
Mr S Allgood	24 Main Road	Aislaby	Whitby	N. Yorks	YO21 1SL	
Mr D Would	The Manor House	Church Lane	Utterby	Louth	Lincs	LN11 0TH

Mr F Juckes	St. John's Barn	6 St. John's Court	Tredington	Tewkesbury	Gloucestershire	GL20 7AB
Mr P Leach	5 Sycamore Close	Leatherhead	Surrey	KT22 9EX		
C Harborne	18 Woodford Gardens	Manchester	M20 2TF			
Mr A Speight	Office 23	61 Victoria Road	Surbiton	KT6 4JX		
Mr P Geach	33 Millfield Avenue	Northallerton	N. Yorks	DL6 1AT		
Mrs T Gyte	48 Lady Edith's Park	Scarborough	N. Yorks	YO12 5PD		
Mr D Nettleship	38 Cliff Hill	Gorleston	NR31 6DQ			
Ms B Brett	38 Cliff Hill	Gorleston	Great Yarmouth	NR31 6DQ		
Emailmovers Limited	c/o Mr J Gledhill (Managing Director)	Pindar House	Thornburgh Road	Scarborough	N. Yorks	YO11 3UY
Mr T Bertram	Hartside	Harwood Dale	Scarborough	YO13 0LA		
Mr M Brown	Fancy Hall	Cherry Green	Westmill	Buntingford	Herts	SG9 9NL
Mr A Atkinson	ADL Paxton	Paxton Park	Cayton Low Road	Eastfield	Scarborough	N. Yorks, YO11 3BY
Mr and Mrs D Hartley	1 Vicarage Close	Seamer	Scarborough	YO12 4QS		
Mr R Harris	West House	Stowmarket	Suffolk	IP14 4LE		
Mrs E Clarke	6 Lowdale Lane	Sleights	N. Yorks	YO22 5BU		
Mr B Southam	51 Bluebell Grove	Middlesbrough	TS5 7HQ			
Mr S Barker	Grange House	Muston Road	Filey	YO14 0HU		
Mr W Russell	28 Piggottshill Lane	Harpenden	Herts	AL5 1LH		
Ms A Taylor	14 High Elms	Harpenden	Herts	AL5 2JU		
Mr D Haffey	Countrywise Consultants	West End Barn	Thorngrafton	Hexham	Northumberland	NE47 7JJ
Mr D Atkinson	87 Eastway	Eastfield	Scarborough	YO11 3LS		
J Wagner	46 Charmouth Road	St. Albans	Herts	AL1 4SN		
J Fell	Low Hall Pavilion	Hackness Road	Scalby	Scarborough	YO13 0QY	
Mr I Swales MP	House of Commons	London	SW1A 0AA			
Mr J Thistle	2 Beechfield	Hawsker	Whitby	N. Yorks	YO22 4LQ	
Ms L Allanson	20 Birch Crescent	Sleights	Whitby	N. Yorks	YO22 5DG	
Mr F Beaumont	118 Canesworde Road	Dunstable	Beds	LU6 3PZ		
Unison Ltd	c/o Nr A Pickering (Managing Director)	Faroe House	Thornburgh Road	Eastfield	Scarborough	N. Yorks, YO11 3UY
Mr Julian Kidger	East Ayton Lodge Country Hotel and Restaurant	Moor Lane	E. Ayton	Scarborough	N. Yorks	YO13 9EW
Mr W Ward	Fox and Hounds	Dalehouse	Staithes	Saltburn-by-the-Sea	Yorks	TS13 5DT
Ingenium Integration Ltd	c/o Mr D Ashworth (Managing Director)	Faroe House	Thornburgh Road	Scarborough	N. Yorks	YO11 3UY
Mrs A Pickford	13 Granby Place	Queen Street	Scarborough	N. Yorks	YO11 1HL	
Mr R Manson	Ffynnon Heulog	Forge Road	Llangynidr	Crickhowell	Powys	NP8 1LU
Mr S Baul	The Old Chapel	Robert Street	Ynysybwl	Pontyprodd	CF27 3EB	
Mr J Tovar	1 Manley Terrace	Liskeard	Cornwall	PL14 4DW		
Mr J Livingston	92 Tiddington Road	Stratford upon Avon	Warwickshire	CV37 7BA		
Mr and Mrs A Botterill	5 Ravine Hill	Filey	N. Yorks	YO14 9EU		
Mr A Robinson	Chellows	Strawberry Gardens	Hornsea	E. Yorks	HU18 1US	
Ms M Langley	7 Craven Vale	Guisborough	Cleveland	TS14 7LD		
Mr M Russell	Upton Pyne	Marley Lane	Haslemere	Surrey	GU27 3RF	
CBI Yorkshire and Humber	c/o Ms S Green (Director)	Arndale House	Station Road	Crossgates	Leeds	LS15 8EU
Ms S Taylor	9 Dorchester Drive	Birmingham	B17 0SW			
Yorkshire Coast Mineral Association	c/o Mr J Cook (Chairman)	Burgate Farm	Harwood Dale	Scarborough	N. Yorks	YO13 0DS
Mr A Little	Meadow View Farm	Brackenhill Lane	Sleights	YO22 5ER		
Ms L Phillips	24 Park Drive	Felpham	W. Sussex	PO22 7RD		
Mrs N Thistle	2 Beechfield	Hawsker	Whitby	N. Yorks	YO22 4LQ	
Mr J Bell	21 Osgodby Crescent	Scarborough	N. Yorks	YO11 3JP		
Mr C Bowler	The Coach House	Manor Farm	Muston	N. Yorks	YO14 0HX	
Mrs G Bowler	The Coach House	Manor Farm	Muston	N. Yorks	YO14 0HX	
Mr R Bosworth	The Coach House	Manor Farm	Muston	N. Yorks	YO14 0HX	
Mr N Fell	Pavilion Consultancy Ltd	Yorkshire Coast Enterprise Centre	Auborough Street	Scarborough	N. Yorks	YO11 1HT
Mr J Harrison	18 Abinger Mews	Maida Vale	London	W9 3SP		
Mr R Corner	10 Welton Court	North Promenade	Whitby	N. Yorks	YO21 3JZ	
Mrs L Evans	17 Gresford Way	Little Acton	Wrexham	LL12 8BB		
Mr L Garrard	The White House	Grosmont	Whitby	N. Yorks	YO22 5PF	
Mrs N Perkins	The School House	The Valley	Sandsend	Whitby	N. Yorks	YO21 3TE
Mr P Jordan	7 Cradley Drive	Acklam	Middlesbrough	TS5 8HF		
Mr D Witham	31 Summercourt Drive	Ravenshead	Notts	NG15 9FT		
Mr and Mrs T Moreau	"Brook Cottage"	Annings Lane	Burton Bradstock	Dorset	DT6 4NG	
Mr I Kevan	6 Prospect Crescent	Scarborough	N. Yorks	YO12 6ES		
Ms M McQue	Ramsdale Mill	Fylingdales	Whitby	YO22 4QN		

Mr R Charity	Flat 10 Teal House	Skipton Road	Eastburn	Keighley	BD20 8US	
Mr D Ward	16 Upper Barn Close	Heanor	Derbs	DE75 7TS		
Mr S Kielty	6 Rowland Keld	Guisborough	TS14 8BQ			
Mrs M Stokes	16 Thurlestone Court	Keighley	W. Yorks	BD20 5RG		
Mr A Booth	Outpost 31	12 Stakesby Vale	Whitby	YO21 1JZ		
Mr E Dempsey	36 Rosemary Crescent	Tiptree	Essex	CO5 0TA		
Mr A Wilson	9 Middleton Way	Aberdeen	AB22 8LU			
Mr J Stirland	6 Kennet Paddock	Mansfield Woodhouse	Mansfield	Notts	NG19 9RJ	
Mr B Davey	65 Bury Street	Norwich	Norfolk	NR2 2DL		
Mr J Glew	31 Gloucester Road	Calne	Wilts	SN11 8QX		
Mr L Randell	10 Derwent Road	Whitby	N. Yorks	YO21 3LU		
Ms H Taylor	Daneholm	East Row	Sandsend	Whitby	YO21 3SU	
Ms K Quigley	47 Schoolbell Mews	London	E3 5BZ			
Mr A Umpleby	16A Marston Lane	Crossgates	Leeds	W. Yorks	LS15 8HZ	
Ampcontrol UK Limited	c/o Mr P Briggs (Sales Director)	15-16 Dinnington Business Centre	Colliery Close	Outgang Lane	Dinnington	Sheffield, S25 3QX
Mr D Tulley	1 Scalby Hayes	Barmoor Lane	Scalby	Scarborough	YO13 0PG	
Mrs K Tulley	1 Scalby Hayes	Barmoor Lane	Scalby	Scarborough	YO13 0PG	
ATB Morley Ltd	c/o Mr M Needham	Ruskin Street	Stanningley	W. Yorks	LS28 6QA	
C Gravestock	Pinewood Lodge	Wormley	Surrey	GU8 5TD		
Mr D Parton	36 St. Andrew's Drive	Tividale	Oldbury	W. Midlands	B69 1PR	
Mr A Robinson	36 The Crescent	Beckingham	Doncaster	S. Yorks	DN10 4PR	
Ms V Inman	c/o Donnington House	13 Givendale Road	Scarborough	YO12 6LE		
Finning (UK) Ltd	c/o C Thomas (Finance Director)	Watling Street	Cannock	Staffs	WS11 3LL	
Mr D Arnstein	20 Sea Avenue	Rustington	W. Sussex	BN16 2DG		
Mrs R Heaton	46 Manor Drive	Kingskerswell	Newton Abbot	Devon	TS12 5HD	
Mr E Heaton	46 Manor Drive	Kingskerswell	Newton Abbot	Devon	TS12 5HD	
North East Chamber of Commerce	c/o Ms R Anderson (Head of Member Relations)	Commerce House	Exchange Square	Middlesbrough	TS1 1DW	
Manor of Fyling Court Leet	c/o Mr L Hodgson	Low Farm	Fylingthorpe	Whitby	N. Yorks	YO22 4QF
Ms H Lowe	36A Marlborough Road	Skelton in Cleveland	Saltburn-by-the-Sea	TS12 2JH		
Mr D Bevan	69 Green Lane	Newby	Scarborough	YO12 6HT		
Mrs K Bowes	8 Scholes Park Avenue	Scarborough	N. Yorks	YO12 6QZ		
Mr P Lockey	Suffield Farm	Suffield	Scarborough	YO13 0BJ		
Mr R Neighbour	67 Green Lane	Newby	Scarborough	YO12 6HT		
Mr M Graham	3 Arkel Close	Fulbrook	Burford	OX18 4DH		
Mr P Prout	33 Chequerfield Avenue	Pontefract	W. Yorks	WF8 2TB		
Mr N Beresford	6 Seaview Crescent	Sherburn	Scarborough	N. Yorks	YO17 8PQ	
Mr A Walker	2 Roxby Garth	Nr. Pickering	N. Yorks	YO18 7TL		
Mr A Edens	118A St. John Road	Woking	Surrey	GU21 7PS		
Mrs E Worthy	Deneside	Littlebeck Lane	Sneaton	Whitby	N. Yorks	YO22 5HY
Mr E Scrope	Langbaurgh Hall	Great Ayton	N. Yorks	TS9 6QQ		
Ms G Little	1 West End	Hutton Rudby	N. Yorks	TS15 0DJ		
Ms S Lawson	22 Exeter Gardens	Stamford	Lincolnshire	PE9 2RN		
Mr and Mrs K Benwell	25 The Paddock	Harston	Cambridge	Cambs	CB22 7PR	
M, J, D and J Walkington	1 Guards Court	Scarborough	N. Yorks	YO12 6QR		
Mr M Fowler	14 Borrowdale Drive	S. Croydon	CR2 9JS			
University of Hull (Scarborough Campus)	c/o Dr C Gaskell (Principal of Scarborough Campus)	Campus Principal's Office	University of Hull	Scarborough Campus	Scarborough	YO1 3AZ
Hull College Group	c/o Mr G Warke (Chief Executive)	Queen's Gardens	Wilberforce Drive	Hull	HU1 3DG	
Mr B Douglas	18 Church Road	Tweedmouth	Berwick upon Tweed	TD15 2AJ		
Mr T Stones	4 White Horse Yard	Whitby	N. Yorks	YO22 4BW		
Mr D Playsted	Rowan House	Llanover Road	Blaenavon Torfaen	NP4 9HS		
Mrs P Scrope	Langbaurgh Hall	Great Ayton	N. Yorks	TS9 6QQ		
Welcome to Yorkshire	c/o Mr G Verity (Chief Executive)	Dry Sand Foundry	Foundry Square	Holbeck	Leeds	LS11 5DL
Mr M Jarvis	Redworth	Borrowby	Thirsk	N. Yorks	YO7 4QQ	
Ms M Rossdale	Apartment 23	Union Mill	Upgang Lane	Whitby	YO21 3EA	
Mr S Pursglove	74 Sefton Road	Dosthill	Tamworth	Staffs	B77 1PN	
Mr J Lakey	The Haywaggon	The Green	Churchover	CV23 0EP		
Mr A Bain	Flat 6 Marcroft	North Foreland Avenue	Broadstairs	Kent	CT10 3QR	
Ms M Lumley	63 Middleton Road	Pickering	N. Yorks	YO18 8AL		
Mr B Evans	7 Barbers Wharf	Poole	Dorset	BH15 1ZB		
Wolds Wanderers Investment Club	c/o Mr P Bernard (Secretary)	17 High Side	N. Frodingham	Nr. Driffield	E. Yorks	YO25 8LQ
A Trousdale	65 Low Moorside	New Farnley	Leeds	LS12 5EA		

Mr B Walford	112 Wighill Lane	Tadcaster	LS24 8HE			
J Yewale	102 Armoury Road	London	SE8 4LB			
W Smith	Washburn Cottage	Leathley	Otley	W. Yorks	LS21 2JY	
Midland Institute of Mining Engineers	c/o Mr C Rhodes (Honorary Secretary)	48 Landing Lane	Hemingborough	Selby	YO8 6RA	
Mrs P Taylor	37 Edge Hill	Wimbledon	London	SW19 4NP		
Mr P Towsey	4 St. Mary's View	Silverton	Exeter	EX5 4NA		
S Yates	Corner Farmhouse	Back Street	Alkborough	N. Lincs	DN15 9JN	
Teeside University	c/o Prof C Hardcastle (Deputy Vice Chancellor)	Vice-Chancellor's Office	Teeside University	Middlesbrough	Tees Valley	TS1 3BA
Mr K Bone	Glenkiln	Lamlash	Isle of Arran	KA27 8NT		
R Kaye	Manor Farm	Normanby	Whitby	N. Yorks	YO22 4PS	
Mr S Harris	1 Alexandra Close	Hucknall	Nottingham	NG15 8DE		
Mr R Crabb	8 Springhill Gardens	Lyme Regis	DT7 3HL			
Mr M Firth	23 Moorland Avenue	Baildon	Shipley	BD17 6RW		
Mr G Cook	15 Telford Crescent	Woodley	Reading	RG5 4QT		
Mrs A Scarth	Ruswarp Hall	4-6 High Street	Ruswarp	Nr. Whitby	N. Yorks	YO21 1NH
Mr R Lumby	The Nabs	Scalby Nabs	Scalby	Scarborough	N. Yorks	YO13 0SL
Mrs D Todd	The Willows	Hutton Buscel	Scarborough	N. Yorks	YO13 9LN	
Mr B Thurrell	Gardenstone Cottage	Station Road	Hutton Rudby	Yarm	Cleveland	TS15 0HZ
Mr M Sienko	18 Ashcourt Drive	Hornsea	HU18 1EN			
Mr H Earnshaw	Leith Rigg	Fylingdales	Whitby	YO22 4QN		
Association of British Mining Companies	c/o Ms J Isaacs (Director General)	26-27 The Walled Garden	Nostell Estate	Wakefield	W. Yorks	Wf4 1AB
Mr R Robinson	Rosebeg	Salisbury Hill	Stockbridge	Hants	SO20 6EZ	
Dr J Ashcroft	Orchard House	87A Wilsthorpe Road	Breaston	Derbs	DE72 3EA	
Davis Derby Limited	c/o Mr G Beetles (Chairman)	Chequers Lane	Derby	DE21 6AW		
C Roche	6 Marske Lane	Skelton	TS12 2HD			
Mr T Staff	24 Park Drive	Felpham	W. Sussex	PO22 7RD		
Mr P Robinson	25 Winchcombe Place	High Heaton	Newcastle upon Tyne	NE7 7AX		
Mr P Cook	6 Honeysuckle Lane	Wragby	Market Rasen	Lincs	LN8 5AL	
Mrs M Cooper	20 Kingston Close	Seaford	E. Sussex	BN25 4NF		
Mr J Noble	Bridge Cottage	Ruswarp	Whitby	YO21 1NJ		
Mr R Benson	14 St. Jospeth's Court	Tedder Road	York	YO24 3FE		
Mr G South	22 Dunsley Terrace	South Kirkby	Pontefract	W. Yorks	WF9 3JA	
Mr W Townsend	29 Park Terrace	Whitby	N. Yorks	YO21 1PN		
NEPIC	c/o Dr S Higgins (Chief Executive Officer)	Room H224	The Wilton Centre	Wilton	Redcar	Cleveland, TS10 4RF
Mr J Davey	9 Wayside	East Sheen	London	SW14 7LN		
L Mooney	The Moat House	Nazeing Road	Nazeing	Essex	EN9 2JN	
Mr S Woodhead	7 High Street	Scalby	Scarborough	YO13 0PT		
Mr R Thorne	28 Bournside Road	Cheltenham	Glos	GL51 3AH		
Dr D Evans	17 Gresford Way	Wrexham	LL12 8BB			
Mr R Perry	Cliff Cottage	Ugglebarnby	Whitby	N. Yorks	YO22 5HX	
Mrs H Beal	Amber Croft	Thornton-le-Dale	Pickering	York	YO18 7QW	
M Campbell	Costa Mill	Costa Lane	Pickering	York		
Mr M Thompson	37 Eden Road	Skelton	Cleveland	TS12 2NB		
Mr N Geddes	71 Haggersgate	Whitby	YO21 3PP			
Mr A Roche	11 Birch Crescent	Sleights	N. Yorks	YO22 5DG		
Mr B Noble	13 Ruswarp Bank	Ruswarp	Whitby	N. Yorks	YO21 1NF	
Mrs S Roche	11 Birch Crescent	Sleights	Whitby	YO22 5DG		
Oldham Halo Safety Lamps	c/o Mr A Jordan (Business Manager)	Oak Court	Clifton Business Park	Wynne Avenue	Swinton	Manchester, M27 8FF
Mr G Ridley	7 Captain Cooks Close	Staithes	Saltburn	Cleveland	TS13 5AW	
Mr J Stewart	34 Garner Close	Carterton	OX18 1GA			
Mr D Richardson	6 Sherbrooke Close	Kirkbymoorside	York	YO62 6LJ		
Wilkinson Family	c/o Mr and Mrs Wilkinson	Manor House Farm	Sneaton	Whitby	YO22 5HP	
Mrs N Wingrove	121 Scalby Road	Scarborough	N. Yorks	YO12 5QL		
Mr D Cridland and Mrs V King	Holly Cottage	Shiplate Road	Bleadon	Somerset	BS24 0NX	
Mr K Jefferson	12 Row Brow Court	Sandybed Lane	Scarborough	YO12 5NN		
Mr D Wilson	60 St. Andrews Road	Whitby	North Yorkshire	YO21 1LJ		
Mr C Pickering	3 Woodside Drive	Darlington	DL3 8ES			
Mr A Weston	Howlett Hall	Ugglebernby	Whitby	YO22 5HU		
Mr D Moroney	39 Grosvenor Terrace	York	YO30 7AG			
Mrs P McAuley	Wood End	Main Road	Aislaby	Whitby	YO21 1SW	
Mrs L Wilson	17 Wykeham Avenue	Guisborough	North Yorkshire	TS14 8LE		

Mrs R Stainthorpe	3 White Cottages	Sneaton	Whitby	North Yorkshire	YO22 5HS	
Mrs A Harris	Carr Hall	The Carrs	Ruswarp	YO21 1RW		
Mr D Stainthorpe	3 White Cottages	Sneaton	Whitby	North Yorkshire	YO22 5HS	
Mr M Vesey	45 Royal Avenue	Scarborough	YO11 2LS			
Mr T Hodges	Partridge Hill Farm	Ugglebarnby	Nr Whitby	North Yorkshire	YO22 5HT	
Mr M Devereux	20 Brotton Road	Carlin How	Saltburn	Cleveland	TS13 4DY	
Mr S McAleer	6 Kent End Field	Ashton Keynes	SN6 6FB			
Mr C Szekeres	42 Greenside View	Boosbeck	TS12 3FE			
Mrs H Hodges	Partridge Hill Farm	Ugglebarnby	Nr Whitby	North Yorkshire	YO22 5HT	
Mr R Blair	13 Primrose Close	Guisborough	Cleveland	TS14 8ED		
Mr A Nicholson	Wheatkits	Goathland	Whitby	North Yorkshire	YO22 5AN	
Mr M Magee	Broadacres	Lilling	York	YO60 6RP		
Prof T Benton	University of Leeds	Leeds	W. Yorks	LS2 9JT		
J Williamson	Alum Garth	Front Street	Grosmont	Whitby	N. Yorks	YO2 5PF
Mr J Garside	143 Melton High Street	Watch on Dearn	Rotherham	S. Yorks	S63 6RQ	
Mr J Urquhart	4 High Gill Road	Nunthorpe	Middlesbrough	TS7 0DZ		
W Readman	Whitby Laithes	Whitby	N. Yorks	YO22 4JZ		
Mr G Wathey	58 Nares Street	Scarborough	YO12 7RR			
Mr and Mrs Hopkins	24 Shackleton Close	Whitby	N. Yorks	YO21 1NR		
Whitby Civic Society	c/o Ms J Stangoe (Committee Member)	2 Linskill Square	Whitby	YO21 1DA		
Mrs C Lambert	1 Heights Court	Liversedge	W. Yorks	WF15 8HP		
Mr O Logan	10 Trimbrell Way	Leeming WA 6149	Australia			
Mr I Cole	7 Changi Business Park Crescent	L2	Singapore 486028	Singapore		
Mrs E Leuftink	8-8a Mosman Street	Mosman NSW 2088	Australia			
Mr H Calder	1943 Bloomingdale Terrace	Halifax	Nova Scotia	B3H 4EZ	Canada	
Dr V Dziashkouski	JSC Belgorkhimprom	Soligorsk	Bulvar Shahterov 12-175	Republic of Belarus		
Mr L Makobe	Worleyparsons	2690 U Ext	Mabopane	Pretoria 0190	RSA	
UK Trade and Investment (UKTI)	c/o Ms M Strain (Trade Development Manager)	British High Commission	Umoja House	PO Box 9200	Dar es Salaam	Tanzania

List of Objectors

Mr T Johnson	Fir Tree Lodge	Staintondale Road	Ravenscar	Scarborough	YO13 0ER	
Newgate Estate (Hackness) Limited	c/o Mrs M Parsons (Company Secretary)	Hawthorne Cottage	2 Ridge Green	Scalby	Scarborough	YO13 0QF
Mr M Richardson	Cornerways	1 Norman Close	Pickering	N. Yorks	YO18 7AZ	
Mr G Jones	Hillside Farm	Staintondale	Scarborough	YO13 0AY		
Ms J Swainston	31 Ridge Green	Scalby	Scarborough	YO13 0QF		
Mr P Mitchell	Newton House Cottage	Falling Foss	Whitby	N Yorks	YO22	
Mr C Coates	Longstones House	Sneatonthorpe	Whitby	YO22 5JG		
Ms T Corrigan	The Farm	Main Street	Brompton by Sawdon	Scarborough	N. Yorks	YO12 4PF
Mr D Singleton	Unit 4b	2-10 Carbrook Hall Road	Sheffield	S9 2DB		
Mr and Mrs Welsh	4 Beacon Way	Sneaton	Whitby	N. Yorks	YO22 5HR	
Ms S Willmington	Red Barn	Littlebeck Lane	Whitby	YO22 5HY		
Mr P Cass	21 Bracken Close	Whitby	N. Yorks	YO22 4HP		
K and C Warman	14 Pond Farm Close	Hinderwell	TS13 5HJ			
Dr D Cunion	Low Farm	Ugglebarnby	YO22 5HX			
C Cunion	Low Farm	Ugglebarnby	YO22 5HX			
Mrs H Colclough	10 Dale Rise	Burniston	Scarborough	N. Yorks	YO13 0EG	
Mr S Utley	17 Brook Park	Briggsworth	Whitby	YO21 1RT		
Ms D Dennier	Porch Cottage	27 Coach Road	Sleights	Whitby	N. Yorks	YO21 5AA
Mrs A Utley	41 Church Lane	Garforth	Leeds	LS25 1NW		
Mr R Needham	55 Coach Road	Sleights	YO22 5BT			
Mr N Bishop	160 Brookside Road	Breadsall	Derby	Derbs	DE21 5LH	
Mr J Stamp	Well Close	Littlebeck	YO22 5HA			
D Peake	Upper Bauldbyes	Prospect Hill	Whitby	N. Yorks	YO21 1QD	
British Horse Society	c/o Mrs C Cook (Regional Access Officer)	Burgate Farm	Harwood Dale	Scarborough	N. Yorks	YO13 0DS
Mr M Goodall	43 Kingfisher Drive	Whitby	N. Yorks	YO22 4DY		
Mr and Mrs J Neve-Smith	14 James Terrace	Coronation	Bishop Auckland	Co. Durham	DL14 8SH	
Mr M Parfitt	"Trees"	34B Fairdene Road	Coulsdon	Surrey	CR5 1RB	
Mrs A De Meza	82 Waterside	Kings Langley	Herts	WD4 8HH		
J Thompson	c/o Duncan Chambers	9 Duncan Street	Leeds	LS1 6DQ		
Ms J Marron-Shepherd	25 The Pastures	Coulby Newham	Middlesbrough	TS8 0UJ		
J Bax	Sycarham Lodge	Hood Lane	Cloughton	YO13 0AT		
Ms L Forster	Moor House Farm	Sneaton	Whitby	N. Yorks	YO22 5JB	
Ms M Bryatt	43 Kingfisher Drive	Whitby	N. Yorks	YO22 4DY		
Mr J Smith	7 The Carrs	Briggswath	Whitby	N. Yorks	YO21 1RR	
F Rankin	34 Hay Brow Crescent	Scalby	Scarborough	N. Yorks	YO13 0SG	
The Caravan Club	c/o Mr A Barnett (Head of Estates)	East Grinstead House	E. Grinstead	W. Sussex	RH19 1UA	
Ms K Peel	15 Rookwood Road	Nunthorpe	Middlesbrough	TS7 0BN		
Mrs C Peach	Holmgarth	1 Richardsons Row	Newholm	Whitby	N. Yorks	YO21 3QS
Mr B Brass	Midway Park	London	N1 4NB			
L Farmer	Broomfields Farm	Stainsacre Lane	Whitby	YO22 4NW		
Mr A Phillips	30 Painswick Road	Cheltenham	GL50 2HA			
Mr A Lunn	32 Trajan Walk	Heddon-on-the-Wall	Newcastle upon Tyne	NE15 0BJ		
South Downs Society	c/o Mr S Ankers (Policy Officer)	2 Swan Court	Station Road	Pulborough	RH20 1RL	
Mr and Mrs Jones	4 Barn Cottages	The Green	Egton	YO21 1UG		
Mr J and Mrs J Gaunt	1 Barn Cottages	The Green	Egton	Nr Whitby	YO21 1UG	
Mr P and Mrs A Robinson	Alport Castles Farm	Bamford	Hope Valley	S33 0AB		
Mr B McGovern	Bacton House	Mount Pleasant North	Robin Hoods Bay	Whitby	YO22 4RE	
J Peake	Upper Bauldbyes	Prospect Hill	Whitby	YO21 1QD		
Yorkshire Dales Society	c/o A Shadrake (Executive Director)	Canal Wharf	Eshton Road	Gargrave	North Yorkshire	BD23 3PN
The Open Spaces Society	c/o K Ashbrook (General Secretary)	25a Bell Street	Henley-on-Thames	RG9 2BA		
The Woodland Trust	c/o L Ryan (Environmental Impact Assessor)	Kempton Way	Grantham	Lincolnshire	NG31 6LL	
Mr & Mrs Westwood	Station House	Hawsker	Whitby			
Ms R Rylands	20 Priory Park	Grosmont	YO22 5QQ			
R Atkinson	5 Carr Hall Gardens	The Carrs	Ruswarp	Whitby	YO21 1RW	
Scottish Campaign for National Parks	c/o R Maund (Hon. Vice President)	2 Glebe Road	Kilbirnie	Ayrshire	KA25 6HX	
Friends of Pembrokeshire Coast National Park	c/o E Holdaway (Chairman, Policy Sub-Committee)	PO Box 218	Haverfordwest	Pembrokeshire	SA61 1WR	
Mr and Mrs Peake	Upper Bauldbyes	Prospect Hill	Whitby	N. Yorks	YO21 1QD	
Dr D Boland	Stonegate Mill Farmhouse	Lealholm	N. Yorks	YO21 2AB		
Mr C Bettam	Rose Cottage	Sneatonthorpe	Whitby	N. Yorks	YO22 5JG	

Mr and Mrs Heyes	5 Hall Farm Road	Low Hawsker	N. Yorks	YO22 4LS

List of respondents who submitted Neutral comments

Mr D Harmer	Hawthornes	Back Lane	High Hawsker	Whitby	N. Yorks	YO22 4LU
Whitby Area Development Trust	c/o L Overton (Chairman)	Coliseum Centre	Victoria Place	Whitby	N. Yorks	YO21 1EZ
Coastal Tourism Advisory Board	c/o C Rowe-Evans (Chairman)	10 High Street	Rillington	YO17 8LA		

List of Supporters following Additional SEI

Mr D Hesketh	Gingerbread Cottage	Main Street	Ashby St. Ledgers	Nr. Rugby	CV23 8UN	
Mr J Owen	Stubbing Lock House	Hebden Bridge	W. Yorks	HX7 6LT		
Mr B Spencer	24 Severn Grove	Skelton	Cleveland	TS12 2LU		
Mr J Ramage	31 Olav Road	Richmond	N. Yorks	DL10 4PU		
Mr J Smith	Peddars Way	50 Bellmans Road	Whittlesey	Cambs	PE7 1TY	
Scarborough Paint and Panel Ltd	c/o Mr D Sidebottom	30 Durham Street	Scarborough	N. Yorks	YO12 7PT	
Mr I Dixon	8 Fishburn Road	Whitby	N. Yorks	YO21 1PU		
Mr M Williamson	7 Park Close	Martlesham Heath	Suffolk	IP5 3UJ		
Zurich Assurance Ltd	c/o Mr N Woolley (Managing Director)	Woolley Project Managament Ltd	The Old Rectory	Freckenham	Bury St. Edmunds	Suffolk, IP28 8JF
Mr M Garnett	The Old Rectory	S. Otterington	Northallerton	N. Yorks	DL7 9HD	
Mr and Mrs J Watson	6 Beechwood Avenue	Stokesley	TS9 5JA			
Ms J Felgate	20 Rosedale Close	Skelton	Saltburn	Cleveland	TS12 2WS	
Mr T Turner	18 Diamond Street	Saltburn	TS12 1EB			
Mr J Barrett	30 Green Lane	Street	Somerset	BA16 0QN		
Mr J Lackenby	20 Rosedale Close	Skelton	Saltburn	Cleveland	TS12 2WS	
Mr and Mrs K Pattinson	South House Farm	Mill Beck	Fylingthorpe	Whitby	N. Yorks	YO22 4UQ
Mr M Kilpatrick	22 St. Hilda's Terrace	Apartment 6	Whitby	N. Yorks	YO21 3AE	
Mr J Guthrie	c/o Ms T Hazelwood	Little Hilla Green Farm	Hackness	Scarborough	YO13 0BS	
Mr M Pickersgill	Marron House	Eardiston	Tenbury Wells	WR15 8JR		
Mr P Fender	27 East Drive	High Wycombe	Bucks	HP13 6JN		
Mr and Mrs J Richardson	15 Coach Road	Sleights	Whitby	N. Yorks	YO22 5AA	
Dr D O'Connell	Tycich	Hawthorne Lane	Pickering	N. Yorks	YO18 7EA	
Mr M O'Brien	8 Orchard Close	Ulgham	Northumberland	NE61 3AP		
Mr and Mrs J Cawley	The Paddock	25 Well Lane	Gayton	Wirral	CH60 8NQ	
Mr P Dodd	10 Wyngate Road	Hale	Altrincham	WA15 0LZ		
Mr R Chambers	41 Westfields Avenue	Mirfield	W. Yorks	WF14 9PL		
Mr I Kevan	6 Prospect Crescent	Scarborough	N. Yorks	YO12 6ES		
Mr S Kielty	6 Rowland Keld	Guisborough	TS14 8BQ			
Mrs E Worthy	Deneside	Littlebeck Lane	Sneaton	Whitby	N. Yorks	YO22 5HY
Mr R Thorne	28 Bournside Road	Cheltenham	Glos	GL51 3AH		

List of Objectors following Additional SEI

Newgate Estate (Hackness) Limited	c/o Mrs M Parsons (Company Secretary)	Hawthorne Cottage	2 Ridge Green	Scalby	Scarborough	YO13 0QF
Ms J Swainston	31 Ridge Green	Scalby	Scarborough	YO13 0QF		
Mr and Mrs Welsh	4 Beacon Way	Sneaton	Whitby	N. Yorks	YO22 5HR	
Dr D Cunion	Low Farm	Ugglebarnby	YO22 5HX			
Mrs H Colclough	10 Dale Rise	Burniston	Scarborough	N. Yorks	YO13 0EG	
D Peake	Upper Bauldbyes	Prospect Hill	Whitby	N. Yorks	YO21 1QD	

List of respondents who submitted Neutral comments following Additional SE

Mr D Harmer	Hawthornes	Back Lane	High Hawsker	Whitby	N. Yorks	YO22 4LU
Coastal Tourism Advisory Board	c/o C Rowe-Evans (Chairman)	10 High Street	Rillington	YO17 8LA		

Appendix E

North York Moors National Park Authority

York Potash Project

Review of Environmental Statements: Executive Summary

June 2015

Amec Foster Wheeler Environment
& Infrastructure UK Limited

Report for

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Document revisions

No.	Details	Date
1	Draft Report	24 April 2015
2	Draft Report inc comments	28 April 2015
3	Final Draft Report	15 May 2015
4	Final Report	29 May 2015

Executive summary

Purpose of this report

This report has been produced for the purpose of providing a comprehensive technical review of the Environmental Statements (ESs) that accompanied the latest planning application for the York Potash project. Whilst making reference to the whole project, this report specifically deals with the minehead and the Mineral Transport System (MTS) developments, with particular emphasis on those aspects of the MTS that are located within the North York Moors National Park, or in its immediate vicinity, and therefore likely to have environmental effects on it.

Because of time and budget constraints, it has been necessary for Amec Foster Wheeler to focus on specific environmental topics only, with the North York Moors National Park Authority (NYMNPA) itself dealing with other topics where it has appropriate internal resources to do so. Furthermore, even where Amec Foster Wheeler has examined a particular environmental topic in detail, it has also not always been possible to reviews all aspects and/or receptors to the same level of detail. We have therefore prioritised issues that are most likely to result in significant environmental effects in the context of the *"Town and Country Planning (Environmental Impact Assessment) Regulations 2011"*, hereafter simply referred to as the EIA Regulations. In so doing we have considered effects that would be both beneficial and adverse, although given the nature and scale of the development, the fact that much of the development is located within a National Park, and the environmental subject matter of this review, the focus has inevitably been on significant adverse environmental effects.

Background

The current application represents the second planning application for the development of a potash mine in the North York Moors National Park and was submitted on 30 September 2014 following an extensive period of consultation between YPL, the North York Moors National Planning Authority (NYMNPA), and their respective teams of advisors. The first application was submitted in February 2013, but was subsequently withdrawn without being determined.

The second application has included some important changes to the development proposals. The most important amendment has seen the replacement of a slurry pipeline to transport the polyhalite mineral to Wilton on Teesside by a conveyor system situated within the 36.5 km long underground tunnel of the MTS. This change also enabled the previously proposed processing facilities at the minehead, which were to be situated in shallow underground caverns, to no longer be required.

The other important change to the approach related to the form of the application, with the 2014 being submitted as a straddling application to both the NYMNPA and Redcar & Cleveland Borough Council (RCBC).

In terms of the structure of the supporting environmental information, the Environmental Statement comprises five parts, although for the purposes of this review, Amec Foster Wheeler's main focus has been Part 1 (Introductory Chapters), Part 2 (Mine) and Part 3 (MTS).

Following an initial review of the supporting documentation, and specifically the project description, by the NYMNPA and Amec Foster Wheeler, YPL decided to update and amend the planning applications by the submission of *'Supplementary Environmental Information'* (SEI) on 16 February 2015.

Review of key chapters and environmental topics

Consideration of alternatives (Chapter 2)

The consideration of alternatives in Chapter 2 of Part 1 of the ES briefly deals with three aspects of alternatives relating to the minehead, together with the alignment of the route of the MTS and the locations where it would need to be connected to the surface for health and safety and construction feasibility purposes.

Minehead – Alternative project proposals

The RHDHV commentary refers to high level decisions regarding how the project was taken forward, with a focus on the decision to process mineral outside the National Park; utilise low impact operational transport solutions; minimise the landscape and visual impact by attempting to conceal the minehead; and to develop a sustainable product with a low carbon footprint.

Amec Foster Wheeler acknowledges that these early high level decisions have led to notable advantages over what might typically have been proposed for a large mine development in more normal circumstances, although this was clearly necessitated by the constraints imposed by the geographical location, and not least the fact that the target mineral was predominantly located under a National Park. However, with respect to the decision not to produce *'Sulphate of Potash'* (SOP) as originally intended, in favour of granulated polyhalite, and the resultant differences this makes to the carbon footprint, we consider that the case made is too simplistic and not proven.

Minehead – Alternative site locations

This RHDHV commentary summarises key aspects of the separate *'Alternative Sites Assessment',* (ASA) which has been the subject of a separate detailed review by Amec Foster Wheeler with the main focus on the alternative location at Ruswarp within the Whitby Enclave.

In summary, despite considerable concerns about the conclusions drawn in the ASA, with respect to the potential environmental effects of developing a minehead at the Ruswarp site, and the decision by YPL in 2012 to not undertake some intrusive geological investigation outside of the boundary of the National Park, Amec Foster Wheeler is now satisfied that it would not be viable for YPL to locate its minehead at this location based on the currently available evidence due to the probable geological conditions and associated mining feasibility constraints.

Minehead – Alternative project design

The RHDHV commentary refers to the iterative process that led to the earthworks design at the minehead being updated 12 times, and the landscape design eight times. However, whilst we acknowledge and welcome the objective of trying to minimise the operational impacts of the minehead site through design which, despite some outstanding issues, has been at least partially achieved, we remain concerned about the complexity, intensity, practicality and deliverability of the proposed earthworks activities during the construction period and what this would potentially mean in terms of the environmental effects, especially if these concerns were realised.

MTS – Alignment and location of intermediate shaft sites

The YPL objective of taking the shortest routes between the minehead at Dove's Nest Farm and the proposed processing site at Wilton, whilst minimising the length of tunnel beneath the National Park and the number of intermediate shafts within it, as well as avoiding the CPL mineral rights area, is totally understandable and is welcomed by Amec Foster Wheeler.

However, there are many other constraints that needed to be considered, and it is regrettable that these are not covered, or illustrated by an accompanying plan, in Chapter 2. For example, such constraints included the need to consider prevailing geological features and historical mining areas that could adversely impact shaft sinking and tunnelling operations. Although these issues are (at least in part) addressed elsewhere in

the document (i.e. Chapter 14 of Part 3), it would have been useful for a summary to be presented as part of the consideration of alternatives.

The RHDHV commentary refers to the consideration of six intermediate shaft sites although (in reality) the three alternative locations to the three proposed intermediate sites offer only very minor variations to Lady Cross Plantation and Lockwood Beck sites, and no alternative at all to the Tocketts Lythe site. With all three sites being readily accessible from the main transport corridor (A171) and Lockwood Beck apparently offering a location where old workings could be avoided by the shaft sinking operations, and where land is available, the choice of the selected sites appears understandable. However, given the absence of a full range of alternatives in the context of the constraints, it is difficult for Amec Foster Wheeler to draw a definitive conclusion with regard to the potential alternatives, especially given some of the concerns raised elsewhere in this review with regard to the Lady Cross Plantation and Lockwood Beck sites.

Project description (Chapter 3)

Amec Foster Wheeler has undertaken a very comprehensive review of YPL's complex proposals for constructing the minehead and MTS. In so doing we have noted that YPL's objective to minimise the surface presence of the mine and the accompanying mineral transport system during its operational life, especially those elements located within the National Park, is welcomed. However, in trying to achieve this objective, it is inevitable that a considerable amount of surface disruption will occur during the construction period at all of the sites, and most especially at the minehead site at Dove's Nest Farm.

With respect to the proposed construction programme for the minehead and MTS sites, it has been concluded that, whilst it could theoretically be achieved, it will be very challenging to implement in practice. The main reason for this is the number of separate, but semi-interdependent operations that will need to take place at the same time or consecutively at the minehead, as well as the MTS sites that ultimately all need to be linked together. To its credit, YPL has accepted that this risk exists and has proposed contingency arrangements for the short-term dispatch of polyhalite by road from the surface of the minehead during the construction period for a period of ~8 months duration.

In terms of the construction works themselves, despite RHDHV acknowledging that the earthworks quantities (notably spoil) quoted in the September 2014 ES were underestimated, Amec Foster Wheeler remains concerned about several aspects of the latest proposals (e.g. material bulkage; the non-inclusion of clay for lining in the revised calculations; the amount of re-handle; and potentially insufficient allowance for imported bulk aggregate for haul road construction and maintenance). Individually and/or collectively these have the potential for the earthworks quantities to remain underestimated; with the consequent environmental effects understated, especially at the minehead where the construction working space will be most constrained.

Amec Foster Wheeler is also concerned about the practicality of some of the proposals and, because of this, considers that there is a risk that important and potentially major design amendments would be necessary once contractors are appointed. Should this prove to be the case, this would place further burden on the NYMPA to ensure that the environmental effects of the project are minimised. Examples include:

- The use of attenuation ponds designed for the operational layout at the minehead, rather than bespoke flow balancing and settlement systems, to receive and treat runoff from large areas of bare ground during the construction period;
- The feasibility of the design of Bund H (at the minehead) for ongoing stockpiling and off-site disposal of different types of spoil material;
- The assumption that sufficient clay will be available to be excavated, placed and compacted to create suitably low permeability basal lining systems beneath the permanent waste management facilities at a minimum of two of the sites, with minimal production of unsuitable waste materials including sands, gravels and boulders; and
- The twisting, narrow and very steep nature of much of the proposed haul road at the Lockwood Beck site.

EIA process and method (Chapter 5)

Although RHDHV's approach to EIA is different to the methodology used by Amec Foster Wheeler, and it uses different definitions for key EIA terminology, we have taken this into account for the purposes of undertaking this EIA review. As such we have referenced *'impacts'* using RHDHV's hierarchy of terms and note that it has been confirmed by RHDHV, that *'major' and 'moderate'* impacts would result environmental effects that would be *'significant'* in the context of the EIA Regulations.

Notwithstanding the above, Amec Foster Wheeler is very concerned about the inconsistent approach of its adopted methodology, and its subsequent application, by RHDHV throughout its Environmental Statement(s), which has resulted in some underestimation of the environmental effects in respect of certain environmental topics.

Traffic and transportation (Chapter 6)

Amec Foster Wheeler has undertaken a comprehensive review of the key elements of Chapter 6 of both the ES and the subsequent SEI report, together with the accompanying appendices. In so doing it has mainly focussed on HGV movements during the construction phase and therefore the primary HGV transportation route (A171 and B1416) between Guisborough and the minehead at Dove's Nest Farm. Limited consideration has also been given to the secondary HGV transportation routes, which might be used to supply the minehead and Lady Cross Plantation with sand and gravel aggregates from Wykeham Quarry.

Amec Foster Wheeler's review of RHDHV's HGV demand information has confirmed that during the construction period there will be:

- 105,323 HGV movements to the minehead between Months 2 and 58, representing an average of 92 movements/day during that period on the primary route (Links 13 (east), 17, 21, 23, 24, 25) between the Lady Cross Plantation near Egton Low Moor and Dove's Nest Farm;
- 123,719 HGV movements between the Lockwood Beck and Lady Cross Plantation (i.e. Link 12 - east and Link 13 west). This represents an average increase of 109 HGV movements/day for over 3 years (i.e. Months 2-40); and
- 146,902 movements on Link 12 (west) between Guisborough and Lockwood Beck, representing an average of 136 movements/day over nearly 4 years (Months 2-48).

The average percentage increase in HGV traffic on each link will vary between the generally quieter winter and busier summer months. However, based on the average movements referred to above, the primary links would experience typical summer percentage increases ranging from approximately (~)11% on Link 23 (Helredale Road) to over 150% on Link 25 (B1416 from Sneaton Corner to the minehead site entrance) and winter increases that range from ~17% on Link 21 (Mayfield Road) to over 250% on Link 25. Whilst these increases are notable in their own right, especially since the baseline numbers on which they are based comprise all long vehicles (including buses), the key factor is the duration of time that these increased HGV levels will affect local roads.

In terms of what the additional HGV movements means for the users of the primary route, Amec Foster Wheeler is concerned about the RHDHV methodology to assessing the key environmental topics of severance; pedestrian amenity; fear & intimidation; driver delay; pedestrian delay; and highway safety, since it adopts what we consider to be a very selective and inflexible approach to the use of advice provided in the main guidance document ('*Guidelines for Environmental Assessment of Road Traffic'*, known as GEART). This problem is then compounded by the absence of detailed descriptions of the baseline conditions of each primary link, i.e. what is currently being experienced by road users, and what the changes resulting from the development will potentially mean for them.

In Amec Foster Wheeler's opinion this has led to an underestimation of the magnitude of change resulting from the development proposals. We are also concerned that too much weight is generally being assigned to proposed mitigation measures, because they would either make little difference to the changes that will be experienced by road users; would be difficult to implement; or may even prove counterproductive in some respects.

To more accurately determine the impacts of the development and the resultant environmental effects, Amec Foster Wheeler has therefore undertaken its own assessment exercise. In so doing and to ensure that the results can be easily compared, we have also adopted the RHDHV EIA terminology.

This exercise found that, with the exception of Link 13, all of the primary links would be subject to adverse effects in respect of at least one environmental topic that would be considered ***'significant'*** in the context of the EIA Regulations. It also found the following:

- At least four links (12, 17, 21, and 24), and possibly 25 would be subject to ***'significant'*** effects for *'severance'*, i.e. when it becomes difficult to cross a heavily trafficked road even quite minor traffic flows impede pedestrian access to essential facilities.
- Five of the primary route links (12, 17, 21, 24 and 25), together with Link 45 (i.e. the lane used to access Lady Cross Plantation from the A171) will be subject to ***'significant'*** effects for *'pedestrian amenity'*, i.e. the relative pleasantness of a journey, which is considered to be affected by traffic flow, traffic composition and pavement width/separation from traffic.
- Six of the seven primary links (12, 17, 21, 23, 24 and 25), together with Link 45, would be subject to ***'significant'*** effects in respect of *'fear & intimidation'*, which reflects the sense of danger of other road users (e.g. pedestrians and cyclists) from the volume of traffic, its HGV composition, its proximity to people, or the lack of protections by such factors as narrow pavement widths.
- Using RHDHV's methodology, one link (21) would be subject to ***'significant'*** effects for *'pedestrian delay'* by virtue of the relocation of the existing pelican crossing on Mayfield Road, which has an established use by school children. We are also concerned that some pedestrians, who currently use this crossing, will not walk the additional distance required to use the proposed new crossing arrangements and that this might have safety implications.

In addition, two junctions on the primary route, i.e. the A171/A169 roundabout to the west of Whitby (Junction 3) and the Mayfield Road junction between the A171, A174 and Waterstead Lane (Junction 1) are likely to be subject to ***'significant'*** effects with respect to *'driver delay'* at the busiest times of the day/year. This is due to an absence of mitigation at Junction 3 and the presentation of insufficient evidence to support the claims made in respect of the proposed mitigation at Junction 1.

Brief consideration has also been given to the issue of *'highway safety'*, and although Amec Foster Wheeler has some concerns about the limited data presented by RHDHV in respect of accident history, which conflicts with evidence presented in the first application, it has accepted RHDHV's conclusions that any adverse effects would be ***'not significant'***, based on the available evidence.

On a related topic, with reference to work carried out by NYCC and the Local Enterprise Partnership (LEP), the Whitby Area Development Trust (WADT) has, alongside the NYCC highways and NYMNPA, raised concerns regarding driver frustration potentially leading to an increase in risky behaviours of drivers becoming stuck behind the increased numbers of slow moving vehicles on the A171. This issue has only briefly, but not satisfactorily, been considered by RHDHV, in the context of the proposed increases of HGV movements during the construction period.

Finally, with regard to mitigation, whilst the principle of making road improvements is generally welcomed, we consider that the measures proposed by RHDHV and its consultants would only have limited influence on the assessments of the various environmental effects, and in some cases would have negligible offsetting effect or might even make matters worse. Therefore, if the application is approved, Amec Foster Wheeler would advise that the mitigation measures would need to be revisited in the context of agreeing planning conditions and other legal agreements.

Noise and vibration (Chapter 8)

The Amec Foster Wheeler review of noise and vibration has (by necessity) needed to focus on the effects of noise generated at the minehead during the construction period.

The review has indicated that there are many aspects of the WSP work and RHDHV assessment in the ES and subsequent SEI which cause Amec Foster Wheeler a considerable amount of concern. The main problems relate to the following:

- Sound power levels being understated for a range of fixed and mobile construction plant;
- The percentage (%) on-times being unrealistic for numerous items of plant;
- The modelling of noise appearing to have not been carried out in accordance with the relevant guidance.

All three of these issues have the ability to combine to cause an underestimation of the levels of noise that would be experienced by the receptors in the vicinity of the minehead. Consequently, Amec Foster Wheeler cannot have confidence in the results presented within the WSP report and then used by RHDHV to carry out its noise impact assessment.

With regard to the noise assessment itself, we also have important concerns regarding the methodology used by RHDHV, and notably with respect to the assignment of magnitude levels in the context of nationally recognised noise guidance. Specifically, we are concerned about how the magnitude descriptors have been assigned to increases in noise level, with the result that we consider that the magnitude levels are being downplayed.

Given the flaws in the approaches adopted by WSP and RHDHV, it is unsurprising that, when they are effectively combined, it results in impact scores at the bottom end of the range. This is borne out in the findings of the assessment and conclusions that have been arrived at by RHDHV (i.e. mostly *'negligible'* impacts). Accordingly, Amec Foster Wheeler can attribute little weight to the outcomes predicted by RHDHV in the ES and (as updated) the subsequent SEI.

Although Amec Foster Wheeler is not in a position to undertake its own detailed assessment of the noise effects during the construction period, and also recognises that the properties located closest to the minehead are separated from the construction activity areas by distances of hundreds of metres, we consider that, based on the current site design; proposed working hours arrangements; and mitigation proposals, there is sufficient risk that receptors (notably Parkdown Bungalow) would, at times, experience magnitudes of change that Amec Foster Wheeler would assign as *'medium'* or even *'high'*. In such circumstances, and with reference to RHDHV's impact assessment matrix (Table 8.16), the construction noise impacts therefore have the potential to be *'moderate'* or *'major'* and this means that the adverse effects from site generated noise would be ***'significant'*** in EIA terms for one or more of the nearby receptors.

With regard to other aspects of the noise generated by the development during the construction period, it is clear from the RHDHV assessment that receptors located close to key transport links could also be subject to *'moderate'* or *'major'* impacts during certain times of the day, i.e. early morning (0600-0700) and late at night (2200-2300), i.e. during shift changeover times. The SEI has also indicated that predicted noise levels on Link 25 could lead to similar impacts at other times of the day (i.e. 0700-0800), but since the nearest receptor (Soulgrave Farm) to the B1416 is located over 200 m away, RHDHV conclude the impacts would be *'negligible'*. However, Amec Foster Wheeler is concerned that there is limited evidence to support such a conclusion since no detailed predictions of traffic noise have been carried out in respect of this property, especially in the context of the cumulative effects with construction/earthworks related noise from the minehead. We are therefore unable to determine whether the effects would be significant or not in EIA terms, and this therefore unfortunately represents an important gap that cannot be addressed by this review.

Air quality (Chapter 9)

In general, it is concluded that most of the air quality impact assessments have been carried out in accordance with current best practice; applying the relevant guidance. However, AMEC Foster Wheeler is concerned about some aspects of the assessments.

The Amec Foster Wheeler review has identified that there are four key aspects of the project that have the potential to adversely affect local air quality in the vicinity of the development; most notably the minehead.

The first of these is the emissions of NOx from the temporary diesel generators, particularly at the Doves Nest Farm site, which if unabated/mitigated, would (in Amec Foster Wheeler's opinion) give rise to increases

of *'medium'* magnitude in NOx ground level concentrations and nitrogen and acid deposition on the Ugglebarmby Moor SAC. Given the *'very high'* sensitivity of the receptor, this would result in *'major'* impacts, and therefore be *'significant'* on EIA terms. However, since such levels of increase were not acceptable to Natural England, YPL has proposed (via the SEI of February 2015) to incorporate *'Selective Catalytic Reduction'* (SCR) technology to the temporary generators located at all of the construction sites. Since this mitigation would reduce NOx emissions by 88% it would ensure that the effects on the areas of protected habitats with the National Park would be ***'not significant'*** in EIA terms and would not amount to an adverse effect on the integrity of the North York Moors SAC and SPA.

The second aspect relates to the extent and scale of the earthworks operations associated with the development of the minehead site and the proximity of the nearest sensitive receptor (Parkdown Bungalow) in the prevailing downwind direction. Although, it is considered that a more rigorous approach to assessing the potential fugitive dust and fine particulate matter effects should have been adopted, it is recognised that, with the incorporation of appropriate mitigation, it should be possible to ensure that a magnitude of change of no more than *'low'* would occur and that according any adverse effects would be ***'not significant'***.

The third air quality concern relates to the potential need to handle polyhalite product at the surface of the minehead during Phase 6 of the construction period. This is because of the nutrifying effects that could arise on the nearby SAC from fugitive emissions. Whilst the fugitive emissions can be controlled by means of water suppression and by containment of stockpiled material in a three-sided storage area, it may be necessary to consider additional mitigation measures, in the form of sheeting during quiescent periods (notably overnight) to minimise further fugitive emissions. On the basis that adequate mitigation will be available at all times, Amec Foster Wheeler has concluded that the magnitude of change can be minimised and that any adverse effects would be ***'not significant'*** in EIA terms and would not amount to an adverse effect on the integrity of the North York Moors SAC and SPA.

The fourth aspect of air quality assessment that is of concern relates to particulate emissions from diesel powered plant and specifically the HGVs that would supply the mine during the construction period, notably in the context of the historical records of elevated levels of pollutants in the centre of Whitby. Amec Foster Wheeler considers that the baseline monitoring undertaken on behalf of YPL near to the Mayfield Road junction could have been more effectively targeted, and that a more detailed air quality assessment of the traffic emissions associated with YPL construction traffic should have been conducted to specifically take into account queuing vehicles on the eastbound leg of the A171 approaching this junction. This issue has also been complicated by problems with the junction modelling to determine driver delay (for the traffic and transport assessment) and our related concerns regarding the perceived benefits of the proposed changes to the junction layout and traffic light signals. This issue therefore remains unresolved in Amec Foster Wheeler's opinion and accordingly we cannot draw definitive conclusions regarding the air quality effects at this location.

Finally, given the importance of the proposed SCR technology to minimising the NOx emissions from the temporary generators, it is essential that these measures are confirmed by planning condition and the performance effectively monitored during the construction period when the temporary generators will be in operation.

Landscape and visual assessment (Chapter 12)

Overall, the LVIA prepared by Estell Warren Landscape Architects is comprehensive, objective and transparent and has been carried out in accordance with current best practice guidelines (*Guidelines for Landscape and Visual Impact Assessment, Third edition* [GLVIA3]). Amec Foster Wheeler accept the conclusions of the assessment in the vast majority of instances and considers that all potential sources of effect (i.e. noise, lighting, increase in HGV movement, removal of landscape elements and the introduction of large-scale landscape elements) have been thoroughly considered in the appendices which accompany the LVIA summarised within the ES.

The LVIA concludes that ***'significant'*** landscape effects would be sustained on a number of landscape receptors during the 58 month construction phase at Dove's Nest Farm, including two landscape character areas and five of the fourteen special qualities of the NYMNP. The review of the Special Qualities assessment (Chapter 17) deals with this in greater detail. Significant visual effects are predicted during the construction phase on a wide range of visual receptors, including residents in the settlements of Stainsacre

and Low Hawsker/High Hawsker, as well as a small proportion of individual properties, recreational receptors (using named recreational routes including the Coast to Coast Walk and National Cycle Route 1). Significant visual effects are also predicted for those using public rights of way and open access land on surrounding moorland areas, visitors to the panoramic OS marked viewpoint at Blue Bank Car Park and drivers and their passengers travelling along a number of public roads including the B1416 and A171.

Estell Warren has predicted that the landscape and visual effects during the operational phase would be ***'not significant'***. Amec Foster Wheeler concurs with this conclusion with the exception of long-term visual effects from a short stretch of the B1416 (300 m) immediately adjacent to the site where the presence of a perimeter bund would foreshorten existing views across the site leading to a significant visual effect which would *'neutral'* (i.e. neither adverse nor beneficial).

Amec Foster Wheeler has carried out a number of review exercises as part of the overall appraisal, including assigning and then comparing magnitudes of visual change to the 14 viewpoint photomontages, and concurs with the Estell Warren assessment overall. However, there are a few relatively minor points that we question with respect to the LVIA, namely:

- The sensitivity of the host Landscape Character Area (LCA) 4b, arguing that sensitivity should be raised to *'high'* on the basis that all nationally designated landscapes should be valued at that level, albeit that this makes little difference to the outcome of significant adverse effects on an area within the LCA which extends up to 3-4 km laterally away from the site;
- The exclusion of residents in up to seven individual or small groups of properties from likely significant visual effects; and
- The assertion that landscape effects would be *'beneficial'* by Year 15. Amec Foster Wheeler believe these effects to be more likely to be *'neutral'*.

The key concern from a landscape and visual perspective remains as to whether the restoration scheme for the minehead is achievable given the predicted soil profiles as derived through Amec Foster Wheeler's analysis of the earthworks calculations. Excavated material placed in the main spoil storage bunds (C, E and F), which form most of the perimeter features of the site would be covered with a geosynthetic drainage layer and soil resources from the site. In its LVIA for the minehead, Estell Warren has assumed that 2000 mm of restoration soils would be placed above this drainage layer into which woodland and shrub species would be planted (Appendix 1 of the Design and Access Statement). This depth of soils exceeds the 1500 mm recommended by the Forestry Commission with regard to capped landfill sites. However, the Amec Foster Wheeler review indicates that only 700 mm of restoration soils would be placed above the compacted spoil and drainage layer and this may have long term implications in terms of restricting the growth of tree roots and therefore limiting water and nutrient uptake. Whilst it is not possible to definitively conclude that this would be the case, the risk nevertheless remains that the restoration scheme may begin to fail in the early (or perhaps later) years due to the growth and survival of tree species being compromised by the shallow depth of the rooting material placed above an impermeable capping layer. Should this be the case then landscape and visual effects are likely to remain (or even revert back to) the levels and type of change predicted for Year 1 of the scheme, which is typically a *'low'* magnitude of change with effects that are *'adverse'* for the duration of the operational development.

Amec Foster Wheeler also has concerns associated with the Technical Lighting Assessments prepared by RHDHV (and which form appendices to each of the LVIAs), where the absence of any structured methodology leads to a lack of confidence with regard to the predictions. Amec Foster Wheeler's review also highlights that lighting effects sustained at a proportion of the viewpoints utilised for the minehead during the construction period have potentially been underplayed. The Estell Warren assessment of lighting (as described Appendices 12.2 and 12.3) appears to be more comparable with the findings of the Amec Foster Wheeler review and therefore greater confidence can be had that the landscape and visual effects of this aspect of the development have not been underplayed in the overall LVIA. It is likely that there would be clear views from locations to the north, north-east and east of lighting associated with the shaft construction platform up until the end of Phase 3 (i.e. Month 25) after which time the bunds along the northern and eastern perimeters would be at their maximum height and would screen views of the light sources, This lighting would be operational throughout the night, during both the summer and winter and would contribute to **'*significant*'** effects on the special quality "*Tranquillity: Dark skies at night and clear unpolluted air*" as predicted in the LVIA.

With regard to lighting during the operational phase, both the Technical Lighting Assessment and the LVIA concur that lighting within the minehead site would not give rise to a magnitude of change which is greater than *'low'* and the effects would be ***'not significant'***. Amec Foster Wheeler accepts this conclusion following a review of the elevations of each of the proposed light sources compared to the elevations of the surrounding bunding and retained woodland and considers that light sources would be contained by these perimeter features.

The LVIAs carried out by Estell Warren in respect of each of the MTS sites are equally transparent, comprehensive and objective. ***'Significant'*** landscape and visual effects are predicted within the NYMNP during the construction phase at each of the three sites, although to a lesser extent than those associated with the minehead. At Lady Cross Plantation ***'significant'*** landscape effects are predicted on two landscape character areas (up to a maximum distance of 2 km from the site) and two of the special qualities of the NYMNP during the construction phase. ***'Significant'*** visual effects would also be experienced during this phase by a small number of residents, recreational users of six public rights of way and access land at Egton Low Moor as well as visitors to the Ladycross Plantation Caravan and Lodge Park. Drivers and their passengers travelling along a short stretch of the A171 and two minor roads would also sustain '***significant***' effects. Although located beyond the boundary of the NYMNP, the MTS sites at Lockwood Beck and Tocketts Lythe would also give rise to ***'significant'*** landscape and visual effects on receptors located within the National Park during the construction phase. Again, a comparison between the magnitudes of visual change predicted by Amec Foster Wheeler's for the photomontages produced with those predicted by Estell Warren shows a general consensus which in turn leads to confidence in the conclusions presented.

A cumulative visual assessment has also been prepared which includes a sequential assessment for a number of roads and long distance recreational routes which pass through the NYMNP. With regard to drivers and their passengers travelling along the A171, the assessment reports that for eastbound travellers, and out of a total journey time of 56 minutes, elements associated with the York Potash project would be visible for 11 minutes 44 seconds of which ***'significant'*** adverse effects would occur for a total of 4 minutes 37 seconds as a result of Lockwood Beck, Lady Cross Plantation and the minehead. For westbound travellers with a similar journey time, elements of the York Potash project would be visible for 15 minutes 55 seconds whilst ***'significant'*** adverse effects would occur for a total of 4 minutes 12 seconds.

An assessment has also be carried out for users of the Coast to Coast Walk, which reports that in a journey lasting just over 8 hrs, elements of the York Potash project would be visible for 3 hrs 22 minutes with **'*significant*'** effects sustained for 1 hr 20 minutes as a result of views of the minehead. The CLVIA has been undertaken in accordance with best practice and Amec Foster Wheeler's review of the CLVIA concurs with its conclusions.

Geology and hydrogeology (Chapter 14)

Amec Foster Wheeler has a number of difficulties with the hydrogeological assessment work that has been carried out by the YPL team with respect to the minehead, including the lack of consideration of the risk of fault activation due to the deep groundwater re-injection; the extent and technical justification of the study area; the limited amount of data available; the poor documentation of the assessment process; an underestimation of the sensitivity of certain receptors; insufficient information to audit or validate the qualitative risk assessment; and a number of deficiencies with the numerical groundwater model used to assess those impacts that are considered to have the potential to result in *'significant'* effects. Notwithstanding these concerns, based on the information in front of it and its consideration of receptor sensitivity and residual effects, following the implementation of a range of mitigation measures, Amec Foster Wheeler has concluded that the physical and chemical changes to all the key receptors considered by YPL would result in effects that would be ***'not significant'*** in EIA terms and would not have an adverse effect on the integrity of the North York Moors SAC and SPA..

Nevertheless, given the weaknesses in the approach that have been identified, Amec Foster Wheeler is of the opinion that YPL's consultants should undertake model refinement to validate this assessment, and to determine whether modifications of the proposed mitigation are required. This is despite the submission of additional information with the February 2015 SEI. Such an approach is implied by the Environment Agency consultation response dated 17 March 2015, by its request for the imposition of groundwater-related conditions, and specifically the need for a revised hydrogeological risk assessment to be undertaken. Amec

Foster Wheeler also recommends that consideration is given to the assessment of residual effects (standalone and cumulative) with respect to the risk of fault activation due to deep groundwater re-injection.

Amec Foster Wheeler has had similar difficulties with the hydrogeological assessment that has been carried out with respect to the MTS, including the extent and technical justification of the study areas; the limited amount of data available; the poor documentation of the assessment process and the *'mis-scoring'* of the sensitivity of certain receptors. However, whilst a numerical groundwater model has not been required to assess impact, of most concern is the deliverability of some aspects of the mitigation. Notwithstanding these concerns, based on the information in front of it and its consideration of receptor sensitivity and residual effects, Amec Foster Wheeler has concluded that the physical and chemical changes to most key receptors would result in effects that would be ***'not significant'*** in EIA terms, with the exception of possibly *'moderate'* impacts resulting in ***'significant'*** adverse effects on the aquifers and watercourses at Lockwood Beck. RHDHV should therefore identify additional mitigation that might resolve these residual effects.

With respect to the MTS tunnel, Amec Foster Wheeler understands the difficulties of identifying the geological and hydrogeological conditions along the length of the tunnel, notably in terms of the precise location and nature of faults and their potential to connect with the overlying aquifers, and accepts that the potential risks of groundwater ingress to the proposed MTS tunnel excavations will only be able to be accurately determined as the tunnel is constructed. However, it does represent an uncertainty that will ultimately need to be addressed to minimise the effects on groundwater receptors, including the workforce that will be constructing the various sections where the main fault zones are thought to be located.

There is also a risk of unknown ironstone workings being present in the vicinity of the MTS shafts at Lockwood Beck and Tocketts Lythe. If this is so, polluted groundwater could be encountered during shaft construction through the Cleveland Ironstone horizon. As such, this risk would also need to be similarly carefully investigated during shaft sinking operations.

Hydrology and flood risk (Chapter 15)

Amec Foster Wheeler agrees with most aspects of RHDHV's hydrological assessment for the minehead and that for the majority of receptors, adverse hydrological effects would be ***'not significant'*** in EIA terms. However, there are two key areas where Amec Foster Wheeler considers the assessment of impacts on the surface water environment to be lacking.

The first of these relates to the control of increased sediment supply on the immediate receiving watercourse (Sneaton Thorpe Beck) during the five-year long construction period because the attenuation ponds have not been specifically designed to deal with surface run-off at this time, but instead are designed for the operational layout of the restored and landscaped site. Therefore, whilst it might be possible to further mitigate the risk with additional specific sediment settlement treatment measures, the space constraints at the minehead site and intensity of the construction operations, will constrain YPL's ability to achieve such an objective. In the absence of such measures it can only be concluded that adverse effects on Sneaton Thorpe Beck are likely to be ***'significant'*** in EIA terms.

The second area of concern relates to the impacts of construction activities on flows and flood risk downstream of the site, which have not been assessed in the ES or SEI. Given that the Arup drainage design basis report suggests that there may not be sufficient capacity in the drainage system to attenuate runoff to the specified rates for certain phases of construction, and that further mitigation measures may be necessary as a consequence, we consider that the risk of significant adverse effects occurring remains and that there is insufficient evidence to reach a definitive conclusion at this time.

With respect to the MTS sites, Amec Foster Wheeler agrees with RHDHV's overall conclusion of '***not significant'*** for effects on the surface water environment arising from the Lady Cross Plantation site. The same conclusion is likely for the Lockwood Beck site, although we believe that this conclusion is less certain at this site, particularly with regard to control of surface runoff and suspended sediment from the construction period of the development. This is due to the steep slopes prevailing across the site, and the presence of direct runoff pathways to the receptor watercourses running through the site.

If planning consent for the proposed development is granted, Amec Foster Wheeler strongly recommends that a condition is attached to the consent to ensure detailed plans for site drainage and sediment management during the construction phase are submitted in respect of the minehead for approval by the

planning authority before construction works commence. This is consistent with the requirements of the pollution prevention and flood risk and surface water drainage conditions being requested by the EA in its response to the updated planning application dated 17 March 2015. Similarly, for the MTS sites, we recommend that further scrutiny of detailed drainage design and sediment management during the construction phase should be secured via planning condition before development is allowed to proceed. In the case of the Lockwood Beck site, this should extend to the design of the proposed watercourse crossing and the method statement for its installation and removal.

Land use and soils (Chapter 16)

Amec Foster Wheeler provided preliminary feedback with respect to the draft land use and soils chapter in 2014, but there is little evidence that the advice provided has been taken into account by RHDHV.

With respect to the current proposals for soils handling etc., especially at the two MTS sites where the earthworks operations have been reviewed in detail, it is difficult for Amec Foster Wheeler to concur with the RHDHV findings with regard to risk of soil degradation. This is because of the very complicated nature of the soil stripping and spoil storage phasing arrangements with the consequential need to strip and handle soils during the winter months. Since RHDHV has assigned a *'high'* overall soil receptor sensitivity, and the proposals for soil handling are sub-optimal, it can only be concluded that resultant impacts would be *'major'* or *'moderate'*, which would translate to ***'significant'*** adverse effects in EIA terms.

Notwithstanding the above, Amec Foster Wheeler considers that it might be possible to address this outcome, at least partially, but this would necessitate a rethink of the soil stripping and spoil storage proposals, especially if this was combined with a more receptor driven consideration of the different types of soils that are found on the various construction sites.

Special Qualities (Chapter 17)

The assessment of the National Park's special qualities is undertaken in two stages. Firstly within a number of the ES subject chapters and assessment is provided of what impact that subject has on the special qualities relevant to that subject. Secondly, each special quality then takes these individual assessments to build up an overall conclusion on the impacts. The principle of this approach is understood, but there are a number of concerns which have been identified during the ES review which create problems for the assessment.

Amec Foster Wheeler's review of the Traffic and Transport chapter has identified a large number of *'significant'* adverse effects during the construction phase over those that are identified in the ES by RHDHV. In addition, despite there being major problems with the assessment methodologies, the review of the noise chapters indicates that some residential receptors are likely to experience significant adverse effects during the construction period. The conclusions of these two subjects therefore have the potential to influence on the assessment of two special qualities, i.e. SQ11 - sense of remoteness and SQ12 - tranquillity.

The second part of the RHDHV special qualities assessment uses the significance matrix identified in Chapter 5 of the ES, but this matrix is different to other matrices used in the subject chapters. A revised matrix has therefore been produced by Amec Foster Wheeler to provide more consistency between different parts of the assessment. In addition, the second part of the assessment also states that all of the special qualities have a *'high'* sensitivity, but this is the not the case when the individual assessments are examined.

The adoption of the revised matrix, or a reconsideration of the level of sensitivity for each special quality, would increase the number of *'significant'* adverse effects on the special qualities. It is also shown that when both of these issues are combined together, and the concerns from the transport and noise reviews are brought into the assessment, the number of significant effects increases again, along with the extent of the effects. As a consequence, the number of special qualities identified for which significant adverse effects would occur during the construction period would rise from the three identified by RHDHV in the ES, to nine. The special qualities which would be subject to significant effects would be:

- SQ1 - Great diversity of landscape: ***moderate adverse***;
- SQ2 - Wide sweeps of open moorland: ***moderate to major adverse***;

- SQ3 - An abundance of forestry and woodland*:* ***major adverse***;
- SQ4 - Special landforms from the Ice Age: ***moderate adverse***;
- SQ8 - A rich and diverse countryside for recreation: ***moderate to major adverse***;
- SQ10 - Strong religious past and present: ***moderate adverse***;
- SQ11 - Strong feeling of remoteness: ***major adverse***;
- SQ12 - Tranquillity: ***major adverse***; and
- SQ14 - A place of artistic, scientific and literary inspiration: ***major adverse***.

During operations, the ES identified one special quality (i.e. SQ6: A special mix of upland, lowland and coastal habitats) which would be subject to significant beneficial effects. However, Amec Foster Wheeler has concluded that this would change to three significant beneficial effects if all of the possible issues are realised (SQ1 A Great diversity of landscape, SQ6 A special mix of upland, lowland and coastal habitats and SQ14 A place of artistic, scientific and literary inspiration inspiration), with SQ12 (Tranquillity) again being subject to ***moderate adverse*** impacts which would be ***significant***,

At the decommissioning stage, the overall effect on all of the special qualities would now receive a significant adverse effect.

Overall conclusions

The Amec Foster Wheeler review of the minehead and MTS Environmental Statement(s) has identified a range of issues that planning officers of the North York Moors National Park Authority may wish to take into account when preparing their report to planning committee.

The first issue that needs to be considered is whether there is a realistic alternative to constructing this major potash mine inside a National Park. Although the main assessment of this issue was considered in a separate report, it was briefly touched upon in Chapter 2 of Part 1 of the ES. In this respect, despite having some important reservations about the approach adopted by YPL and its consultancy team, Amec Foster Wheeler does concur with the applicant's overall conclusions regarding the scope for, and cost of, developing a mine to work YPL's available polyhalite resource outside of the National Park, which it agrees is not feasible at the present time on the basis of the currently available evidence.

In terms of the mining and mineral transportation proposals, and especially those elements located within the National Park, it is evident that YPL set out with the objective of minimising the surface presence of the key infrastructure elements of the project, and this approach is appreciated and should be commended. Furthermore, to some extent, this objective has been achieved in the context of the operational phase of the mine, because of the adoption of a design philosophy of locating many of the key structures of the mine at subsurface level. The construction of the 36.5 km tunnel to transport the extracted mineral below ground to Wilton is also a key factor in this respect. As a consequence environmental effects that would be potentially significant in the context of the EIA Regulations are limited and indeed Amec Foster Wheeler was able to accept that this would be the case at the operational phase without undertaking a detailed review of many of the environmental topics.

The problem for YPL is that the situation is markedly different in a number of respects during the nearly 5-year period of construction of the mine. This is despite the fact that for some environmental topics, the YPL team has managed to avoid the occurrence of significant adverse effects by the incorporation of some of its proposed mitigation measures. An example of this is the decision to deploy expensive *'Selective Catalytic Reduction'* to remove just under nine-tenths of NOx emissions from its temporary diesel generators at each of its sites. Another example is YPL's proposals for hydrogeological mitigation, which will ensure that significant adverse effects on the highly designated habitats located in the immediate vicinity of the minehead are avoided.

In terms of the key problem areas for the development proposals during construction, Amec Foster Wheeler has identified a number of important aspects of the project description that causes it concern, and whilst these mainly relate to the minehead, some are also applicable to the MTS sites at Lady Cross Plantation and

Lockwood Beck. In addition to again appearing to understate/ underestimate the quantities that will need to be excavated, which has connotations for other aspects of EIA, we are also concerned that there will be insufficient quantities of suitable clay available to provide an impermeable barrier beneath the permanent spoil storage mounds, as well as enough imported stone to construct and maintain suitable haul roads.

We are also particularly concerned about the amount of HGV construction traffic that would be generated by the development and what this will mean for road users using the primary transportation route (mainly the A171) between Guisborough and the minehead, and especially within, and in the immediate vicinity of, Whitby. Furthermore, despite the very high quality of the assessment undertaken by YPL's landscape architects (Estell Warren), it is very clear that many landscape and visual receptors will be significantly adversely affected during the construction period. Given the linkage of both of these environmental topics to other aspects of the planning application, i.e. amenity & recreation; tourism; the economy of the National Park, together with its special qualities, it is inevitable that these issues will need to be carefully considered as part of the determination process.

Finally, there are also a number of other environmental issues which YPL and its consultancy team have not been able to adequately address in Amec Foster Wheeler's opinion. However whilst, in practice, it might be possible to offset our main concerns regarding surface water runoff to the Sneaton Thorpe Beck during the construction period, based on the many problems that we have identified with the noise assessment at the minehead, we think that this will prove much more difficult to achieve for some of the residential properties located nearby. Therefore, despite being few in number and located at least a few hundred metres from the site boundary, it would seem likely that some (notably at Parkdown Bungalow) local residents would experience significant adverse noise effects.

Appendix F

North York Moors National Park Authority

York Potash Project

Habitats Regulations Assessment: Executive Summary

June 2015

Amec Foster Wheeler Environment
& Infrastructure UK Limited

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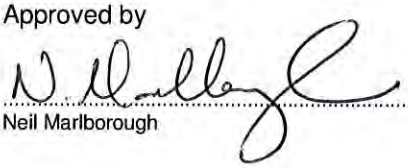

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Document revisions

No.	Details	Date
1	Final Report	8/6/15

Executive summary

Purpose of this report

Under Regulation 61 of the Habitats Regulations the NPA, as competent authority, before deciding to give consent for a project which is likely to have a significant effect (LSE), either alone or in combination with other plans or projects, on a European nature conservation site or a Ramsar site, must make an appropriate assessment of the implications for the integrity of that site in view of that site's conservation objectives. European nature conservation sites comprise SPAs (Special Protection Areas) for birds, and SACs (Special Areas of Conservation) for habitats and species other than birds; Ramsar sites are wetlands of international value.

In undertaking the HRA, the competent authority must consult the appropriate nature conservation body (in this case Natural England) and have regard to its representations.

The competent authority may give consent for a project only after having ascertained that it will not adversely affect the integrity of any European sites or Ramsar sites. If it cannot do so, consent may only be given if there are no alternative solutions and the project must be carried out for imperative reasons of overriding public interest.

On behalf of the NPA, Amec Foster Wheeler has undertaken this HRA of the York Potash proposal to develop a potash mine at Dove's Nest Farm, near Sneatonthorpe. It is based on the HRA reports and other environmental material prepared by RHDHV and other advisers to YPL both before and after submission of the planning application, and on consultation responses, particularly those from Natural England and the Environment Agency.

Five European sites are present within 10km of the proposed minehead. These are:

- North York Moors Special Area of Conservation (SAC);
- North York Moors Special Protection Area (SPA) [this is the same area of land as that subject to the SAC designation];
- Beast Cliff – Whitby (Robin Hoods Bay) Special Area of Conservation (SAC);
- Arnecliff and Park Hole Woods Special Area of Conservation (SAC); and
- Fen Bog Special Area of Conservation (SAC).

With regard to in-combination effects, in addition to the sites listed above, the following site lies within 10km of the proposed processing facility:

- Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar site.

The HRA identified likely significant effects of the minehead and MTS on North York Moors SAC and North York Moors SPA, but not on Beast Cliff SAC, Arnecliff and Park Hole Woods SAC or Fen Bog SAC; and, in combination with the MHF and harbour facilities, on the Teesmouth and Cleveland Coast SPA and Ramsar site.

The likely significant effects on North York Moors SAC and SPA, and on Teesmouth and Cleveland Coast SPA and Ramsar site were therefore subject to appropriate assessment. The appropriate assessment took into account the various mitigation measures included in the scheme design or agreed to subsequent to submission of the application. Implementation in full of these mitigation measures is fundamental to the conclusions of the appropriate assessment of the York Potash Project.

North York Moors SAC/SPA

- The Appropriate Assessment concludes that there is sufficient information about the effects of the dewatering of the minehead area and the effectiveness of the proposed dewatering mitigation system, alone and in combination with other plans and projects, to be certain that adverse effects on the integrity of the SAC and SPA can be avoided.
- The Appropriate Assessment concludes that with the mitigation for abatement of NOx emissions from the diesel generators to be used during construction and with additional conditions to ensure dust suppression from the temporary arrangements for surface transport of polyhalite and stockpiling of polyhalite at the minehead, it is certain that adverse effects on the integrity of the SAC and SPA can be avoided by the York Potash Project, alone and in combination with other plans and projects.
- The Appropriate Assessment concludes that there is sufficient information about the disturbance impacts of the construction and operation of the minehead alone and in combination with other plans and projects including the Lockwood Beck intermediate shaft of the MTS component of the York Potash Project, to be certain that adverse effects on the integrity of the SPA can be avoided.

Teesmouth and Cleveland Coast SPA and Ramsar Site

Due to our understanding of the determination processes for the different elements of the York Potash Project, Amec Foster Wheeler has not reviewed the HRA material submitted in support of the port development and MHF components of the York Potash Project in detail. Amec Foster Wheeler has not seen an HRA of these components of the York Potash Project undertaken by either of the other relevant competent authorities, namely PINS and Redcar and Cleveland Borough Council. It appears the MHF application is on hold with Redcar and Cleveland Borough Council. From Redcar and Cleveland Borough Council's Committee Report for the Mine and MTS application, it appears that they are content with the RHDHV HRA, which also considers the MHF, and intend to 'adopt' the RHDHV HRA as their HRA. It is understood that PINS have not reached the stage in the determination process for the Harbour facilities where they have considered the HRA but Amec Foster Wheeler notes that Natural England (in its letter to the National Park dated 12th March 2015) has advised that RHDHV's draft HRA report for the York Potash harbour facilities (December 2014) and Bran Sands Lagoon Monitoring and Mitigation Strategy report (February 2015) provide sufficient information for it to be possible to conclude that the York Potash Project as a whole will not result in adverse effects on site integrity of the Teesmouth and Cleveland Coast SPA (and by implication the Ramsar site also).

Implications for the Consenting Process

Subject to confirmation from its legal advisers regarding the adoption of Natural England's advice on the impacts of the MHF and harbour facility components of the York Potash Project alone and in combination with other plans and projects including the minehead and MTS, the NPA can give consent for those parts of the York Potash Project for which it is the competent authority. However, it must ensure that all mitigation measures required to ensure the validity of the conclusions of this HRA are secured and implemented through the imposition of appropriate planning conditions or other such regulatory mechanisms, consulting other agencies, particularly Natural England and the Environment Agency, as required.

Executive Summary

1. Introduction

The objective of this report is to make an independent assessment of the market *potential* for polyhalite to be produced from the York Potash Project.

In preparing this assessment CRU has taken a technical approach, based upon the intrinsic value of polyhalite from a nutrient perspective and applied economic theory to estimate the range of market demand at different prices.

2. CRU Strategies

CRU Strategies is part of the CRU Group, a well-respected and independent market analysis company focussed entirely on the mining, metals and fertilizer industry segments. We publish a wide range of reports available on subscription that monitor, analyse and forecast market developments across the fertilizer industry. In addition to the analysis and forecasting products, CRU Group publishes "*Fertilizer Week*" which is a weekly newsletter that surveys the markets and publishes prices that are widely used by the industry in commercial contracts.

CRU Strategies is the management consulting division of the CRU Group providing independent and proprietary advice to the world's leading metals, mining and fertilizer companies, suppliers to the industry, governments and financial institutions. We have extensive experience in providing market strategy reports for IPOs, feasibility studies and lenders market reports, where our input is highly valued due to our understanding of the market and the integrity and independence of our conclusions.

3. Assessment Methodology

CRU's approach to determining the market potential has looked at the substitution opportunity for polyhalite into a number of existing fertilizer markets. This has been done based on the nutrient value, which in turn is determined by detailed market pricing data. In addition the analysis considers the impact of production volume, freight costs to target markets, application costs and the response of competitor fertilizer suppliers, in order to develop global demand curves for polyhalite. The analysis is focused on demand in 2018; the year first production is expected from the project.

The global demand curves demonstrate the size of the potential market for polyhalite when used in the following applications:

1. As a direct competitor with potassium magnesium sulphate products

2. As a competing source of K_2O with MOP and SOP
3. As a feedstock for fertilizer blends (NPK's)
4. As an alternative source of sulphur to SSP and AS

Polyhalite has a value based upon the nutrient value of its constituent parts; it also has a value as a multi-nutrient fertilizer product. CRU is of the opinion that if the product was sold at a substantial discount to this value, the market would be extremely large. Conversely, if the product were marketed at a high price where only a few niche consumers could recognise the value as such, then the market would be extremely limited. The second example ('niche product at a premium') represents CRU's understanding of the current status of the polyhalite market (UK only) with certain farmers prepared to take polyhalite at a premium price.

Between the two extremes referenced above, there will be a price (determined by the market) at which Sirius Minerals will be able to place all of the production from the York Potash Project. This price will likely vary with the chosen production rate and dependent on a number of variables.

4. Potash and NPKs

The Sirius Minerals marketing strategy has identified the potential use of polyhalite as a feedstock for the production of bulk blend or compound NPK's. This report provides an overview of the NPK market and assesses the ability to include polyhalite in NPK blends with added macronutrients through the use of a fertilizer blending model developed by CRU.

CRU's analysis' shows that polyhalite can be a cost competitive source of macronutrients to a wide range of NPK formulations with added magnesium and/or sulphur. The intrinsic value of polyhalite was found to vary between $106.80 and $197.80 per tonne of polyhalite based on 2018 prices, depending on the ratio of nutrients in the blend. The results validate Sirius Minerals' claims that polyhalite has the potential to be used as a feedstock in the formation of NPKs.

5. Sulphur

Polyhalite contains a similar amount of sulphur per tonne (19%) as other common sulphur fertilizers, such as, ammonium sulphate (24%) and super single phosphate (11-14%). This creates the potential for polyhalite to compete with these products as a source of sulphur in blends or as a direct application fertilizer.

The case studies presented show that there is a high degree of variation over time and across regions in the implied value sulphur in fertilizers. Value appears to be more related to what the market is willing to pay for the product, based on the way it affects farmer yields and thus

incomes rather than the cost of production. This is most evident in the comparison of pricing in Europe (a large ammonium sulphate exporter) and the Americas where the soil is highly sulphur deficient. The impact is an implied value for the sulphur content of polyhalite of $10-15/t in Europe and upwards of $100/t in the Americas.

6. Potassium Magnesium Sulphate

Polyhalite can be included in the classification of potassium magnesium sulphate (SOPM) fertilizers. A number of SOPM fertilizers are sold commercially into the market and provide the best like-for-like comparison with polyhalite. CRU Strategies provides an overview of the current potassium magnesium sulphate market and a case study of two prominent North American products – Trio and K-Mag.

Current producers of SOPM are able to achieve a significant premium in excess of the MOP value of the potassium content of their products. This premium is thought to exist due to a combination of the following factors: 1) additional macronutrients (magnesium, sulphur); 2) chlorine-free potash content; and 3) the potential premium from the ability to apply magnesium at the same time as potassium.

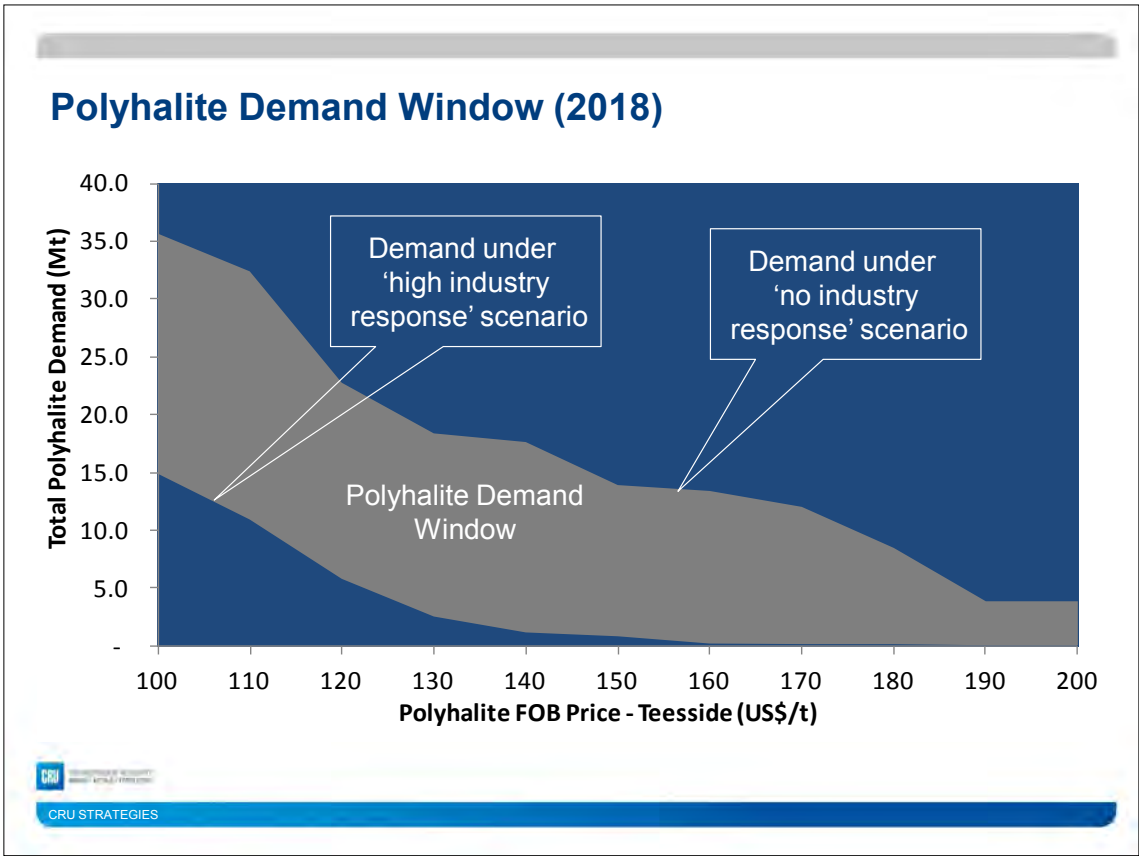
7. Polyhalite Demand Assessment

CRU Strategies has assessed the demand for polyhalite over a range of prices to determine a polyhalite demand window. This 'demand window' represents CRU's assessment of the likely extremes of demand at various price points based on the response of existing producers of substitute products to the production from the York Potash Project.

The most conservative of the scenarios considered in this report evaluates the demand for polyhalite against the marginal cost of production for substitutable products. This scenario is titled the '*High Industry Response*' and represents the lower bound of the demand window. In this scenario existing producers choose to reduce profits in the short term in order to protect market share in the long term. This cost cutting approach by incumbent producers can only be implemented over the short to medium term, beyond this timeframe prices would return to market levels as marginal producers choose to focus on other markets where returns are higher.

If Sirius Minerals were to establish York Potash in the market then it would be expected that through industry rationalisation prices of substitute products would rise above breakeven costs. The second pricing scenario models the situation in which incumbent producers elect to sacrifice market share in order to maintain higher prices. The demand for polyhalite under this assumption is shown by the upper bound of the demand window and is called the '*No Industry Response*' scenario.

The two scenarios represent the extremes of possible responses by incumbent fertilizer producers to a new entrant in the market (i.e. Sirius Minerals). CRU Strategies is of the opinion that the range of values between these two curves captures the demand for polyhalite based on expected 2018 fertilizer prices and demand. The exact position of sales volume and price within this 'demand window' will depend on the strategy implemented by Sirius Minerals. CRU Strategies has not attempted to identify a specific price point.



Key Conclusions of CRU Strategies Demand Assessment

The demand analysis indicates that **even in the most conservative of scenario's considered** (the *High Industry Response* case) the potential demand at prices below $130 in 2018 is large enough to absorb the initial forecast production volume of Sirius Minerals across a range of agricultural markets worldwide. In addition, the analysis indicates in the *High Industry Response* case that the potential demand at prices below $110 in 2018 is large enough to absorb the full 13Mt per annum production capacity of York Potash.

Achieving volumes above the *High Industry Response* case will depend on the competitive response of incumbent producers, the ability of Sirius Minerals to obtain the value premium associated with chlorine-free potash when replacing other potassium fertilizers and to reach a broad customer base. Both of these latter requirements will be closely related to the capacity of Sirius Minerals and its distributors to market polyhalite as a bulk commodity and not a niche organic fertilizer.

The outputs of the demand curve analysis show relatively good correlation with the current sales performance of Sirius Minerals. Current reports indicate that Sirius has secured multi-year commitments for ~4.8Mt per annum, indicating that demand already exists in the market for this relatively unproven product. The sales commitments are comprised of:

- 1.5 Million t/y in off take agreements in China and the US.
- 2.0 Million tonnes in Memorandums of Understanding (MOUs) which represent a mutual agreement between parties to form a long-term partnership with key terms that serve the basis for negotiating the clauses of a polyhalite supply contract
- 1.3M t/y in Framework Sales Agreements or Letters of Intent with fertilizer manufacturers in Europe, South America and elsewhere.

Comments from the company indicate that the offtake contracts have been based on the nutrient content of polyhalite at market prices. This would indicate values for polyhalite of FOB $150 and above, depending on the nutrient requirements of the buyer, a demand point that falls safely within the demand window presented above.

In summary, the analysis conducted by CRU Strategies on the fertilizer industry indicates that a market exists for polyhalite if sold as a bulk commodity at lower prices than current supply of polyhalite and at levels that are price competitive with the various existing fertilizer products.

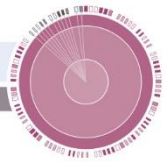
Impact of Yield Studies on Demand Window

As part of the Sirius Minerals marketing strategy they have commissioned a number of crop trials from Agricultural departments of Universities throughout the world. The purpose of which is to prove the performance of polyhalite relative to other potassium containing fertilizers, and assure the market that the product will not have a detrimental impact on yields. This is standard practise for the introduction of a new product into market and will continue in parallel to the development of production facilities until polyhalite reaches the market in 2018.

CRU Strategies has **not** made a judgement on the potential yield improvements of polyhalite in on-farm yield, nor has it taken the yield studies presented as fact. Instead CRU Strategies has elected to assess the size of any potential demand boost from higher yields by calculating the value of a 10% or 20% yield increase on a variety of crops assuming a yield pass through of 23%.

In general, the impact of an accepted 20% yield improvement (assuming a yield pass through of 23%) is a shift in the demand curve to the right by $20-25 per tonne of polyhalite. Looking at the cut-off point for 5 Mt of polyhalite demand a 20% yield increase would move this most conservative of scenario's value from $120/t to $140/t. Likewise, at 13 Mt of polyhalite demand

a 20% yield increase would move this most conservative of scenario's value from $100/t to $130/t.



Executive Summary

INTRODUCTION

As part of the application process for the York Potash Ltd. polyhalite project, the North York Moors National Park Authority (NPA) received a number of documents related to the overall potash market in general, and the market for polyhalite in particular. These documents had been commissioned by Sirius Minerals, and as part of the review of them the NPA required an independent assessment of the key market document, a study completed by the London-based business consultancy CRU, entited *Polyhalite Market Study: April 2014*. This document records FERTECON's assessment of that report. As part of the review process FERTECON has also been requested by the NPA to provide an opinion on some of the key findings, especially relating to the relationship between the potential sales volumes and the price level at which those volumes might be achieved.

KEY CONCLUSIONS

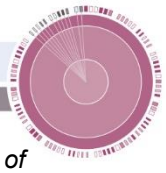
Our overall conclusion is that whilst CRU's study is robust in terms of its data and methodology, by omission it does not take in to account the impact of the market structure of the industry and the practical implications of product formulation on the potential market for polyhalite.

The evidence suggests that the theoretical maximum potential market for polyhalite in 2018 is up to 50 million tonnes, comprising between 35 and 40 million tonnes in substitution of MOP, 9 million tonnes in substitution of SOP, and up to 5 million tonnes in substitution of SOPM. To sell 13 million tonnes will present York Potash with choices in terms of marketing. If it chooses to market solely against SOP and SOPM it may be able to secure higher price levels for polyhalite, but will need to take up to 78% of the theoretical maximum potential market by 2025 in order to market 13 million tonnes of polyhalite. If it chooses to broaden its marketing scope to include substitution against MOP it will have a larger theoretical market to approach, but as most of the users will be common to the SOP substitution market (the blenders and compounders) the opportunity to obtain a premium over the substitution value for MOP will be restricted. As these are theoretical maximum market sizes, the risk is to the downside, i.e. a smaller market.

The net selling price obtained by York Potash will depend on the choices it takes. CRU's demand model suggests that the maximum market with no industry response at $170/t is 13 million tonnes, and at $150/t is 15 million tonnes. CRU concluded that for York Potash to sell 13 million tonnes either prices needed to be less than or equal to $170/t fob Teesside where there was no reaction from incumbent producers, or that with a significant reaction price levels at the limit would need to be below $110/t. We agree with this conclusion, but believe that although the industry response is not likely to be so intense as to trigger the lower limits, there will be an industry response. We therefore believe that to market 13 million tonnes the likely price range will be between $110/t and $150/t, with the precise position in that range determined by the marketing choices taken by York Potash, and the balance it can make between maximising prices premiums and the time it is prepared to take to build volumes.

FERTECON agrees that there is a range of possible price outcomes for York Potash. ***In our opinion****, if York Potash wishes to sell 6.5 million tonnes annually by the end of 2021 and 13.5 million tonnes annually by the end of 2024[1] it is probable that the average pricing will need to be toward the lower end of the pricing range. As with many mining projects, depending on how the project is financed (debt versus equity), the mine may well need a utilisation rate of between 35% and 45% to cover all financial charges in the timeframe up to 2025, which supports the concept of a rapid build up of volumes as the objective is to be profitable, not to break-even. All volumes sold above the threshold level needed to pay the financial charges are incrementally more profitable and therefore desirable which supports the concept of a competitive price framework to maximise volumes. This is the essence of commodity businesses – as long as the sales are profitable it makes sense to move volumes.*

[1] York Potash Economic Impact Report; Quod; September 2014, p. 63



We agree with CRU's opinion that the potential market size for polyhalite will be dependent on the price of the product, which will also be influenced by the reaction of the suppliers of alternative competitive products. We therefore agree with the implicit conclusions of CRU's study, presented in their "Polyhalite Demand Window"[3], *that the likely window of prices that can be achieved are between $110 and $150 per tonne.* ***Our opinion is that because of:***

- *The challenges of building a market for a new product*
- *The fact that most sales will to be made to blenders and compounders, who will want to see a commercial benefit versus alternative products to justify adding a new raw material to their inventory*
- *The probability that not all farmers will be prepared to pay for the breadth of nutrients in polyhalite – i.e. they might accept a formula containing sulphate or magnesium, but will not be prepared to pay for those nutrients. By extension blenders and compounders will not pay premiums for nutrients unless they can successfully pass them on to their customers, the farmers.*
- *The higher logistics costs associated with polyhalite per tonne of nutrient delivered to blenders and compounders*
- *The potential threat to SOPM and SOP volumes, where polyhalite could substitute 100% and around 40% of total volumes respectively, and therefore where a competitive reaction is likely to be more robust than versus MOP*
- *The need to maximise the potential market in order to give greater certainty of meeting sales targets – based on CRU's model 6.5 million tonnes and 13.0 million tonnes represent 43% and 86% of the potential demand at $150, but only 20% and 40% of potential demand at $110/t, and it seems unlikely that any one company could achieve such penetration levels. Tt $110/t the penetration levels are reduced to 20% and 40%.*

*…**we would expect the net pricing achieved will be in the lower half of this range ($110 - $130/t)** in order to meet an objective of the planned sales levels. This is because they will need to maximise the potential market in which they can sell. We would not argue that a base-load volume could not be achieved in the upper half of the range, but to rapidly build a market of over 13.0 million tonnes over a 6 year period (2019 to 2024) the product will need to be highly competitive compared with alternative products.*

MARKET OVERVIEW

The market analysis presented by CRU is in our opinion fundamentally robust. FERTECON has different views on most of the metrics (market size, growth rates, prices forecasts) but mostly these are differences of opinion and do not impact on the general conclusions that should be drawn from the analysis.

There is one clear difference in assessment of market outlook relating to the product single superphosphate (SSP). CRU expects global demand for this product to grow, whereas FERTECON expects it to fall. However, as SSP is mostly marketed for its phosphate values, and as its importance in the NPK market is declining in favour of phosphates such as monoammonium phosphate (MAP) which do not have the formulation compatibility issues associated with SSP, we think that the influence of this core difference of view will have on the analysis for polyhalite is marginal.

The data set pertaining to the market size for NPKs is generally poor, and therefore it is not possible to completely validate CRU's assessment of the market. However, based on both their report and supplementary questions from FERTECON we understand how they have arrived at their assessment and believe it to be order-of-magnitude correct. Any difference of assessment by FERTECON is based on equally poor data, and therefore is no more likely to be correct or incorrect than CRU. Based on FERTECON's assessment the probability is that CRU has under-estimated rather than overestimated the market size, and therefore any conclusions drawn from it in terms of potential for polyhalite are likely to underestimate potential, which has no detrimental impact on their analysis.

METHODOLOGY

In order to assess and audit CRU's methodology we completed a different analysis of the market, where we analysed the data available in terms of the actual consumption by grade in different countries around the world. For each grade we attempted for formulate it with polyhalite, with the objective of maximising its use. In all we looked at 269 different NPK, NK and PK formulations. From this analysis we were able to

[3] *Polyhalite Market Study: April 2014*; CRU Consulting; April 2014; p. iv

draw conclusions as to the relationship between the overall nutrient content of the fertilizers and the ease with which polyhalite could be incorporated in the formulation, and the potential difference in application between the market for blended fertilizers and the market for compounded fertilizers. We have completed a similar exercise for chloride-free formulations, albeit with a smaller number of formulations (95). It is important to note that at least 80% of all standard and granular SOP is sold to blenders and compounders and therefore the methodology is important in assessing the market potential for replacing SOP in the chloride-free sector.

Our analysis showed that CRU's methodology in terms of assessing the market size for polyhalite is robust in terms of showing the probable theoretical maximum size of the market. FERTECON's analysis, which used CRU's overall estimate of the NPK / NK / PK market size, gave a marginally larger market, but our assessment had no price constraint. We therefore think that a theoretical maximum ***potential*** market size for polyhalite in 2018 assuming the product is competitively priced is between 35 million and 40 million tonnes when substituting MOP; around 9 million tonnes when replacing SOP, and just over 4 million tonnes when replacing SOPM, This suggests theoretical maximum market size in the range of 50 million tonnes polyhalite.

It is important to note that this potential ***does not*** take account of the real practical issue that not all farmers will want the additional sulphate and magnesium incumbent in polyhalite in their NPK blends and compounds. There is no practical way to assess what proportion of the potential market would be affected by an unwillingness to take magnesium and / or sulphate containing fertilizer, but we can conclude it will moderate, rather than extend, the potential market.

A key conclusion from the CRU methodology is that there will be a direct relationship between price and market size. We agree with this. However CRU's methodology does not elaborate on the implications of this, i.e. that the higher the price, the larger the share of any potential market will be the volume of 13 million tonnes that York Potash is seeking to sell. Polyhalite is a commodity, and therefore the prime differentiator for the product versus its competition will be price. In commodity businesses the higher the level of market share required, the **more** competitive the price needs to be. The implication from this is that York Potash's marketing strategy will have a significant influence on its net selling price, and compromises will be required between the speed the market is developed and the maximum selling price achievable.

ECONOMIC ANALYSIS

We think that the analysis presented by CRU in terms of the potential market for polyhalite at different price levels is reasonably robust. We think that it would be more appropriate to use FOB European values for granular MOP than CIF values, and that this would reduce the intrinsic value of K_2O by around $11/t polyhalite. In practice, because of the inherent theoretical aspects of the approach in general, what this means is that FERTECON's assessment of the likely range of prices achievable is a little lower than CRU's. This means that at the same prices FERTECON would expect the market size to be a little smaller, but given the other variables in the assessment would not mean any difference to the conclusions, just marginal differences in expected threshold values.

Our conclusion on the economic analysis is that for York Potash to sell 6.5 million tonnes growing to 13 million tonnes of polyhalite it will need to maximise the potential market, which is likely to have an impact on the net selling price it can achieve. York Potash notes that the key variables influencing the price include:

- The speed of production ramp-up into the market, which will be controlled by the company.
- The level and quality of the agronomic performance data at the time the marketing commences. The influence this will have, positive or negative, has yet to be proven.
- The competitive response from existing suppliers. York Potash can influence this response in terms of the mix of existing suppliers they target, but clearly have no influence on the actual response from each individual supplier.
- The commercial arrangements with customers.

FERTECON's assessment of the probable price range is that it will be between $100 and $150/t polyhalite, the precise level being determined by the marketing decisions taken by the company. The key factors that influence this conclusion are:

- **The relationship between price, market size and share**. For example, at a price of $150/t the total potential market globally is approximately 15 million tonnes. In order to sell 6.5 million tonnes York Potash will need to sell to just over 43% of the theoretical total potential market and to sell 13 million tonnes it will need to sell to 86%, which also assumes a very high level of market knowledge to have correctly identified potential users. This may be possible over time, but it clearly illustrates the choices open to the company – by reducing the price they will increase the theoretical potential market which gives greater scope for successfully achieving volume targets. Conversely at $110/t the market size will be over 32 million tonnes, and the threshold penetration rates at 6.5 and 13.0 million tonnes fall to 20% and 40% respectively.

- **Polyhalite is a commodity** and commodities trade on price. If Cleveland Potash and York Potash are successful they may attract other producers into the market, and they will need to compete with each other. It is generally true that three producers would grow the market much more rapidly than one, but for this to be true the products will also need to be similar. If producers are selling generally similar products then the main distinguishing point is price. This again illustrates the choices between volumes and share versus price.

- **Using polyhalite will require investment by most users** in more storage or handling equipment. Polyhalite is unlikely to completely substitute another product and therefore to use it blenders might need to invest in a new storage silo, feed hopper etc. To make this investment they will want to be convinced of a long-term return, i.e. a commitment to competitive prices versus competing products. It reinforces the view that the product is likely to sell based on a prime nutrient (either K_2O or sulphate) with the presence of other nutrients not attracting a significant monetary value, but effectively buying share.

- **Supply will be limited for the foreseeable future**, assuming the York Potash project is commissioned. Buyers generally want accessible competition for any commodities they buy, and there might be consumer reluctance to commit to polyhalite based on the limited number of producers. To overcome such fears the price offering will need to be compelling.

- **It is a new product.** Consumers will want to see agronomic data to prove why polyhalite, as opposed to a combination of similar levels of the same nutrient from other sources, offers value before they would consider paying premiums, and even if such evidence is forthcoming they will want to complete their own trials with customers before fully backing the product. This suggests that either York Potash will need to patiently build the market to obtain maximum value, or chose to take volumes by competing on price.

Our analysis of **industry response** suggests that if producers of competitive potassic fertilizers behave rationally, it is more likely that they will err toward CRU's *No industry response* rather than the *High industry response*. This is because the market for polyhalite is constrained by its low K_2O analysis. Polyhalite is only likely to take up to 35% of K_2O at any blender, and quite possibly less depending on the mix produced. The risks to the remaining 65% of the K_2O which will continued to be supplied by MOP or SOP are such that the competitor will need to be completely confident that reducing the price will keep polyhalite out before they reduce the price – there is a higher risk of not succeeding and then still only having a 65% share but at a lower price. However this rationale is much clearer for MOP, where the share of potential substitution is lower than for SOP. Polyhalite could theoretically take up to 13% of the total MOP market compared with around 40% of the SOP market, and therefore the marketing choices taken by York Potash will influence the competitive response they receive. The reaction of suppiers of sulphate (AS, gypsum, or sulphur) will be different as production of these products is either completely or partially involuntary, and it is more important to move the product than to maintain a price level.

Should York Potash chose to market the sulphate in polyhalite rather than K_2O as the primary nutrient most of the arguments relating to the marketing choices facing the company also apply. The market for sulphate products is currently smaller than for K_2O, and the nutrient value in polyhalite is higher, i.e. the share it would need to take is higher. The intrinsic value of sulphate is lower than K_2O, partly due to the fact that involuntarily- produced sulphate products are avaliable. If York Potash should chose to concentrate on marketing polyhalite as a substitute for sulphate products then the pricing it would achieve in order to sell 6.5 million tonnes would be lower than presented in the analysis, and they would need to be highly competitive on price in order to sell the volume.

Executive Summary

Polyhalite ($K_2Ca_2Mg(SO_4)_4 \cdot 2H_2O$) is a *naturally occurring mineral* that contains crop available plant nutrients: potassium (14% declared as K_2O), sulphur (48% declared as SO_3), magnesium (6% declared as MgO) and calcium (17% declared as CaO). The generic term used to describe a variety of mined minerals and manufactured fertilisers that contain potassium (K) is potash, which is referred to in this report.

The constituent nutrients contained within Polyhalite are all essential for plant growth. **Potassium** is one of four major nutrients (along with nitrogen, phosphorus and sulphur) needed in large quantities for plant growth. **Potassium** controls the movement of sugars in plants, regulates plant cell water content and is important for enzyme function. **Sulphur** is an essential component of the amino acids cysteine and methionine, and is required for a number of important enzyme reactions controlling metabolic and growth processes. **Magnesium** is an important constituent of chlorophyll which is vital for photosynthesis, as well as having a key role in a range of enzyme-regulated physiological processes. **Calcium** has a major role in the structure, stability and formation of cell membranes, and in cell division. ***Potassium and sulphur are the most valuable nutrients in Polyhalite*****,** because in many situations soil supply of these nutrients is insufficient to support optimal crop growth.

The global demand for agricultural production is estimated to *increase* by 60% in 2050 (compared with the present day), as a result of the increasing world population, changing diets and the use of crops to produce biofuels. These pressures have driven steady increases in crop yields and global fertiliser consumption, which is now estimated at 173 million tonnes of fertiliser per year.

> ***Potash.*** **Global potash consumption is predicted to grow at an average rate of 3% per annum**, to satisfy the increasing demand for food production. As a result, annual potash fertiliser production will need to increase by *c.*1.0 million tonnes K_2O per annum to satisfy global demand.
>
> ***Sulphur***. **The increasing prevalence of sulphur (S) deficiency throughout the world**, as a result of reductions in atmospheric deposition and the need to increase crop production will increase the need for sulphur fertilisers. The current global sulphur deficit (i.e. crop sulphur requirement *vs*. sulphur fertiliser applications) has been estimated at 11 million tonnes of sulphur per annum. Polyhalite has a major contribution to make in this area.
>
> ***Magnesium***. Magnesium (Mg) fertilisers are important for several widely grown crops, including potatoes, sugar beet and, to a lesser extent, oilseed rape, cotton, oil palm and onions, particularly where these crops are grown on sandy/light textured soils that are inherently low in plant available magnesium.
>
> ***Calcium***. Calcium is a valuable fertiliser for specialist horticultural and fruit crops where low calcium levels can reduce crop quality and storage life.

A review was undertaken of pot and field-scale experiments designed to rigorously evaluate the effects of Polyhalite on the growth of a wide range of crop species; compared with (untreated) control treatments and other manufactured fertiliser treatments. The experiments were carried out by four internationally recognised organisations including: The University of Durham (UK), The University of Florida (USA), Shandong Agricultural University (China) and Texas AgriLife Research (USA). The data from these replicated experiments was analysed, using analysis of variance procedures.

Polyhalite has a potential advantage over muriate of potash (KCl) when used on crops which are sensitive to high chloride/salt concentrations (e.g. potatoes, rice, onions, peas, beans, mango, citrus, pepper, celery, carrot, cucumber, lettuce and melon etc. because of its lower salt index. Nutrient release tests showed that the **nutrients within Polyhalite quickly became available** for plant uptake following soil application. Polyhalite use had no measurable effects on soil pH and contains very low levels of potentially toxic elements.

Data from experiments published in the scientific literature (and those described above) showed that **Polyhalite significantly increased the growth** of a wide range of crop species including: corn, flax, oilseed rape, pepper, potato, sorghum, soybean, sugarcane and wheat. Polyhalite produced no negative crop growth effects in any of the experimental studies. In around 90% of experiments with a range of crop species, Polyhalite always produced an equal or greater growth response compared with other widely used potash fertiliser (when balanced for potash supply).

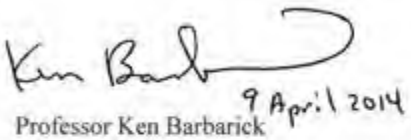
In order to identify the best-fit crops for Polyhalite, a review was carried out to estimate the amounts of potash, sulphur and magnesium removed from the soil by different crop species. Additionally, crops with a low tolerance to chloride/salt were identified, as these crops would be more appropriate for Polyhalite than MOP fertiliser use. **All of the major global crop species removed substantial amounts of potassium, sulphur and magnesium from the soil, and will therefore potentially benefit from Polyhalite fertiliser addition in situations where the soil supply of these nutrients is limiting**. The global quantity of nutrients removed from the soil in crop products for the top 16 global production crops (i.e. maize, rice, wheat, soybean, barley, cotton, rapeseed, sugar cane, oil palm, forage maize, cassava, grass, alfalfa, fodder pumpkins, potatoes, sugar beet) accounted for 85% of total dry matter production which amounted to 37.8 Mt of potash as K_2O, 13.3 Mt of sulphur as SO_3 and 13.3 Mt of magnesium as MgO.

Crops that fit particularly well with Polyhalite use are those with high potash, sulphur or magnesium requirements, and/or intolerance to chloride/salt. Crops that fit these categories include: sugar cane, sugar beet, silaged grass, silaged alfalfa, forage maize, oil palm, oilseed rape, soybeans, rice, potatoes, onions, and vegetable crops including brassicas, lettuce and carrot. These crops are grown in 414 million hectares throughout the world.

Polyhalite is very well suited for inclusion in blended/complex fertiliser products, with other N, P and K sources, to produce ***multi-nutrient fertiliser products***. Polyhalite can be used as a straight fertiliser, but in most situations it would not be practical to supply all crop potash requirements, because sulphur supply would greatly exceed crop demand, so use in blended/complex fertilisers will be the most common. Spreading tests with granulated Polyhalite and a blended Polyhalite-based fertiliser showed that they can be spread accurately at up to 36m, with commercial fertiliser spreading equipment.

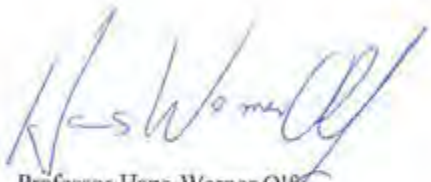
*In summary, Polyhalite is a valuable source of major plant available nutrients (i.e. potash, sulphur and magnesium) that can be used to produce **multi-nutrient fertiliser products** or as a straight product. The main markets for Polyhalite will be supplying potash and sulphur, with magnesium important for specific crops**.** The world market for potash, sulphur, magnesium and calcium fertiliser products will **continue to expand,** because of the need to increase food production and, for sulphur, the continued decline in atmospheric deposition.*

The Science Panel was established by Sirius Minerals to review the technical and agronomic report on polyhalite produced by ADAS. The Panel received copies of drafts of the report and provided comments and amendments. As the members of the panel, we are satisfied that this report is a valid and reasonable summary of existing knowledge and relevant information. We agree with the principal conclusion that polyhalite is an effective source of potassium, magnesium, calcium and sulphur for crop nutrition. We further agree that markets for these nutrients exist currently worldwide in agriculture and horticulture and that they are expected to grow as world food demand increases.



9 April 2014

Professor Ken Barbarick
Colorado State University



Professor Hans-Werner Olfs
Osnabrück University

9 April 2014.

Dr Clive Rahn
PlantNutrition Consulting

Dr Ian Richards
Ecopt

8. Summary

The North York Moors National Park Authority have received a report, The Agronomic Case for Polyhalite by ADAS, 8 April 2014 (The ADAS Report) as part of the submission by York Potash in their Planning Application to extract polyhalite from underground deposits using access via works in the National Park. At the request of The National Park Authority, I have reviewed the case made in this Report for the use of polyhalite as a fertilizer based on my experience as a research scientist specialising in soil fertility and crop nutrition. I also had access to some of the data from the field and pot experiments discussed in the ADAS Report that are lodged in the "Data Room", but are not generally available, so that I could see whether my interpretation of the data agreed with that of the authors of the ADAS Report,

Polyhalite is a naturally-occurring mineral that contains four nutrients, potassium, magnesium, calcium and sulphur required for growth by plants. York Potash maintains that it could be used as a fertilizer to supply these four nutrients to crops in the field. However, most of the case presented in the ADAS Report emphasises the use of polyhalite as a fertilizer supplying potassium, i.e. as a potash fertilizer. Agronomically, polyhalite has no special properties that make it uniquely suitable for use as a potash fertilizer in particular, or any other type of fertilizer for a number of reasons.

- As a potash fertilizer polyhalite supplies too little potassium (only 14% K_2O) compared to other readily available potash fertilizers like muriate of potash (MOP, 60% K_2O) and sulphate of potash (SOP, 50% K_2O). Consequently, to apply the same amount of potash to a field a very much larger amount of polyhalite has to be added compared to MOP. See Appendix A7.
- The ratio of the four elements in polyhalite is not the ratio required by plants growing in the field, polyhalite contains too much sulphur relative to potassium, and not all the four nutrients may be required at the same time if there is sufficient in plant-available forms in the soil. See Appendix A5.
- It is suggested that polyhalite could be used to supply sulphur for those crops which require large amounts of sulphur like oilseed rape and onions. But these crops have a large requirement for potassium also and if polyhalite is used an additional source of potassium has to be added.
- It is suggested that polyhalite could be used as a component of a blend of different fertilizers, a "blend or blended fertilizer", each component supplying one or more

plant nutrients, so that the number of nutrients and the amount supplied meets the need of the crop. In all the examples of blended fertilizers given in the ADAS Report, polyhalite supplies too little potassium and MOP is used to bring the potassium content to the required level. If MOP has to be used why not use all MOP. See Appendix A7.

- Using polyhalite as a straight fertilizer or as a component of a blend must rest on well-proven evidence that it offers benefits, in terms of growth and crop yield, over and above those given by the simple fertilizer materials supplying the same four nutrients either as straight fertilizers or as components of a blend. Such evidence is not provided by the experiments that tested polyhalite as a fertilizer, experiments that were commissioned by Sirius Minerals PLC, and discussed in the ADAS Report, Most experiments were pot experiments and it is generally accepted by scientists working in crop nutrition that the results from pot experiments in the controlled conditions in the greenhouse are rarely applicable to what might happen under field conditions. Therefore, the results of the experiments use by York Potash should be treated with great caution.
- The case for using polyhalite in the ADAS Report rests on the results of a total of only 22 experiments and the evidence provided by these experiments is reviewed in Section 4 of the ADAS Report. Section 4 of the ADAS Report notes that, "Conclusions from the research funded by Sirius Minerals were in agreement with the findings of Barbarick (1991) who showed that the potash supply from Polyhalite was at least as effective as that from MOP (muriate of potash) and SOP (sulphate of potash). Then, very importantly the Report notes: *"some caution should be taken in interpreting these results because although the potash content of the fertilizer applications (i.e. those tested in these experiments) was usually equilivent for each fertilizer added, the fertilizers almost always differed in the content of other nutrients (required by plants for optimum growth) including sulphur, magnesium and calcium and these were not accounted for or balanced in any of the studies reported. Therefore, the differences observed may not necessarily be the result of greater potash availability for plants, but instead may be related to the availability of one or more of the other nutrients."* The implication of this comment is that the yield advantage to be gained by using polyhalite rather than muriate of potash or sulphate of potash either singly or in blended fertilizers is not substantiated because the design

of the experiments which tested these materials was flawed in that like was not compared with like.

- The final paragraph to the Executive Summary of the ADAS Report (page ii) simply notes: "In summary, polyhalite is a valuable source of major plant-available nutrients (i.e. *potash, sulphur and magnesium) that can be used to produce multi-nutrient fertiliser products or as a straight product. ….*" This is not a sufficiently strong endorsement for using polyhalite as a fertilizer because the plant nutrients in polyhalite are readily available world-wide in other materials; potassium as potassium chloride (muriate of potash, MOP), sulphur as gypsum/phosphogypsum, magnesium as kieserite/calcined magnesite or magnesian limestone and calcium as chalk and limestone, and polyhalite has no unique properties in this respect.
- To review the technical and agronomic content of the ADAS Report, Sirius Minerals established a Science Panel to the ADAS Report. The members of the panel signed off the following, "…*we are satisfied that this report (*the ADAS Report*) is a valid and reasonable summary of existing knowledge and relevant information. We agree with the principal conclusion that polyhalite is an effective source of potassium, magnesium calcium and sulphur for crop nutrition. We further agree that markets for these nutrients exist currently worldwide in agriculture and horticulture and that they are expected to grow as world food demand increases."*. Interestingly, the comments of the Science Panel, like those in the ADAS Report, do not mention any unique properties of polyhalite in its ability to supply the four plant nutrients, potassium, magnesium, calcium and sulphur that would make polyhalite different from the many other fertilizers that supply these four nutrients. In my opinion, the phraseology used, as in the example above, is very neutral and does not provide an overwhelming endorsement for the use of polyhalite as an essential replacement for other fertilizers supplying these four nutrients It is very important to remember that the information presented in the ADAS Report is based on only 24 experiments, most of which were pot experiments in the controlled environment of the greenhouse and it is generally accepted that the results of such experiments are rarely confirmed when the same treatments are tested in the harsher conditions when crops are grown in open fields. My interpretation of the results of the experiments discussed in the ADAS Report is that there is no evidence that polyhalite has any unique properties that justify its use as a straight fertilizer or as a component of a blended fertilizer

compared to the use of other readily-available fertilizers supplying the same nutrients in the same amount.

A. E. Johnston

December 2014

Report on the Economy of the North York Moors National Park (2015)

Executive Summary

Purpose of Report

This report provides an analysis of the economy of the National Park in order to inform the assessment of a planning application for a new mine from York Potash Ltd (YP). The report has not been produced to establish the impacts of the application but provides a description of contemporary North York Moors economy. The report also provides commentary on the future economic prospects of the Park, this assessment has not factored in potential economic effects from current proposals for the Potash Mine and associated development, the intention of the report is to aid North York Moors National Park (NYMNP) put potential effects arising from the development into context.

The report has been based on a critical examination of existing publicly available data, alongside data provided by the York, North Yorkshire and East Riding Local Enterprise Partnership (LEP). The report has considered future employment prospects for a period up to 2020, but drawn on demographic forecasts over a much longer timeframe - to 2037[1]. Secondary research rather than bespoke local economic forecasts have been used to help compile this report. The data is drawn from the 2001 and 2011 Census National Park Dataset and also draws on ward level data, to provide greater detail on a wider range of variables and to reflect functional relationships with towns in the vicinity of the Parks administrative boundary. A commentary on the differences between the two is provided, where relevant.

The Park Today

The principal attraction of the National Park is its peace, tranquillity and natural beauty. The population of the Park in 2011 was some 23,400. Of these some 17,500 were economically active, with some 11,500 people in employment. Its desirability as a place to live is reflected in the commuting patterns of the Park's resident employees, slightly less than half (44%) live and work in the park. Many run their own business with some 19% of Park residents self-employed. Around 7,000 employees leave the Park[2] and its immediate surrounding communities each day to work to a range of destinations, with the vast majority likely to be using a private car, though it is noted that there are reasonable rail connections within the Park and within a relatively short drive of the Park itself.

The Parks population is relatively stable – decreasing by some 2% between 2001 and 2011, the numbers of young people have decreased, whilst the numbers of older people increasing, likely the result of some in migration but also reflecting an ageing population.

Economic activity rates are relatively high and have increased; likely to reflect the changes in demographic composition of the Park's population, with fewer working age people residing in the Park in 2011 than in 2001.

Employment and the Economy

Recorded unemployment is generally very low in the Park and this has changed very little during the recession. There is limited evidence of seasonal changes in unemployment.

The number of businesses per 10,000 population, the rate of new business start-ups and survival rates in the surrounding area are generally good, particularly in Hambleton and Ryedale.

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[1] These timeframes reflect the periods over which employment and population forecasts are available. These were from the York, North Yorkshire and East Riding Local Enterprise Partnership and the Office of National Statistics, respectively.
[2] Commuting data is not available for the Park's administrative boundary so this data draws on ward level data which relates to both the Park and a small number of surrounding villages/communities.

Many of the Park's businesses are tied to and derive their income from the landscape. Agriculture, forestry and fishing accounts for almost half (40%) of the Park's businesses; comprising dairy, crop, timber production/sawmills and grouse shooting. The major economic sector is tourism and recreation, estimated to support some 4,000 Full Time Equivalent (FTE) jobs in the park and up to 7,800 in the wider area.

Whilst the population declined marginally between 2001 and 2011, the numbers of people employed within the Park grew by some 125 jobs (some 1%). In 2011, there were approximately 11,500 jobs physically located inside the Park boundary. The data suggests that some jobs would have been lost in the recession, but that numbers overall have been relatively stable. When data on employment in the Park and a small number of villages in the immediate surroundings areas is also considered, this suggests employment growth was somewhat higher.

Housing Market

Owner occupation in the Park is high. The private rented sector as a proportion of total dwellings is only marginally smaller than the surrounding areas and the social rented sector is small. Around 6% of stock is second homes or holiday accommodation.

Housing affordability is a key issue within the Park with houses approximately eight times average household income, making home ownership unaffordable for many local families.

Future Prospects

Consistent with the remit of the Park, existing economic policies relate to supporting the rural Park economy focus largely on 'organic growth'; supporting the tourism by raising awareness, encouraging increased visitor days (whilst reducing seasonal variation); and encouraging farm diversification.

The latest employment forecasts expect some 7,200 additional jobs to 2020 in Scarborough, Ryedale and Hambleton Districts. Data for Redcar and Cleveland is not available, but it would be unlikely for employment forecasts to be substantially different in terms the overall outlook, compared to the three other Local Authorities. Notwithstanding the one ward which is within Redcar and Cleveland (Westworth, located to the south of Guisborough), these additional jobs would include those expected to be located in the Park. Based on employment forecasts provided by the LEP it is estimated that around 12% to 14% of all employees in Hambleton, Scarborough and Ryedale are likely to be resident within the Park *or its immediate surrounding area*, which implies between 850 to 1,000 jobs in the Park and adjoining villages to 2020. This would constitute an increase over 2012 numbers of around 7%, however historic growth rates suggests numbers within the Parks administrative boundary would be lower than this. This would be influenced by wider economic fortunes which, whilst the outlook is positive, remain uncertain and this high level assessment presumes growth rates locally are broadly in line with that expected for these Local Authorities.

In terms of population, the long term expectation for the four Local Authorities which comprise/adjoin the Park is that their combined population levels will increase slowly, by around 8,600 people by 2037. However, past trends show the working age population has decreased and that there is an ageing population in the Park and this trend is expected to continue. Whilst this may be offset by later retirement ages by 2037, it poses some longer term challenges for the labour supply in the Park.

Despite this, the future prospects of those residents within the Park is expected to be similar or relatively better than those in surrounding area, given qualification levels and the relatively low unemployment.

Summary of CIL compliance assessment: Consideration of Section 106 offers in relation to anticipated residual harmful impacts

Table 1: Residual harmful impacts from proposed York Potash development affecting the North York Moors National Park

Topic	Applicant's assessment of residual harmful impacts		Officers' assessment of residual harmful impacts	
	Construction	**Operation**	**Construction**	**Operation**
Landscape	Mine: Significant adverse effects on landscape character in moorland and coastal hinterland areas. MTS: Significant local adverse effects on landscape character.	Mine and MTS: Minor adverse effects in Year 1 changing to minor beneficial effect in Year 15 as restoration planting matures.	Significant adverse effects on landscape character lasting full length of construction period. Harmful cumulative impact considered by NPA officers to be greater than recognised in ES due to nature of NP landscape.	Significant adverse effects likely for longer period due to concerns about likely success and timescale for restoration planting to become effective. Long term effect neutral at best.
Visual	Mine: Significant adverse visual effects for many receptors of the minehead and various MTS sites, particularly where site is seen from PROW/open access land to E and NE. MTS: Significant local adverse visual impacts.	As above: Minor adverse effects in Year 1 changing to minor beneficial in Year 15.	Significant adverse visual effects would occur for many different receptors in respect of all the development sites. In addition, sequential and cumulative impacts would be significant for users of the A171 and Wainwright's Coast to Coast Walk.	As above, concerns about likely success and timescale for restoration planting to become effective in providing long term screening, particularly from E and NE of DNF.
Traffic	Minor adverse impacts	Minor adverse impacts	Significant adverse effects on all but one of the transport links identified on construction route, across a range of environmental topics affecting all road users with significant effects on five links east of Lady Cross Plantation.	Concerns that operational traffic movements may be understated due to lack of detail regarding HGV demand to supply the operational mine (although accepted that such traffic is unlikely to be a significant harmful effect in EIA terms).
Ecology	Mine: Moderate adverse impact on habitats, birds and bats. MTS: Generally no impact (moderate beneficial impact on habitats, birds).	No impact or moderate beneficial impact due to landscaping and restoration planting.	Mine: Moderate adverse impacts on habitats, birds and bats. Loss of/harm to currently afforested heathland, damp grassland and species rich verges considered by NPA officers to be inadequately recognised in ES. Some uncertainty about impact on NYM SSSI. MTS: Concern over risk of pollution incident affecting R. Esk and tributaries and potential harm	Mine: Permanent loss of small areas of long-established habitats that constitute natural capital. Restoration proposals at DNF not sufficient to outweigh adverse impacts on birds and bats from loss of habitat, at least in short to medium term. MTS: Concern over risk of pollution incident affecting R. Esk and tributaries and potential harm to salmon, trout and freshwater

Topic	Applicant's assessment of residual harmful impacts		Officers' assessment of residual harmful impacts	
	Construction	**Operation**	**Construction**	**Operation**
			to salmon, trout and freshwater pearl mussel.	pearl mussel.
Amenity and recreation	Minor adverse effects due to landscape and visual impacts and significant disruption to small no. pedestrian/cyclist routes, including Coast to Coast.	Negligible to minor beneficial impacts (new bridleway proposed at DNF).	Significant impacts on Wainwright's Coast to Coast Walk and Moors to Sea cycle routes in vicinity of DNF. Impact on equestrians in vicinity of DNF. Harmful impacts on quality of recreational experience in vicinity of construction sites and from important viewpoints and long-distance routes considered by NPA officers to be inadequately recognised in ES.	Reduced use of Coast to Coast Walk predicted for operation as well as construction period. Permanent reduction in quality of recreational experience around DNF due to presence of industrial facility, increased traffic and noise levels.
Noise and vibration	Mine and MTS: Negligible effects.	Mine and MTS: Negligible effects.	Flaws in noise assessment methodology lead to uncertainty about the level of residual impacts. AFW suggest there is potential for moderate or major adverse (i.e. significant in EIA terms) noise impacts for residential receptors located close to DNF site.	Flaws in noise assessment methodology identified for construction phase also lead to uncertainty about level of residual impacts (but not anticipated to be significant in EIA terms).
Air quality	Mine: Slight adverse effects during earthworks. MTS: Negligible effects.	Negligible effects.	Despite concerns mainly regarding emissions from temporary diesel generators at the minehead, it is accepted that the proposed additional mitigation measures should reduce residual harmful effects so not to be significant in EIA terms.	Significant harmful effects not anticipated.
Cultural Heritage	Negligible/slight adverse effects.	No effects.	Several heritage assets at DNF largely destroyed. Harm to setting of Egton and Aislaby Conservation Areas and NP historic landscape.	No harmful impacts anticipated.
Geology and hydrogeology	Mine: Minor/moderate adverse effects. MTS: Mainly negligible effects.	Mine: Minor adverse effects. MTS: Mainly negligible effects.	Accepted that the residual effects on groundwater receptors can be minimised, although the risk of encountering polluted	No harmful impacts anticipated.

Topic	Applicant's assessment of residual harmful impacts		Officers' assessment of residual harmful impacts	
	Construction	**Operation**	**Construction**	**Operation**
			groundwater through fault connections to old workings in the Cleveland Ironstone from MTS tunnelling cannot be completely ruled out and will require mitigation measures to be implemented and kept under review.	
Hydrology and flood risk	Negligible effects	Largely negligible effects	The risk of harmful impacts on Sneaton Thorpe Beck from sediment laden runoff remain due to the identified limitations of the proposed drainage control measures during the construction period.	No harmful impacts anticipated.
Land use and soils	Moderate/minor adverse effects due to land being taken out of existing use.	Moderate/minor adverse effects due to land being taken out of existing use.	Risk of soil degradation from handling during winter months, especially given the complex proposals for soil stripping and spoil storage at Lady Cross Plantation and Lockwood Beck.	No harmful impacts anticipated.
Socio-economics	Minor beneficial effects due to local employment and growth in wealth.	Major beneficial effects at local level and minor beneficial effects at sub-regional level.	Potential for skilled labour shortages affecting local businesses, potential for increased criminal activity (both recognised by applicant).	Potential for skilled labour shortages affecting local businesses (recognised by applicant).
Tourism	Minor adverse impact due to indirect effects of construction.	Negligible effects.	Harmful impact on local tourism economy likely to be greater than indicated in ES.	Ongoing harmful impact due to perception of 'industrialisation' of the NP.
Special qualities	Minor adverse impact on most SQs but moderate to major adverse effect on SQ2 *'Wide sweeps of open heather moorland'* and SQ12 *'Tranquillity, dark skies at night and clear, unpolluted air'*.	Mostly no impact but minor adverse impact on *'dark skies'* element of SQ12 and minor to moderate beneficial impact on six SQs mainly due to effect of restoration proposals.	Significant harmful impact on nine SQs, particular concern about harmful impact on landscape, special landforms, recreation, remoteness, tranquillity and dark skies SQs.	On-going harmful impact on tranquillity, special landforms and remoteness SQs.

Table 2: Proposals for delivery of Section 106 offers and extent to which they are CIL compliant

S106 offer	NPA assessment of required compensation	Residual harmful impact that would be addressed	CIL compliance assessment of proposed NPA work and Section 106 offer
NYMNPA/SBC S106 agreement			
Management Plan contribution For the following Management Plan purposes: 1. Targeted landscape improvements (Policy E1) 2. Agri-environment schemes to create species-rich grasslands (Policy E12) 3. Protection and expansion of tranquil areas (E19) 4. Woodland enhancements (E36, E37, E38, E39, E40, E41 and Core Policy C) 5. Maintenance and improvement of PROW and promotion of use (Policies U2, U3, U4, U5, U6, U7, U8 and U9) 6. Increasing level of understanding of special qualities (Policies U13, U14, U15 and U16) 7. Promotion of good farming and environmental practices and traditional farming skills (Policies B10 and B11) 8. Support to local communities to maintain and celebrate local heritage, customs, traditions and skills (Policy C4) • Up to £100k pa from the commencement of Construction Date increasing by £100k pa for each year of the Construction Period up to a maximum potential drawdown of £500k pa	**Landscape compensation fund** • Traditional boundaries restoration covering hedgerows and dry stone walling. Resource requirement: £16.9 million • Woodland and forestry measures including conversion of coniferous woodland to broadleaved, softening of angular edges of woodland blocks, planting of in-field and hedgerow trees. Resource requirement: £12.8 million • Countryside landscape features including enhancement and management of grassland, heathland, wood pasture/parkland, ponds and watercourses. Resource requirement: £6.5 million • Historic landscape features, including management and conservation of heritage assets. Resource requirement: £7.9 million	Harmful visual impacts (including cumulative impacts) during construction and post-construction periods. Harmful impacts (including cumulative impacts) on landscape character during construction and post-construction periods. On-going harmful L&V impacts during operation in vicinity of DNF.	Compensation work proposed under the three headings, Landscape compensation fund, Dark skies and tranquillity and Ecological measures are all considered to be directly related to the development in addressing harmful residual impacts. In each case, the identified measures would not mitigate the residual harmful impacts of the development where they occur but would provide compensation by improving other parts of the National Park i.e. by maintaining and improving a variety of features which contribute to the quality of the landscape (thereby enhancing landscape character and improving views), reducing light intrusion to night skies (thereby enhancing dark skies at night in these other areas which would also contribute to tranquillity and a sense of remoteness), improving the experience of PROW users and improving habitats in locations other than the development sites. The level of appropriate resource for the Landscape compensation fund has been calculated based on the cumulative L&V Assessment Zone of Theoretical Visibility submitted with the application, adjusted to take account of a number of factors including the impact on residents/visitors to the Park who would see the construction structures for part of a wider journey, the large and intrusive scale of the construction site, the lack of inclusion in the ZTV modelling of increased traffic movements on visible parts of the network and the potential risk of large blocks of forestry having to be cleared in the construction and post-construction periods due to the risk of tree disease (particularly larch which is a dominant species in local forestry). The proposed costs for lighting schemes are based on eg experience in the Brecon Beacons National Park. Officers consider that the following aspects of the
	• Enhancement of PROW. Resource requirement:	Harm to quality of recreational experience	

S106 offer	NPA assessment of required compensation	Residual harmful impact that would be addressed	CIL compliance assessment of proposed NPA work and Section 106 offer
• Up to £500k pa to be available for drawdown for each year of the Post Construction Period and the operational Period Funds of up to £100k pa to be available for drawdown within 28 days of the Commencement of Construction Date and thereafter funds to be made available (as per the obligation) for drawdown on the anniversary for each year of the Commencement of Construction Date.	£8.6 million	including for users of Coast to Coast walk and Moor to Sea cycle routes.	Management Plan contribution offer are well related in terms of the 'nature' and 'extent' of the residual harmful impacts (it is considered appropriate for compensatory measures potentially to be located throughout the National Park given the scale and nature of the proposed development) and are CIL compliant; they would also bring a number of long term landscape and ecological benefits: • Targeted landscape improvements • Traditional building skills apprenticeship scheme (required to support landscape improvements programme) • Agri-environment schemes to create species-rich grasslands • Protection and expansion of tranquil areas (lighting schemes) • Woodland enhancements • Maintenance and improvement of PROW and promotion of use • Promotion of good farming and environmental practices (required to support landscape improvements programme) The following aspects of the Management Plan contribution offer are considered to be non-CIL compliant because there is no direct relationship to the development and they would not be covered by the proposed projects: • Increasing level of understanding of special qualities • Support to local communities to maintain and celebrate local heritage, customs, traditions and skills • Supporting new community facilities
	Dark skies and tranquillity • Survey and development of strategy. Resource requirement: £25,000	Harm to dark skies, tranquillity and sense of remoteness special qualities (including cumulative harmful impacts from construction lighting, operational lighting at DNF and vehicle lights) during construction and operation	
	• Schemes to replace inefficient external lighting units. Resource requirement: £3.2 million		
	Ecological measures • Heathland and grassland restoration. Resource requirement: £1.8 million	Harm to habitats and species.	
	• 'Slowing the flow' measures to protect River Esk and tributaries from potential pollution incidents. Resource requirement: £84,000		
	• Peatland conservation and roadside verge enhancement. Resource requirement: £354,000		
	Total Resource requirement: Approximately £58 million		
Core Policy D contribution Drawdown of up to £150k pa to fund NYMNPA commitments to reasonable tree planting costs that facilitate a minimum of 18 ha tree planting pa from the Commencement of Construction Date, increasing by	Planting of deciduous woodland. Resource requirement: £65.7 million	Increased CO_2 emissions arising from use of energy associated with the development.	This resource is offered to seek compliance with criterion 3 of Core Policy D and is considered to be CIL compliant. It is offered as an alternative approach to meeting the requirement that development should include on-site renewable energy provision to displace 10% predicted CO_2 emissions. This is considered to be directly related to the development and the proposed total contribution of in excess

S106 offer	NPA assessment of required compensation	Residual harmful impact that would be addressed	CIL compliance assessment of proposed NPA work and Section 106 offer
£150k pa (and correspondingly the minimum planting requirement increasing by 18 ha per annum) for each year of the Construction Period and the Post Construction Period up to a maximum of £750k pa. Funds not committed to reasonable tree planting costs in any one year, can be accrued for use on tree planting in the following year, to a maximum accrual of £375k. At expiration of the following year, any unspent tree planting budget accrual shall be forfeited. • Drawdown of up to £750k pa to fund NYMNPA commitments to reasonable tree planting costs that facilitate a minimum of 85 ha tree planting pa and thereafter on the anniversary, for each year of the Operational Period. Funds not committed to reasonable tree planting costs in any one year, can be accrued for use on tree planting in the following year, to a maximum accrual of £750k. At expiration of the following year, any unspent tree planting budget accrual shall be forfeited. Funds of up to £100k pa to be available for drawdown within 28 days of the Commencement of Construction Date and thereafter funds to be made available (as per the obligation) for drawdown on the anniversary for each year of the Commencement of			of £70 million would enable a tree planting programme of 7,154 hectares to be delivered which would be commensurate with the CO_2 emissions that need to be offset to fully meet the requirements of criterion 3 of Core Policy D. The principle of the offer of funding for the National Park to deliver a woodland planting programme is considered to be a satisfactory compensatory measure and would incidentally deliver significant long-term benefits to the National Park in terms of landscape and ecology.

S106 offer	NPA assessment of required compensation	Residual harmful impact that would be addressed	CIL compliance assessment of proposed NPA work and Section 106 offer
Construction Date. To be applied towards the planting deciduous woodland in accordance with the strategy set out in figure 2 of the North York Moors National Park Management Plan dated 2012 and all associated management and maintenance costs			
Tourism contribution a. £200k pa to WtoY during the construction and post construction periods. Paid to NYMNPA within 28 days of Commencement of Construction and on each anniversary during the Construction Period and the Post Construction Period. For use by Welcome to Yorkshire (or subsequent regional bodies) for the promotion of the North York Moors through a Service Level Agreement between NYMNPA and WtoY b. NYMNPA Tourism Construction Contribution. At least £100k pa during the Construction and Post Construction periods, Not less than £100k pa (increases subject to findings of the Tourism Review mechanism) to NYMNPA throughout the Construction Period, and the Post Construction Period – first payment to be made within 28 days of Commencement of Construction. For the funding of activities by NYMNPA for the promotion of the North York Moors National Park. c. NYMNPA Tourism Operational	Welcome to Yorkshire regional campaign to promote message that the NP and Yorkshire coast are 'still open for business' during construction. Major promotional campaign post construction to 'win back' lost visitors. Resource requirement: £4 million (400k pa for 10 years) VisitEngland and VisitBritain campaigns to raise profile of North York Moors at national and international level. Resource requirement: £2 million (100k pa each for 10 years) NYMNPA localised campaign to encourage visitors to enjoy areas and activities that are least disrupted, support local activities and events and assist local tourism businesses. Resource requirement: £32 million (200k pa for 10 years plus 300k pa for 100 years)	Harmful impact on tourism economy of the National Park.	CIL compliant – all elements of the Tourism contribution S106 offer are directly related to the development as they would fund measures to counteract the negative impacts on tourism in the National Park. The NYMNPA localised campaign would assist tourism businesses most closely affected by the development but it is also considered appropriate to include promotional campaigns at regional, national and international level as the perception of 'industrialisation' of the National Park is likely to affect the whole of the NP 'brand'. The level of resource needed to undertake appropriate compensation via promotional campaigns has been calculated by applying a 1:20 ratio (campaign costs to economic benefit) to the anticipated losses to the tourism economy identified in the Ipsos MORI report. This draws on VisitBritain performance indicators which show what economic benefit is derived from a marketing campaign of £100 million taking into account the fact of the harm which would be expected to make the task more difficult.

S106 offer	NPA assessment of required compensation	Residual harmful impact that would be addressed	CIL compliance assessment of proposed NPA work and Section 106 offer
Contribution. Between £100k and £250k per annum after Post Construction period. £250k pa (subject to the review mechanism but not to reduce below £100k pa) to NYMNPA commencing following the completion of the Post Construction Period. d. Local Business Tourism Contribution: £50k pa during the Construction and post Construction periods. £50k paid to NYMNPA within 28 days of Commencement of Construction and on each anniversary during the Construction Period and the Post Construction Period. For the purpose of assisting local businesses related to tourism. e. Visit England Tourism Contribution: £50k pa during the Construction and Post Construction periods. £50k paid to NYMNPA within 28 days of Commencement of Construction and on each anniversary during the Construction Period and the Post Construction Period, For Visit England to utilise for the purposes of the promotion of the north York Moors National Park as a tourism destination. f. Visit Britain Tourism Contribution: £50k pa during the Construction and Post Construction periods. £50k paid to NYMNPA within 28 days of Commencement of Construction and on each anniversary during the	Provide brown signs directing visitors to NP from surrounding trunk roads. Resource requirement: £1 million Total Resource requirement: Approximately £39 million		

S106 offer	NPA assessment of required compensation	Residual harmful impact that would be addressed	CIL compliance assessment of proposed NPA work and Section 106 offer
Construction Period and the Post Construction Period. Paid to Visit Britain for the purposes of promotion of the north York Moors National Park as a tourist destination. g. Signage Tourism Contribution: £400k paid to NYMNPA within 28 days of the third anniversary of the Commencement of Construction for the provision of directional brown signs giving advance notice of the North York Moors National Park when approaching from trunk roads. h. Whitby (SBC) Tourism Contribution: £50k pa during the Construction Period and then annually for 10 years. £50k paid to SBC within 28 days of the commencement of construction and on each anniversary thereof for a period of 10 years for the purposes of promotion of Whitby as a tourist destination. Paid to SBC for the promotion of Whitby as a tourist destination. i. Tourism Review Contribution: Up to £100k pa during the Construction and Post Construction periods. Up to £100k pa for each year of the Construction Period and the Post Construction Period for the independent review of tourism data and visitor surveys. A review of the tourism contributions referred to in b and c to ascertain the actual rather than projected or perceived impact on the tourism			

S106 offer	NPA assessment of required compensation	Residual harmful impact that would be addressed	CIL compliance assessment of proposed NPA work and Section 106 offer
economy to determine if either of the NYMPA Tourism Contributions should be increased utilising an agreed methodology.			
Archaeological data contribution: Scheme of archaeological investigation contribution £22.5k pa during the Construction Period. For each year of the Construction Period up to £22.5k pa payable within 28 days of the completion of the work required to be carried out pursuant to the written scheme of archaeological investigation under a planning condition for the incorporation of project data into existing archaeological records.	Incorporating new archaeological data within the NP Historic Environment Record	Loss of/harm to heritage assets at DNF	CIL compliant – directly related to construction works and covers full extent of construction period.
Geological data contribution: Scheme of geological investigation contribution £22.5k pa during the Construction Period. For each year of the Construction Period up to £22.5k pa payable within 28 days of the completion of the work required to be carried out pursuant to the written scheme of geological investigation under a planning condition for the incorporation of project data into existing archaeological records.	Incorporating new geological data within existing records	Removal of underlying geology and Ladycross	CIL compliant - directly related to sub-surface construction works and covers full extent of construction period.
Liaison Group: To facilitate liaison between local authorities and other interested stakeholders in relation to the construction and operation of the mine. Group to be established prior to the commencement of construction. Meetings to be held quarterly and/or as reasonably requested. To establish the Liaison Group (including transport liaison pursuant to Travel Plan) and	To facilitate liaison between local authorities and other interested stakeholders in relation to the construction and operation of the mine	Traffic impacts, noise impacts, impacts on users of PROW	CIL compliant – directly related to development as Liaison Group would provide structured form of communication between stakeholders and the company to raise and resolve areas of concern.

S106 offer	NPA assessment of required compensation	Residual harmful impact that would be addressed	CIL compliance assessment of proposed NPA work and Section 106 offer
administer and call meetings of the Liaison Group not less than once every quarter and on additional occasions if reasonably requested by any member.			
Police contribution: To agree a direct contract with North Yorkshire Police for the provision of ANPR infrastructure to a budget of £150k on commencement of construction.	Provision of automatic number plate recognition cameras	Potential for increased criminal activity during construction	CIL compliant – directly related to potential additional crime impacts of construction works
Monitoring contribution: a. Initial compliance monitoring contribution £50k one off payment. £50k payment within 28 days of both planning permissions being issued to be used for monitoring compliance with the S106 obligations. b. Construction compliance monitoring contribution £100k pa during the Construction Period and then for two additional years. Annual payment of £100k first payment within 28 days of issue of the planning permissions and then on the anniversary thereof for the entirety of the Construction Period plus an additional 2 years. c, Post construction compliance monitoring £50k pa post period b. £50k pa to be paid, to follow on from the payments under b above.	Employment of staff to secure compliance with planning permission and S106 obligations	N/A	CIL compliant – directly related to the development and delivery of embedded and other mitigation over and above usual enforcement work.
Security provisions for • Reinstatement costs during construction • Reinstatement costs during operation • Payment of monetary contributions			CIL compliant as seeks to ensure the site is remediated in case of premature ending of project without strain on public resources.
Bridleway at DNF To use reasonable endeavours to provide a new length of bridleway in the vicinity of DNF for the Operational Period of the Mine. To link	Use reasonable endeavours to link two bridleways in vicinity of DNF	Impact on equestrians in vicinity of DNF	CIL compliant – directly related to increase in traffic in vicinity of DNF during construction and operation.

S106 offer	NPA assessment of required compensation	Residual harmful impact that would be addressed	CIL compliance assessment of proposed NPA work and Section 106 offer
the two bridleways that presently end either side of the site on Ugglebarnby Moor and Raikes Lane post construction.			
Noise mitigation at DNF: To comply with SBC EHO direction regarding agreed mitigation for noise impacts, as appropriate, for neighbours of the construction sites from formal request by neighbour for noise assessment by SBC EHO. To ensure excessive noise, as determined by SBC EHO is appropriately mitigated for the neighbours of the construction site.	Comply with EHO requirements for noise mitigation	Noise impacts in vicinity of DNF	CIL compliant – directly related to construction works.
Scarborough Local (employment) Opportunities contribution: £40k pa during the Construction Period. £40k payable to SBC within 28 days of Commencement of Construction and on each anniversary thereof during the Construction Period for the identification and preparation of local people for opportunities during the construction of the development.	To identify and prepare local people for employment opportunities	Potential skills shortage	CIL compliant
Implementation of the Action Plan set out in Section 5 of the York Potash Skills Strategy – Growing a Local Workforce: To use reasonable endeavours to implement the ongoing and outstanding actions in the Action Plan on Commencement of Construction.	To prepare local people for employment opportunities	Potential skills shortage	CIL compliant
NYCC S106 agreement			
Rail Service contribution: Up to £2.25 million • £1,500k over 3 years • £750k extra if needed	Additional rail services between Middlesbrough and Whitby	Construction and operational traffic impacts. Impact on tourism economy.	CIL compliant – this mitigation measure would provide an alternative form of travel for visitors to the National Park. It is considered to be directly related to the development as it would reduce pressure on the A171 where the majority of traffic impacts will be experienced. The funding amount follows discussion between the applicant and the railway

S106 offer	NPA assessment of required compensation	Residual harmful impact that would be addressed	CIL compliance assessment of proposed NPA work and Section 106 offer
			company. It is a useful mitigation measure which goes some way towards addressing the residual harmful impacts.
Rail Infrastructure contribution: Up to £4.5 million	Funding for infrastructure upgrades	As above	CIL compliant – as above: infrastructure upgrades would be needed to avoid additional services having a negative impact on tourism services provided by North Yorkshire Moors Railway.
NYCC STEM contribution: £80,000 over 2 years	Contribution to schemes to promote STEM awareness in schools	Potential skills shortage	CIL compliant – directly related to the development
NY Business and Education Partnership contribution: £375,000 over 10 years	Provision of STEM resources and activities in schools and further education establishments	Potential skills shortage	CIL compliant - directly related to the development
Highway works: £2.8 million on various highway improvements	See section 15.6 of report	Traffic impacts	CIL compliant - directly related to the development
Automatic traffic counters	To install traffic counters at DNF and Lady Cross sites	Traffic impacts	CIL compliant - directly related to the development
Traffic Management Liaison Group:	Establish groups and provide up to £50k pa for highway safety measures.	Traffic impacts	CIL compliant - directly related to the development
Highway repair	Inspect and pay for repairs associated with abnormal damage	Traffic impacts	CIL compliant - directly related to the development
HGV routing: provide scheme for approval		Traffic impacts	CIL compliant - directly related to the development
Export of mined material by road: prior approval required		Traffic impacts	CIL compliant - directly related to the development

NYMNPA Planning Conditions V23

Glossary of Terms and Abbreviations

TERM	MEANING
Preparatory Works	Any of the following: i. trial holes or other operations to establish the ground conditions, site survey work, or works of remediation ii archaeological investigations iii any works of demolition or site clearance iv any structural planting or landscaping works v. ecological or nature conservation works associated with the Development vi. construction of boundary fencing or hoardings vii. construction of access or highway works (including drainage and media) viii. any other preparatory works agreed in writing with the Relevant Planning Authority
Mineral Transport System (MTS)	Means the method of conveyance of excavated mineral from the Mine at Doves Nest Farm to the Mineral Handling Facility at Wilton, Teesside, by sub-surface tunnel on mechanical conveyor system.
Commencement of Development	Means the commencement of any development pursuant to the permission excluding preparatory works.
Date of Production	Means the date at which potash from outside the pillar of support is placed on the conveyor within the MTS on a continuous production basis.
Doves Nest Farm	Means all land shown edged in red on the 'Doves Nest Farm Existing Site Plan'. Ref Drawing No. 653-AP-0002 Rev 0
Lady Cross Plantation	Means the MTS Intermediate Shaft site at Lady Cross Plantation shown on the 'Intermediate Shaft Sites – Extent of Works' plan (Ref. Drawing No. PB1110-P1-3-00 Rev 0)
Wilton Portal	Means all land shown edged in red on 'Wilton Portal site'. Ref Drawing No. 653-MHF-AP-0407 rev 0

Permanent Above Ground Structures	Means all above ground structures shown on the 'Doves Nest Farm Proposed Site and Block Plan' (Drawing No. 653-AP-0005 Rev 0), Lady Cross Plantation Proposed Site Plan (Drawing No. 653-LC-AP-0203), Lockwood Beck Farm Proposed Site Plan (Drawing No. 653-LB-AP-0303), Tocketts Lythe Proposed Site Plan (Drawing No. 653-TL-AP-0103) and Wilton Site Proposed Site and Block Plan M.T.S. Proposal (Drawing No. 653-MHF-AP-0407).
Prior to the Commencement of Operation	Before the Date of Production – defined above.
Mineral Extraction	The below ground winning of polyhalite
Abbreviations	
MOD	Ministry of Defence
MPA	Mineral Planning Authority
SBC EHO	Scarborough Borough Council Environmental Health Officer

Explanatory Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   REASON: To comply with the requirements of Section 91(as amended) of the Town and Country Planning Act 1990.

2. The permission hereby granted authorises the winning and working of the Polyhalite form of potash mineral and trace minerals intermingled with the polyhalite only, the construction of the mine and ancillary development at Doves Nest Farm and the construction of the Mineral Transport System and Intermediate Shafts. The winning and working of mineral shall cease after the expiry of a period of 103 years from the date of this permission.

   REASON: To comply with the requirements of Schedule 5 to the Town and Country Planning Act 1990 and to accord with NYM Core Policy A & E.

3. The Mineral Planning Authority (MPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 21 days, prior to the commencement of development.

   REASON: To enable the MPA to monitor compliance with the conditions of the planning permission and to accord with the provisions of NYM Core Policy E.

4. The development hereby permitted shall be carried out in accordance with the approved plans set out in the schedule below or as amended by other conditions.

   REASON: For the avoidance of doubt and to accord with the provisions of NYM Core Policy A.

Document Description	Document No.	Date Received
PLANS		
Application Site Boundary Plan	Y5154-0102MCJD1 rev 2	17th February 2015
Mine		
Doves Nest Farm Existing Site Plan	653-AP-0002 rev 2	17th February 2015
Doves Nest Farm Site Plan - Existing Utilities and Borehole Locations	YP-P2-CX-510 rev 0	30th September 2014
Doves Nest Farm Proposed - Site Plan	653-AP-0005 rev 1	17th February 2015
Proposed Welfare Buildings - Site Plan and Block Plan	653-AP-0006 rev 1	17th February 2015
Proposed Mine Buildings - Site Plan and Block Plan	653-AP-0007 rev 1	17th February 2015
Proposed Doves Nest Farm - Hard Landscaping Plan	653-AP-0060 rev 1	17th February 2015
Gatehouse - Proposed Plans, Elevations & Sections	653-AP-0010 rev 0	30th September 2014
Miner's Welfare Facility - Proposed Floor and Roof plans	653-AP-0014 rev 0	30th September 2014
Miner's Welfare Facility - Proposed Sections & Elevations	653-AP-0015 rev 0	30th September 2014
Miner's Welfare Facility - Elevation Study - Sheet 1	653-AP-0016 rev 0	30th September 2014
Miner's Welfare Facility - Elevation Study - Sheet 2	653-AP-0020 rev 0	30th September 2014
Gatehouse - Proposed Sections, Elevations, Plans	653-AP-0032 rev 0	30th September 2014
Miner's Welfare Facility - Proposed Floor Plans	653-AP-0033 rev 0	30th September 2014
Miner's Welfare Facility - Proposed Sections & Elevation	653-AP-0034 rev 0	30th September 2014
Miner's Welfare Facility - Elevation Study - Sheet 01	653-AP-0035 rev 0	30th September 2014
Miner's Welfare Facility - Elevation Study - Sheet 02	653-AP-0036 rev 0	30th September 2014
Mine Building 04 - Proposed Plan, Section and Elevations	653-AP-0041 rev 1	17th February 2015
Mine Building 05 - Proposed Plan, Section and Elevations	653-AP-0042 rev 1	17th February 2015
Mine Building 06 - Proposed Plan, Section and Elevations	653-AP-0043 rev 1	17th February 2015
Mine Building 07 - Proposed Plan, Section and Elevations	653-AP-0044 rev 1	17th February 2015
Mine Building 08 - Proposed Plan, Section and Elevations	653-AP-0045 rev 1	17th February 2015

Mine Building 09 - Proposed Plan, Section and Elevations	653-AP-0046 rev 2	17th February 2015
Mine Building - Elevation Study - Sheet 01	653-AP-0048 rev 1	17th February 2015
Mine Building 04 - Proposed Plan, Section and Elevations	653-AP-0051 rev 1	17th February 2015
Mine Building 05 - Proposed Plan, Section and Elevations	653-AP-0052 rev 1	17th February 2015
Mine Building 06 - Proposed Plan, Section and Elevations	653-AP-0053 rev 1	17th February 2015
Mine Building 07 - Proposed Plan, Section and Elevations	653-AP-0054 rev 1	17th February 2015
Mine Building 08 - Proposed Plan, Section and Elevations	653-AP-0055 rev 1	17th February 2015
Mine Building 09 – Proposed Plan, Section and Elevations	653-AP-0056 rev 2	17th February 2015
Mine Building - Elevation Study - Sheet 01	653-AP-0058 rev 1	17th February 2015
Doves Nest Farm - Existing Site Sections Sheet 01	653-AP-0003 rev 0	30th September 2014
Doves Nest Farm - Existing Site Sections Sheet 02	653-AP-0004 rev 0	30th September 2014
Doves Nest Farm - Proposed Site Sections Sheet 01	653-AP-0008 rev 1	17th February 2015
Doves Nest Farm - Proposed Site Sections Sheet 02	653-AP-0009 rev 1	17th February 2015
Proposed Phasing Strategy - Phase 1, Months 1-6	YP-P2-CX-500 rev 2	17th February 2015
Proposed Phasing Strategy - Phase 2, Months 7-17	YP-P2-CX-501 rev 2	17th February 2015
Proposed Phasing Strategy - Phase 3, Months 18-24	YP-P2-CX-502 rev 1	17th February 2015
Proposed Phasing Strategy - Phase 4, Months 25-32	YP-P2-CX-503 rev 1	17th February 2015
Proposed Phasing Strategy - Phase 5, Months 33-40	YP-P2-CX-504 rev 2	17th February 2015
Proposed Phasing Strategy - Phase 6, Month 41 Onwards	YP-P2-CX-505 rev 1	17th February 2015
Proposed Phasing Strategy - Phase 7, Removal of all non-hazardous non inert material off site	YP-P2-CX-506 rev 1	17th February 2015
Working Plan - General Arrangement and Earthworks	YP-P2-CX-508 rev 3	17th February 2015
Working Plan - Surface Water Drainage	YP-P2-CX-509 rev 1	17th February 2015
Working Plan - Lighting	YP-P2-CX-511 rev 1	17th February 2015
Doves Nest Farm - Existing Landscape Features	2309.MH01 rev 02	17th February 2015

Doves Nest Farm - Removal of Existing Landscape Features	2309.MH02 rev 02	17th February 2015
Doves Nest Farm Restoration Proposals – Site Plan	2309.MH03 rev 05	17th February 2015
Doves Nest Farm Restoration Proposals – Sections	2309.MH04 rev 04	17th February 2015
Doves Nest Farm Restoration Proposals – Sections	2309.MH05 rev 04	17th February 2015
Doves Nest Farm Restoration Proposals – Sections	2309.MH06 rev 04	17th February 2015
Lady Cross Plantation		
Existing Site Plan	653-LC-AP-0201 rev 2	17th February 2015
Existing Site Sections	653-LC-AP-0202 rev 0	30th September 2014
Proposed Site Plan	653-LC-AP-0203 rev 2	17th February 2015
Proposed Compound Site Plan and Block Plan	653-LC-AP-0204 rev 2	17th February 2015
Proposed Site Sections	653-LC-AP-0205 rev 0	30th September 2014
Mine Building Proposed Plan, Section and Elevations	653-LC-AP-0206 rev 0	30th September 2014
Mine Building Proposed Plan, Section and Elevations	653-LC-AP-0207 rev 0	30th September 2014
Proposed Hard Landscaping Plans	653-LC-AP-0208 rev 3	17th February 2015
Phasing Strategy: Phases 1 - 5	YP-P2-CX-542 rev 2	17th February 2015
Phasing Strategy: Phase 6	YP-P2-CX-543 rev 2	17th February 2015
Working Plan: GA and Earthworks	YP-P2-CX-525 rev 2	17th February 2015
Working Plan: GA Drainage	YP-P2-CX-528 rev 2	17th February 2015
Lady Cross Plantation Site Plan – Existing Utilities and Borehole Locations	YP-P2-CX-532 rev 0	30th September 2014
Working Plan: Lighting	YP-P2-EL-503 rev 2	17th February 2015
Ladycross Plantation - Existing Landscape Features	2322.LCP01 rev 3	17th February 2015
Ladycross Plantation - Removal of Existing Vegetation	2322.LCP02 rev 5	17th February 2015
Ladycross Plantation - Restoration Proposals – Site Plan	2322.LCP03 rev 4	17th February 2015
Ladycross Plantation - Restoration Proposals – Sections	2322.LCP04 rev 1	17th February 2015

Lockwood Beck Farm		
Existing Site Plan	653-LB-AP-0301 rev 0	30th September 2014
Existing Site Sections	653-LB-AP-0302 rev 0	30th September 2014
Proposed Site Plan	653-LB-AP-0303 rev 1	17th February 2015
Proposed Compound Site Plan and Block Plan	653-LB-AP-0304 rev 0	30th September 2014
Proposed Site Sections	653-LB-AP-0305 rev 0	30th September 2014
Mine Building Proposed Plan, Section and Elevations	653-LB-AP-0306 rev 0	30th September 2014
Mining Buildings Proposed Plan, Section and Elevations	653-LB-AP-0307 rev 0	30th September 2014
Proposed Hard Landscaping Plans	653-LB-AP-0308 rev 0	30th September 2014
Phasing Strategy: Phases 1 - 5	YP-P2-CX-522 rev 1	17th February 2015
Phasing Strategy: Phase 6	YP-P2-CX-523 rev 1	17th February 2015
Working Plan: GA and Earthworks	YP-P2-CX-520 rev 1	17th February 2015
Working Plan: GA Drainage	YP-P2-CX-524 rev 1	17th February 2015
Lockwood Beck Farm Site Plan Existing Utilities and Borehole Locations	YP-P2-CX-531 rev 0	30th September 2014
Working Plan: Lighting	YP-P2-EL-502 rev 0	30th September 2014
Lockwood Beck Farm Existing Landscape Features	2322.LB01 rev 04	17th February 2015
Lockwood Beck Farm Removal of Existing Vegetation	2322.LB02 rev 04	17th February 2015
Lockwood Beck Farm Restoration Proposals – Site Plan	2322.LB03 rev 04	17th February 2015
Lockwood Beck Farm Restoration Proposals – Sections	2322.LB04 rev 03	17th February 2015
Lockwood Beck Farm Restoration Proposals – Sections	2322.LB05 rev 03	17th February 2015
Lockwood Beck Farm Restoration Proposals – Sections	2322.LB06 rev 03	17th February 2015
Tocketts Lythe		
Existing Site Plan	653-TL-AP-0101 rev 0	30th September 2014
Existing Site Sections	653-TL-AP-0102 rev 0	30th September 2014
Proposed Site Plan	653-TL-AP-0103 rev 0	30th September 2014

Proposed Compound Site Plan and Block Plan	653-TL-AP-0104 rev 0	30th September 2014
Proposed Site Sections	653-TL-AP-0105 rev 0	30th September 2014
Mine Building Proposed Plan, Section and Elevations	653-TL-AP-0106 rev 0	30th September 2014
Mine Building Proposed Plan, Section and Elevations	653-TL-AP-0107 rev 0	30th September 2014
Proposed Hard Landscaping Plans	653-TL-AP-0108 rev 0	30th September 2014
Phasing Strategy: Phases 1 - 5	YP-P2-CX-512 rev 1	17th February 2015
Phasing Strategy: Phase 6	YP-P2-CX-513 rev 1	17th February 2015
Working Plan: GA and Earthworks	YP-P2-CX-515 rev 0	30th September 2014
Working Plan: GA Drainage	YP-P2-CX-518 rev 0	30th September 2014
Tocketts Lythe Site Plan – Existing Utilities and Borehole Locations	YP-P2-CX-530 rev 0	30th September 2014
Working Plan: Lighting	YP-P2-EL-501 rev 0	30th September 2014
Tocketts Lythe Existing Landscape Features	2322.TL01 rev 2	17th February 2015
Tocketts Lythe Removal of Existing Vegetation	2322.TL02 rev 3	17th February 2015
Tocketts Lythe Restoration Proposals – Site Plan	2322.TL03 rev 1	17th February 2015
Tocketts Lythe Restoration Proposals – Sections	2322.TL04 rev 1	17th February 2015
Wilton Portal		
Wilton Portal Proposed Site and Block Plan	653-MHF-AP-0407 rev 0	30th September 2014
Portal + Canopy Section and Elevations	653-MHF-AP-0410 rev 0	30th September 2014
Conveyor Drives + Take up Section and Elevations	653-MHF-AP-0411 rev 0	30th September 2014
Emergency ROM Store Section and Elevations	653-MHF-AP-0412 rev 0	30th September 2014
Workshop Section and Elevations	653-MHF-AP-0422 rev 0	30th September 2014
Loco Shed Section and Elevations	653-MHF-AP-0424 rev 0	30th September 2014
Portal Head House Section and Elevations	653-MHF-AP-0425 rev 0	30th September 2014
Portal + Canopy Section and Elevations Colour	653-MHF-AP-0430 rev 0	30th September 2014
Conveyor Drives + Take up Section and Elevations Colour	653-MHF-AP-0431 rev 0	30th September 2014

Emergency ROM Store Section and Elevations Colour	653-MHF-AP-0432 rev 0	30th September 2014
Workshop Section and Elevations Colour	653-MHF-AP-0442 rev 0	30th September 2014
Loco Shed Section and Elevations Colour	653-MHF-AP-0444 rev 0	30th September 2014
Portal Head House Section and Elevations Colour	653-MHF-AP-0445 rev 0	30th September 2014
Wilton Portal Existing Landscape Features	2322.WIL01 rev 2	30th September 2014
Wilton Portal Removal of Existing Vegetation	2322.WIL02 rev 2	30th September 2014
Wilton Portal Landscape Proposals	2322.WIL03 rev 2	30th September 2014
Underground/Sub-surface Working		
Mine Sub-Surface Structures	1000-ENV-DFS-DWG-005 Rev 2	17th February 2015
Wilton Tunnel Portal Space-proofing GA Temporary Case Stage 1 & 2 Sections	25900-MTS-S00-2210-11110 Rev 0	30th September 2014
Wilton Tunnel Portal Space-proofing GA Temporary Case Plan and Longitudinal Section	25900-MTS-S00-2250-11100 Rev 0	30th September 2014
Wilton Tunnel Portal Space-proofing GA Permanent Case Sections	25900-MTS-S00-2250-22000 Rev 0	30th September 2014
Wilton Tunnel Construction Sequence sheet 1 of 2 Sequencing of TBM Launch Chamber	25900-MTS-S00-2250-22111 Rev 0	30th September 2014
Wilton Tunnel Construction Sequence sheet 2 of 2 Sequencing of Typical Through and Tunnel Sections	25900-MTS-S00-2250-22112 Rev 0	30th September 2014
Wilton Portal - General arrangement sheet 1 of 3 - Concrete outline	25900-MTS-S00-2250-22101 Rev 0	30th September 2014
Wilton Portal - General arrangement - sheet 2 of 3 - Concrete outline	25900-MTS-S00-2250-22102 Rev 0	30th September 2014
Wilton Portal - General arrangement - sheet 3 of 3 - Concrete outline	25900-MTS-S00-2250-22103 Rev 0	30th September 2014

5. No mineral extraction shall take place within the areas cross-hatched blue as the 'Villages excluded from Mine Plan' on 'Mine and MTS Planning Boundary' Drawing submitted with the application. Drawing ref Y5154-0102M-CJD1- Revision 1.

   REASON: For the avoidance of doubt and to accord with the provisions of NYM Core Policy A.

6. Every two years, commencing with the Date of Production, a plan shall be submitted to the MPA detailing the area that has been worked in the preceding two year period.

   REASON: For the avoidance of doubt and to allow the MPA to monitor the progress of the development and to accord with the provisions of NYM Core Policy A.

Subsidence

7. There shall be no mineral extraction within 1.5km of the Mean High Water Spring Mark (coastal buffer) until a method of extraction has been submitted to and approved by the MPA to demonstrate that there will be no increase in the rate of coastal erosion or increase in flood risk. Thereafter any extraction within the coastal buffer shall only be undertaken in accordance with the approved coastal buffer extraction scheme.

   REASON: To prevent an increase in flood risk or the rate of coastal erosion and to accord with the provisions of NYM Development Policy 1.

8. Notification shall be given to the MPA before mineral extraction takes place within 1.5Km of the planning permission boundary, neighbouring mineral planning permission boundary, gas field buffer or mining exclusion zone.

   REASON: To ensure managed extraction of all workable minerals in the area and to accord with the provisions of NYM Core Policy E.

9. A detailed scheme for monitoring and reporting of subsidence associated with mining operations shall be agreed in writing by the MPA in consultation and agreement with the Ministry of Defence (MOD) in advance of the commencement of shaft sinking. The approved scheme shall be implemented within 6 months of approval.

   REASON: To protect the assets at RAF Fylingdales for National Defence purposes and in the interests of public amenity and to accord with the provisions of NYM Development Policy 1 and to inform the consideration of methods of extraction and mitigate the impacts of subsidence on; flood risk, water resources, coastal erosion, ecology and heritage assets.

10. If a level of subsidence is identified which will result in damage to the features specified in the monitoring scheme then the MPA shall be notified within no more than one month of the date of identification. If the damaging subsidence is within 1.5Km of areas of active or historic mineral extraction then the extraction in those areas shall cease until the operator has identified the cause is identified. If subsidence is proven to be as a consequence of the operators mine workings then a subsidence remediation scheme shall be submitted in writing for approval by the mineral planning authority no more than 8 weeks after the damaging subsidence was identified. The subsidence remediation scheme shall be implemented as approved for workings in that area to recommence.

    REASON: To ensure that mineral extraction ceases if damaging subsidence is being caused. To ensure any resultant impacts are fully investigated and mitigated for. To ensure any subsequent mineral extraction is undertaken so as to avoid further damaging subsidence. To ensure that subsequent mineral extraction is closely monitored.

11. If any subsidence is identified within the mining exclusion zone as shown on SRK Consulting Drawing U5295 (May 2013) then the MPA and the MOD shall be notified within no more than one month of the date of identification. If the subsidence is within 1.5Km of areas of active mineral extraction then the extraction in those areas shall cease until the cause is identified. If subsidence is proven to be as a consequence of the operators mine workings then a subsidence remediation scheme shall be submitted in writing for approval by the MPA, in consultation and agreement with the MOD, no more than 8 weeks after the subsidence was identified. The subsidence remediation scheme shall be implemented as approved before extraction recommences in those areas.

REASON: To protect the assets at RAF Fylingdales for National Defence purposes and in the interests of public amenity and to accord with the provisions of NYM Development Policy 1.

12. No mineral extraction shall take place within the mining exclusion zone as shown on SRK Consulting Drawing U5295 (May 2013). Notification shall be made to the MPA and the MOD when workings are within 1.5Km of the mining exclusion zone. The mining exclusion zone shall be increased accordingly if the angle of draw is demonstrated to be greater than 60 degrees.

REASON: To protect the assets at RAF Fylingdales for National Defence purposes and in the interests of public amenity and to accord with the provisions of NYM Development Policy 1.

Noise

13. Prior to the commencement of development at Doves Nest Farm or Lady Cross Plantation a Noise Management Plan shall be submitted to the MPA for approval in respect of the areas concerned. The scheme shall set out Noise monitoring methods, locations and frequencies for both the construction and operational phases of the mine facility and MTS together with details of mitigation measures and the procedure to be followed in the event that any noise limits are exceeded. The development shall be carried out in accordance with the approved noise management plan. It is expected that the Noise Management Plan and scheme for the monitoring of noise for both construction and operations will comply with both BS 5228 Code of practice for noise control and construction and open sites Part 1 and Part 2 and the guidance on planning for mineral extraction.

REASON: In the interests of amenity and to accord with the provisions of NYM Development Policy 1.

14. Day-time (07.00 hrs to 19.00 hrs) mine construction noise levels LAeq(1hr), excluding blasting operations, at Doves Nest Farm shall generally not exceed 55dBA LAeq (1hr) and for short-term, general construction activities (such as the demolition of existing buildings and erection of new structures) shall not exceed 65dB LAeq (1hr), as measured or predicted at the residential properties defined as Parkdown Bungalow, Moorhouse Farm, Soulsgrave farm and Moorside Farm, without appropriate noise mitigation measures being developed in consultation with the SBC EHO and offered to the residents. An upper limit of 70dBA LAeq (1hr) for the purposes of temporary noisy operations may be permitted for up to 56 days in any calendar year. Each calendar day when the higher temporary noise level is exceeded shall be counted as one day.

REASON: In the interests of amenity and to accord with the provisions of NYM Development Policy 1.

15. Evening-time (19.00 hrs to 22.00 hrs) mine construction noise levels LAeq(1hr),excluding blasting operations, at Doves Nest Farm shall not exceed the background noise level (LA90(1hr)) by more than 10dB(A) as measured or predicted at the residential properties of Parkdown Bungalow, Moorhouse Farm, Soulsgrave Farm and Moorside Farm without appropriate noise mitigation measures being developed in consultation with the SBC EHO and offered to the residents.

REASON: In the interests of amenity and to accord with the provisions of NYM Development Policy 1.

16. During the mine construction phase, night time (22.00 hrs to 07.00 hrs next day) construction noise levels LAeq(1hr) at Doves Nest Farm shall not exceed 42dB LAeq (1hr), as measured or predicted at the residential properties of Parkdown Bungalow, Moorhouse Farm, Soulsgrave Farm and Moorside Farm without appropriate noise mitigation measures being developed in consultation with the SBC EHO and offered to the residents.

    REASON: In the interests of amenity and to accord with the provisions of NYM Development Policy 1.

17. Day-time (07.00 hrs to 19.00 hrs) MTS construction noise levels, excluding blasting operations, at Lady Cross Plantation shall generally not exceed 55dBA LAeq (1hr) and for short-term, general construction activities (such as the demolition of existing buildings and erection of new structures) shall not exceed 65dB LAeq (1hr), as measured or predicted at the residential properties at the Lady Cross Caravan Site (owner's property), Davison Farm and Watergate Farm without appropriate noise mitigation measures being developed in consultation with the SBC EHO and offered to the residents. An upper limit shall be 70dBA LAeq (1hr) for the purposes of temporary noisy operations may be permitted for up to 56 days in any calendar year. Each calendar day when the higher temporary noise level is exceeded shall be counted as one day.

    REASON: In the interests of amenity and to accord with the provisions of NYM Development Policy 1.

18. Evening-time (19.00 hrs to 22.00 hrs) MTS construction noise levels excluding blasting operations at Lady Cross Plantation shall not exceed the background noise level (LA90(1hr)) by more than 10dB(A) as measured or predicted at the residential properties at Lady Cross Caravan Site (owner's property), Davison Farm and Watergate Farm, without appropriate noise mitigation measures being developed in consultation with the SBC EHO and offered to the residents.

    REASON: In the interests of amenity and to accord with the provisions of NYM Development Policy 1.

19. Night time (22.00 hrs to 07.00 hrs next day) MTS construction noise levels (LAeq (1hr) at Lady Cross Plantation shall not exceed 42dB LAeq (1hr), as measured or predicted at the residential properties at Lady Cross Caravan Site (owner's property), Davison Farm and Watergate Farm, without appropriate noise mitigation measures being developed in consultation with the SBC EHO and offered to the residents.

    REASON: In the interests of amenity and to accord with the provisions of NYM Development Policy 1.

20. Noise levels from blasting shall not, at any noise sensitive residences at either Doves Nest Farm or Lady Cross Plantation, exceed 115dB (linear peak) as measured or predicted at the residential properties. No blasting shall take place outside the period 07.00 hrs until 22.00 hrs unless it can be demonstrated that there will be no significant noise effect on residents.

    REASON: In the interests of amenity and to accord with the provisions of NYM Development Policy 1.

21. Noise levels at either Doves Nest Farm or Lady Cross Plantation, from the operational phase, as measured or predicted at the residential properties, shall not exceed the background noise level (LA(90) (1 hour)) by more than 10 dB(a) at any time.

REASON: In the interests of amenity and to accord with the provisions of NYM Development Policy 1.

Site Storage

22. Following the date of production, other than within the materials lay down area behind the welfare/office block shown on the approved layout plan, no storage of materials, machinery, mobile plant, vehicles other than cars, waste or other items shall take place outside the buildings on the Doves Nest Farm or Lady Cross Plantation sites without the prior written agreement of the MPA.

REASON: In the interests of amenity and to accord with the provisions of NYM Development Policy 1.

Lighting

23. External lighting to be operated during the construction phase of the development shall be in full accordance with the submitted lighting details reference: York Potash Proposed Mine Head Site, Basis of Design – External Lighting (REP-P2_EL-002) and MTS Intermediate Sites, Basis of Design – External Lighting (REP-P2-EL-003) unless otherwise approved by the MPA.

REASON: In the interests of amenity and to accord with the provisions of NYM Development Policy 1.

24. External lighting for use during the operational period of the mine shall be installed and operated in accordance with the approved details until restoration operations take place.

REASON: In the interests of amenity and to accord with the provisions of NYM Development Policy 1.

Boundary Treatment

25. Prior to commencement of development, full details of the proposed temporary boundary treatment to the site, including any walls or security fences and the timetable to implement them, shall be submitted to and approved in writing by the MPA. The temporary site boundary works shall then be implemented in accordance with the approved details and maintained for the period of construction.

REASON: In the interests of amenity and to accord with the provisions of NYM Development Policy 1.

26. The permanent boundary treatment shall be implemented in accordance with the drawings approved under condition 4 and thereafter maintained for the life of the mine unless otherwise agreed in writing by the MPA.

REASON: In the interests of amenity and to accord with the provisions of NYM Development Policy 1.

Blasting and Vibration

27. Day time and evening (07.00 hrs to 22.00 hrs) ground vibration as a result of underground chamber construction or blasting operations involved in shaft sinking shall not exceed a peak particle velocity of 10 mm/sec in 95% of all blasts measured over any period of 6 months and no individual blast shall exceed a peak particle velocity of 12 mm/s as measured at vibration sensitive buildings.

REASON: In the interests of public amenity and to accord with the provisions of NYM Development Policy 1.

28. Night time (22:00 hrs to 07.00 hrs) ground vibration from construction/blasting shall not exceed a peak particle velocity of 3 mm/s in 95% of blasts at residential properties and no individual blast shall exceed a peak particle velocity of 6 mm/s as measured at vibration sensitive buildings.

    REASON: In the interests of public amenity and to accord with the provisions of NYM Development Policy 1.

29. Prior to the commencement of any blasting operations associated with shaft sinking or chamber construction, a scheme for the monitoring of blasting vibration within 1 kilometre of the site shall be submitted to the MPA for approval. Blast monitoring shall take place in accordance with the approved scheme and the results forwarded to the MPA on a quarterly basis until the completion of those blasting operations.

    REASON: to provide for the proper control of blasting impacts and to accord with the provisions of NYM Development Policy 1.

30. A Blasting and Vibration Management Plan for RAF Fylingdales shall be submitted to the MPA, for approval, in consultation and agreement with the MOD, prior to the commencement of activities with the potential to give rise to significant vibration on any of the shaft sinking or chamber construction parts of the development and during mineral extraction. Measures should include:

    - Details of the specific actions that will be taken if the level of vibration due to the permitted development exceeds 0.023 mm/s;
    - Details of the specific actions that will be taken if the stated vibration criteria are exceeded;
    - Technical changes to mining methods if the vibration levels in planning conditions are exceeded; and
    - Communication of information to affected parties.

    The development shall thereafter be carried out in accordance with the approved Blasting and Vibration Management Plan.

    REASON: To protect National Defence interests by ensuring that management planning relating to adverse vibration is in place so that corrective action can be implemented without delay to provide for the proper control of blasting impacts and to accord with the provisions of NYM Development Policy 1.

31. Vibration monitoring equipment shall be installed, maintained and operated on or adjacent to RAF Fylingdales prior to the commencement of blasting, in accordance with the Blasting and Vibration Management Plan.

    REASON: To protect National Defence interests by ensuring that vibration levels are not detrimental to the operational activities at RAF Fylingdales and to accord with the provisions of NYM Development Policy 1.

32. Ground vibration from construction/blasting shall not exceed a peak particle velocity of 0.025 mm/s in 95% of blasts as measured at RAF Fylingdales unless otherwise agreed in writing with the MPA in consultation and agreement with the MOD.

    REASON: To protect National Defence interests by ensuring that vibration levels are not detrimental to the operational activities at RAF Fylingdales and to accord with the provisions of NYM Development Policy 1.

33. A scheme for prior notification of blasting for any of the chamber creations and shaft sinking shall be submitted to the MPA for approval prior to the shaft chamber sinking

phase of the development. Such a scheme shall involve the regular provision of a schedule of proposed blasts. The notification shall include the following:

- Location of the blast site;
- Approximate times of blasting; and
- Details of any warnings to be given prior to blasting.

Blasting operations shall be carried out in accordance with the blasting schedule. Any changes to the schedule arising through exceptional circumstances must be notified in writing with the MPA.

REASON: To protect the amenity of adjoining landowners/occupiers of nearby properties, and to accord with the provisions of NYM Development Policy 1.

Transport

34. Prior to the commencement of development a Construction Traffic Management Plan, based upon the submitted Framework Construction Traffic Management Plan dated February 2015 shall be submitted to, and approved in writing by the MPA in consultation with the appropriate Highway Authority. The approved Construction Traffic Management Plan shall be adhered to throughout the construction period unless otherwise agreed in writing with the MPA. The statements shall provide for:

    - The appointment of a CTMP co-ordinator;
    - Measures to control the number of employees travelling individually to the sites and their mode of travel;
    - The Traffic Management Liaison Group agreed level of HGV trips to the site;
    - Measures to identify HGVs associated with the development travelling to the construction sites;
    - The links to the Traffic Management Liaison Group;
    - Signing for HGV routes including prohibitive signing;
    - Accident record monitoring;
    - Driver training;
    - A communications plan;
    - A complaints mechanism ; and
    - An Incident reporting mechanism including near misses.

    REASON: To minimise the impact of HGV and employee trips and in the interests of highway safety and to accord with the provisions of NYM Development Policy 23.

35. Prior to the date of production a Travel Plan, based upon the submitted Framework Travel Plan dated August 2014, shall be submitted to and approved in writing by the MPA in consultation with the appropriate Highway Authority. Once approved it shall be implemented in full and all actions undertaken within the timescales indicated. This shall include the provision of the Park and Ride access to the site and any infrastructure necessary to deliver the Park and Ride service.

    REASON: To minimise the number of operational phase car based vehicle trips to the Minehead site and in the interests of highway safety and to accord with the provisions of NYM Development Policy 23.

36. Prior to the date of production an Operational Delivery Management Plan shall be submitted to, and approved in writing by, the MPA in consultation with the appropriate Highway Authority. The approved Operational Delivery Management Plan shall be adhered to unless otherwise agreed in writing with the MPA.

REASON: To minimise the impact of HGV trips and in the interests of highway safety and to accord with the provisions of NYM Development Policy 23.

37. Prior to the preparatory works, details of the following Traffic Regulation Orders (TROs) shall have been submitted to and approved in writing by the MPA in consultation with the Highway Authority.:-

- A “clearway” order along the B1416 in the vicinity of the Doves Nest Farm access and secondary construction access;
- Temporary speed limits during construction; and
- TROs related to the proposed off site highway works.

The approved details shall, at the applicant’s expense, undergo the legal process required. Subject to the successful completion of this legal process the measures will be implemented at the applicant’s cost prior to the development being brought into use.

REASON: In accordance with policy Development Policy 23 and in the interests of highways safety and the general amenity of the area.

38. The helicopter pad hereby permitted shall only be used for helicopter trips for emergency purposes and for no other use other than as may be agreed in writing with the MPA.

REASON: To minimise the number of aircraft trips to and from the Doves Nest Farm site in the interests of public amenity and to accord with the provisions of NYM Core Policy A.

39. Prior to the commencement of development a programme for the delivery of the off-site highway works shall be submitted to and approved in writing by the MPA in consultation with the Highway Authority. The programme shall have regard to the level of construction employee traffic, HGV deliveries, and base flow traffic movements. It shall include the timing of:-

- Submissions of detailed designs and all construction documentation for the off-site highway works for approval;
- The undertaking of the necessary independent Road Safety Audits of the submitted design shall be carried out in accordance with HD19/03 - Road Safety Audit and any superseding regulations;
- Formal written approval of the details and all necessary permissions to allow works to commence on site;
- The timing of construction of the approved works; and
- Temporary traffic movement.

The off-site highways works shall include:

- A171 Mayfield Signals: Improvements to the Mayfield traffic signals on the A171 within Whitby to provide improvements for pedestrians and vehicles.

- Normanby Bends A171: Reinforce/widen the carriageway within the existing adopted highway boundaries to optimise the carriageway available for passing HGVs
- A171 at Lady Cross: A permanent 'ghost island right turn lane' on the A171 the junction of the C82 to Egton.
- Junction of A171 and B1416: A permanent 'ghost island right turn lane' on the A171.
- Haxby Plantation - The welfare access: A permanent 'ghost island right turn lane' on the B1416 and the crossing of the highway verge constructed in accordance with details based upon NYCC Standard Detail E3 including all temporary and permanent traffic signing to the site.
- Ugglebarnby Moor - Shafts entrance: A temporary 'ghost island right turn lane' on the B1416 to be in place until the date of production unless agreed otherwise by the MPA in consultation with the appropriate Highway Authority.
- A171 Whitby south of New Bridge: Provision of dropped kerbs and tactile paving at side roads along A171 to ensure mobility scooters and push chairs etc. can cross side roads at the desire line without being tempted to travel along the carriageway of A171.
- A171 Whitby south of New Bridge: Provision of parking laybys on Helredale Road, north east side only, between Abbott's Road and St Peters Road to remove potential disruption to the free flow of traffic when additional HGVs pass vehicles currently parked half on half off verges.
- A171 Whitby south of New Bridge: Provision of a crossing point on the A171 for pedestrians on the bend on Helredale Road outside Helredale Stores.

REASON: In the interests of highways safety and to accord with the provisions of NYM Development Policy 23.

40. Other than in the event of an emergency and until the completion of the access point at Grid Ref. NE896045 (Haxby Plantation - The welfare access) access to and egress from Doves Nest Farm for all plant and materials delivery vehicles during the construction period shall only be achieved via the improved access at Grid Ref. NE 892054 (Ugglebarnby Moor - Shafts entrance). The original access to Dove Nest Farm will be used for light vehicle access only during construction.

    REASON: In the interests of highway safety and to accord with the provisions of NYM Development Policy 23.

41. Prior to the commencement of development at Lady Cross Plantation the access, parking, manoeuvring and turning areas at this site shall have been constructed in accordance with details submitted to and approved in writing by the MPA in consultation with the appropriate Highway Authority. The proposals shall include for:
    - vehicular, cycle, and pedestrian accesses and internal circulation routes;
    - vehicular and cycle parking;
    - vehicular turning arrangements;
    - manoeuvring arrangements;
    - loading and unloading arrangements;

- temporary traffic management; and
- Downgrading to an occasional use access for HGVs following the date of production.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times until the date of production.

REASON: In accordance with Development Policy 23 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

42. Prior to the Date of Production, the access for light vehicles, parking, manoeuvring and turning areas at the Lady Cross Plantation site for vehicles associated with maintenance shall have been constructed in accordance with details submitted to and approved in writing by the MPA in consultation with the appropriate Highway Authority. The proposals shall include for:

- Vehicular access for HGVs and light vehicles and internal circulation routes;
- vehicular parking;
- vehicular manoeuvring arrangements;
- loading and unloading arrangements; and
- temporary traffic management as needed.

Once created these areas shall be maintained, cleared of any obstruction and retained for their intended purpose at all times.

REASON: In accordance with Development Policy 23 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and general amenity of the development.

Ecology

43. Prior to the commencement of development at either Doves Nest Farm or Lady Cross Plantation, written details of vegetation to be retained, established and created shall be submitted for approval in respect of the area concerned. The approved design to include details of bird and bat boxes shall be installed in accordance with a timetable submitted and agreed with MPA and thereafter maintained in position.

REASON: To ensure that the impact on breeding birds and roosting bats is minimised by the removal of habitat and to accord with the provisions of NYM Core Policy C.

44. Prior to the commencement of development at either Doves Nest Farm or Lady Cross Plantation, a scheme of ecological mitigation and enhancement and management, shall be submitted to, and approved in writing by the MPA in respect of the area concerned.

REASON: In order to protect and enhance the biodiversity value of the development site and to accord with the provisions of NYM Development Policy 1.

Fuel Storage

45. All facilities for the storage of oils and fuels shall be placed on impervious bases with impervious bunds placed around them and with all vents, filling points and hoses contained within the bunds. All tanks are to be double-skinned and the bunds shall have

a capacity of 110% of the cumulative capacity of the tanks. The bunds shall be kept free of precipitation which, if removed, shall be disposed of to a licensed facility.

REASON: For the protection of the water environment and to accord with the provisions of NYM Development Policy 1 and R&CBC DPD Policy DP6 (Pollution Control).

Design and Landscaping

46. Within six months of the commencement of development on Doves Nest Farm and the Lady Cross Plantation, details of proposed soft landscape works and landscape management plans in respect of the areas concerned shall be submitted to and approved in writing by the MPA. The schemes shall include details of any existing hedges, trees and other vegetation to be retained together with any measures for the protection and management/ reinforcement of these areas. The details shall show both advance planting and final planting specifying cultivations, plant species, sizes and planting densities and measures for protection for any new areas of planting together with phased felling & replanting within the plantations. The approved details shall be carried out no later than the first planting season following the completion of each construction phase or in accordance with a programme agreed by the MPA. The approved landscaping scheme shall be maintained for the life of the mine or unless otherwise agreed in writing by the MPA. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or diseased within 5 years of planting shall be replaced within the next planting season.

    REASON: To allow for the prompt rehabilitation of the disturbed area to accord with the provisions of NYM Development Policy 3.

47. Prior to the commencement of construction of the Permanent Above Ground Structures at either Doves Nest Farm or Lady Cross Plantation, the operator shall submit to the MPA details of the external treatment of the buildings and hard landscaping for approval in respect of the area concerned. The approved Permanent Above Ground Structures shall be constructed in accordance with the approved details. The landscaping works shall then be implemented in accordance with the approved details and shall be maintained for the life of the mine, unless otherwise agreed in writing by the MPA.

    REASON: To ensure that appropriate design standards are maintained and to accord with the provisions of NYM Development Policy 1 and 3.

48. All topsoil and subsoil stripped from the surface area of the development shall be retained on site. No plant or vehicles shall cross any area of un-stripped topsoil except where such trafficking is essential and unavoidable for the purposes of permitted operations. No part of the site shall be used for a road or for the stationing of plant or buildings until all available topsoil and subsoil have been stripped from that part. Soil handling will be in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (DEFRA 2009)'.

    REASON: To protect and ensure that there is sufficient soil resource for restoration operations and to accord with the provisions of NYM Development Policy 3.

Final Restoration

49. A scheme of restoration following decommissioning shall be submitted to the MPA, for approval by the earlier of:

- 3 months from the end of a continuous period of twelve months throughout which the winning and working of mineral has ceased; or
- two years before the expiry of this planning permission.
- The restoration scheme shall include, but need not be restricted to;
- The removal of buildings;
- Removal of plant, equipment and above ground concrete structures;
- Treatment/capping of mine shafts;
- Creation of final landform;
- Soil replacement;
- Cultivation, seeding and planting measures; and
- And shall prescribe timescales within which restoration will occur.

The restoration scheme shall be implemented as approved.

REASON: To ensure that the surface development is returned to beneficial use and to accord with the provisions of NYM Development Policy 3.

Waste

50. There shall be no importation of any controlled wastes to the mine.

REASON: For the avoidance of doubt and to accord with the provisions of NYM Core Policy A.

Surface Water and Foul Drainage

51. No development shall take place at Doves Nest Farm until a Surface Water Drainage Scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the MPA. The drainage strategy must demonstrate that surface water run-off generated up to and including the 1 in 100 critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall include:

- Confirmation that the surface water drainage system is to be built first so that it is available to provide the drainage for the construction phase as well as the completed mine head, and is to be in accordance with “Part 2 Chapter 15 Appendix 15.6 Mine Head Drainage Design Parameters”; It is acknowledged that in order to construct the settlement facility/facilities some site preparation works has to be undertaken before the settlement facility/facilities are operational;
- Surface water discharge rates from the impermeable areas of the site are to be limited to greenfield Qbar flows as calculated in Section 4 of the submitted Baseline Surface Hydrology Report;
- Sufficient attenuation storage for up to and including the 1 in 100 year storm event plus a 30% allowance for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without overflowing into a watercourse;
- Details of the design of the attenuation storage basins;

- Details of the outfalls to watercourse(s), including the provision of a penstock, erosion protection measures and measures to ensure velocities are limited to no more than 1.2 metres per second without a stilling basin or 1.8 metres per second with a stilling basin;
- Details of how the whole surface water drainage system will be designed so as to maximise its biodiversity benefits;
- Drainage from the landscaped areas is to drain into the proposed swales, upstream of a check dam where required to reduce velocities;
- Details of any proposed rainwater harvesting system;
- The provision of permeable surfacing on areas where the risk of pollution is low;
- Details of how clean roof water shall be discharged to ground where ground conditions allow
- Details of how the entire surface water drainage system will be maintained and managed throughout the lifetime of the development, including the construction phase. This must include details of maintenance to deal with any siltation of the attenuation storage basins and any resultant loss of capacity; and
- A timetable for the implementation of the Surface Water Management Scheme, including during the construction phase. This is to include details regarding the phasing of the construction works demonstrating that the storage available during construction is maximised (i.e. that the period of time that only the minimum 1 in 20 standard of protection is kept to the shortest possible).

Development shall thereafter proceed only in strict accordance with the approved Surface Water Drainage Scheme and the timetable included within it. Once implemented, the Surface Water Drainage Scheme shall be retained and maintained throughout the lifetime of the development such that it continues to function in the manner intended.

REASON: To ensure a satisfactory means of surface water drainage; reduce the risk of flooding; and, avoid increases in erosion of any affected watercourses.

52. No development shall take place at Lady Cross Plantation until a Surface Water Drainage Scheme based on sustainable drainage principles (described in Section 6 and outlined in Appendix A of the FRA) and an assessment of the hydrological and hydro-geological context of the development has been submitted to and approved in writing by the MPA. The Scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100 critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The Scheme shall include:
    - Confirmation that the drainage scheme is to be built first to help minimise run-off from bare ground and to reduce any possible siltation of watercourses. It must also be in accordance with “Part 3, Chapter 15, Appendix 15.10 of the MTS Surface Water Drainage, Basis of Concept Design”;
    - Surface water discharge rates from the impermeable areas of the site are to be limited to greenfield Qbar flows as calculated in Section 6 of the submitted Baseline Hydrological Assessment;
    - During the Construction phase flows shall be attenuated up to and including the 1 in 20 event;

- Drainage from the landscaped areas is to drain into the proposed swales, upstream of a check dam where required to reduce velocities;
- During the Operational phase the SuDS attenuation features will remain the same size as during the construction phase. Due to the decrease in impermeable area these features must then attenuate flows up to and including the 1 in 100 event plus climate change event. Flow rates will still be restricted to greenfield Qbar flows during this time;
- Details of how the surface water drainage system will be maintained and managed throughout the lifetime of the development, including the construction phase. This must include details of maintenance to deal with any siltation of the attenuation storage basins and any resultant loss of capacity; and
- A timetable for the implementation of the Surface Water Management Scheme, including during the construction phase. This is to include details regarding the phasing of the construction works demonstrating that the storage available during construction is maximised (i.e. that the period of time that only the minimum 1 in 20 standard of protection is kept to the shortest possible).

Development shall thereafter proceed only in strict accordance with the approved Surface Water Drainage Scheme and the timetable included within it. Once implemented, the Surface Water Drainage Scheme shall be retained and maintained throughout the lifetime of the development such that it continues to function in the manner intended.

REASON: To ensure a satisfactory means of surface water drainage and to reduce the risk of flooding.

53. Prior to the commencement of the Welfare Building, a Foul Drainage Scheme shall be submitted to and approved in writing by the MPA. The scheme shall include:-
    - Full details of the package treatment plant to be provided, including the make, model and size;
    - A plan showing the proposed location of the package treatment plant and any pre or post treatment balancing;
    - Full details of the proposed discharge via the pumped MTS wastewater discharge provision to the Wilton site;
    - Details of how the foul drainage infrastructure will be managed to ensure it functions effectively throughout the lifetime of the mine, including variations in flows resulting from the initial creation and growth of the mine, and from the ongoing pattern of shift work;
    - Details of the ongoing maintenance of the foul drainage infrastructure in accordance with the British Water Code of Practice for Maintenance of Small Waste Water Treatment Systems;
    - No discharges of treated foul effluent to Sneaton Thorpe Beck; and
    - A timetable for the implementation of the Foul Drainage Scheme.

    Development shall thereafter proceed only in strict accordance with the approved Foul Drainage Scheme and the timetable included within it. The system shall thereafter be managed and maintained in accordance with the approved Foul Drainage Scheme throughout the operational lifetime of the development.

REASON: To ensure a satisfactory means of foul drainage disposal during the operational phase of the development, and to safeguard the ecology of Sneaton Thorpe Beck.

54. Surface water draining from areas of permanent hardstanding shall be passed through an oil interceptor or series of oil interceptors, prior to being discharged into any watercourse, pond or soakaway. The interceptor(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water shall not pass through the interceptor(s). Vehicle washdowns and detergents shall not be passed through the interceptor before passage to the approved SUDS scheme (Condition 53 refers).

    REASON: To reduce the risk of pollution to the water environment and to accord with the provisions of NYM Development Policy 2.

55. Where rainwater harvesting is proposed, all downpipes carrying rain water from areas of roof shall be sealed at ground-level prior to development being brought into first use. The sealed construction shall thereafter be retained throughout the lifetime of the development.

    REASON: To prevent the contamination of clean surface water run-off and to accord with the provisions of NYM Development Policy 2.

56. Inspection manholes shall be provided on all foul and surface water drainage runs such that discharges can be inspected/sampled if necessary. All manhole covers shall be marked to enable easy recognition. Foul will be marked in red. Surface water will be marked in blue. Direction of flow will also be denoted. Where more than one discharge point is proposed, manholes will also be numbered accordingly to correspond with their respective discharge point.

    REASON: To allow pollution incidents to be more readily traced and to accord with the provisions of NYM Development Policy 2.

57. All surface water run-off from areas of topsoil and subsoil strip shall be passed through a settlement facility or settlement facilities prior to being discharged into any watercourse or soakaway. The facility/facilities shall be retained and maintained until such a time that construction works are complete. It is acknowledged that in order to construct the settlement facility/facilities some site preparation works has to be undertaken before the settlement facility/facilities are operational.

    REASON: To prevent silty water from entering the water environment and to protect water quality and biodiversity and to accord with the provisions of NYM Development Policy 2.

58. Unless otherwise approved in writing by the MPA there shall be no obstructions located over or within 3 metres of the centre line of the public water main /sewer across the northern boundary of the site.

    REASON: In order to allow sufficient access for maintenance and repair of public infrastructure and to accord with the provisions of NYM Development Policy 1.

Groundwater

59. Prior to the commencement of development at Doves Nest Farm, a Revised Hydro-geological Risk Assessment, based on the most up-to-date monitoring, shall be submitted to and approved in writing by the MPA.

Following the approval of the Revised Hydro-geological Risk Assessment, but prior to the commencement of construction, a Construction and Operation Phase Ground and Surface Water Monitoring Scheme shall be submitted to and approved in writing by the MPA. The scheme shall include, but is not limited to:

- Details of the number, type and location of monitoring points;
- A protocol for the removal and replacement of any existing boreholes;
- Details of the frequency of monitoring during construction and operation;
- A list of the ground and surface water determinants to be tested for;
- Monitoring of groundwater levels and spring flows;
- Monitoring of surface water quality including sediment, BOD, ammonia, pH;
- Geomorphology in Sneaton Thorpe Beck;
- A list of the SAC/SSSI habitat measures to be tested for;
- Groundwater quality and level triggers;
- Surface water quality triggers;
- Surface water geomorphology triggers;
- SAC/SSSI habitat triggers; and
- Details of the method and frequency with which monitoring results will be shared with the MPA, Natural England and the Environment Agency.

The approved Construction and Operation Phase Ground and Surface Water Monitoring Scheme for the mine shall thereafter be implemented in full, with monitoring continuing in accordance with the approved scheme until such time that it is agreed in writing with the MPA that monitoring may cease.

REASON: To ensure that any monitoring, undertaken since the submission of the planning application, fully informs the production of the Construction and Operation Phase Ground and Surface Water Monitoring Scheme; residual impacts on groundwater, surface water or SAC/SSSI habitats are detected and remedied, and that mitigation measures are refined as a result; and, to protect groundwater base-flow, nearby springs and flushes, any watercourses they feed, local abstractions and water-dependant natural habitats.

60. Prior to the commencement of development at Doves Nest Farm a Remedial Action Plan, setting out the remedial actions to be taken in the event that any monitoring triggers are exceeded, shall be submitted to and approved in writing by the MPA.

Should any monitoring results exceed those triggers set out in the approved Construction and Operation Phase Ground and Surface Water Monitoring Scheme, the MPA, the Environment Agency and Natural England shall be informed as soon as practicable, and the approved Remedial Action Plan shall thereafter be implemented as soon as practicable.

REASON: To ensure that any impacts on groundwater, surface water or SAC/SSSI habitats are detected and remedied and to protect groundwater base-flow, nearby

springs and flushes any watercourses they feed, local abstractions and water-dependant natural habitats.

61. Following the approval of the Revised Hydro-Geological Risk Assessment but prior to the commencement of the mine construction at Doves Nest Farm, a Groundwater Management Scheme (covering construction, operation and post-operation phases), shall be submitted to and approved in writing by the MPA. The Scheme shall include technical drawings detailing the conceptualised hydrogeology with the final detailed designs of the proposed mitigation measures outlined in the Environmental Statement and the final design details of the lining systems for the proposed shafts. Development shall thereafter proceed only in strict accordance with the approved Scheme and a timetable to be included within it.

    REASON: To ensure that any monitoring, undertaken since the submission of the planning application, fully informs the production of the Groundwater Management Scheme; to protect the resource and quality of groundwater base-flow, nearby springs, flushes, any watercourses they feed, local abstractions and any groundwater-dependant/supported SAC/SSSI habitats; and, to ensure that any necessary groundwater management measures remain operational even after the mine has ceased operating and surface infrastructure has been removed.

62. Prior to commencement of development for the MTS at Lady Cross Plantation, and informed by the most up-to-date monitoring, a Revised Hydro-geological Risk Assessment shall be submitted to and approved in writing by the MPA.

    Following approval of the Revised Hydro-geological Risk Assessment, but prior to the commencement of development, a Construction and Operation Phase Ground and Surface Water Monitoring Scheme shall be submitted to and approved in writing by the MPA. The scheme shall include:

    - Groundwater quality and level triggers;
    - Surface water quality triggers;
    - Details of the number, type and location of monitoring points;
    - A protocol for the removal and replacement of any existing monitoring points;
    - Details of the frequency with which monitoring points will be monitored during construction and operation;
    - A list of the ground and surface water determinants to be tested for;
    - Monitoring of groundwater levels and spring flows; and
    - Details of the method and frequency with which monitoring results will be shared with the MPA and the Environment Agency.

    The approved scheme shall thereafter be implemented in full, with monitoring continuing in accordance with the approved scheme until such time that it is agreed in writing with the MPA that monitoring may cease.

    REASON: To ensure that any monitoring, undertaken since the submission of the planning application, fully informs the production of the Construction and Operation Phase Ground and Surface Water Monitoring Scheme; and, that any residual impacts on the water environment are detected and remedied, and that mitigation measures are refined as a result.

63. Prior to the commencement of development, a Remedial Action Plan, setting out the remedial actions to be taken in the event that any monitoring triggers are exceeded, shall be submitted to and approved in writing by the MPA.

Should any monitoring result exceed those triggers set out in the approved Construction and Operation Phase Ground and Surface Water Monitoring Scheme, the MPA, the Environment Agency and Natural England shall be informed as soon as practicable, and the approved Remedial Action Plan shall thereafter be implemented as soon as practicable.

REASON: To ensure that any residual impacts on the water environment are detected and remedied, and that mitigation measures are refined as a result.

64. Following the approval of the Revised Hydro-Geological Risk Assessment for the MTS, but prior to the commencement of development of the MTS at Lady Cross Plantation, a Groundwater Management Scheme (covering construction, operation and post-operation phases), shall be submitted to and approved in writing by the MPA. The Scheme shall include technical drawings detailing the conceptualised hydrogeology with the final detailed designs of the proposed mitigation measures outlined in the Environmental Statement Development shall thereafter proceed only in strict accordance with the approved Scheme and a timetable to be included within it.

REASON: To ensure that any monitoring, undertaken since the submission of the planning application, fully informs the production of the Groundwater Management Scheme; to protect the water environment and reduce the risk of pollution to ground and surface waters; and, to ensure that any necessary groundwater management measures remain operational even after the mine has ceased operating and surface infrastructure has been removed.

CEMP

65. Prior to the commencement of development at either Doves Nest Farm or Lady Cross Plantation, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the MPA in respect of the area concerned. The CEMP shall include details of:

- the size, location and design of any site compounds, including how any potentially polluting materials will be stored to minimise the risk of pollution;
- a protocol to deal with any pollution that may occur during the course of construction;
- a protocol to deal with contaminated ground, should this be encountered, to ensure protection of water resources;
- plant and wheel washing including that it shall only be carried out in a designated area of hard standing at least 10 metres from any watercourse or surface water drain and that washings shall be collected in a sump, with settled solids removed regularly and water recycled and reused where possible;
- a proposed strategy for recycling/disposing of waste;
- dust suppression and mitigation measures, including the provision of a Dust Management Plan;
- how the requirements of the approved CEMP will be disseminated to all relevant staff/contractors throughout the construction period;
- the location of the site notice board;

- a scheme for parking, loading, unloading during construction;
- a scheme for security and lighting during construction;
- a protocol for the replenishment of tanks and containers including that all refuelling of vehicles, generators, plant and equipment shall be supervised and shall take place within a suitable bunded, impervious hardstanding;
- contingency proposals for if fuel cannot be delivered for the generators e.g. due to adverse weather; and
- how those artificial or historically straightened ephemeral surface water channels referenced in sections 15.7.22-15.7.24 of chapter 15 of part 2 of the ES are to be retained wherever possible, and enhanced to increase their capacity (e.g. through the introduction of meanders) and to increase their ability to capture sediment (e.g. through suitable planting).

Development shall only take occur in strict accordance with the measures set out in the CEMP, unless otherwise agreed in writing with the MPA.

REASON: In the interest of public amenity, highway safety, to reduce the risk of pollution to ground and surface water and to accord with the provisions of NYM Development Policies 1 and 23.

66. All vehicles and mechanical plant must be adequately maintained so as to ensure that it is not unduly noise; silencers and other means of noise attenuation must receive regular attention. Vehicles fitted with reversing alarms should use a “broadband” type alarm (white noise) rather than “tonal”.

67. Prior to the commencement of development at Doves Nest Farm or Lady Cross Plantation, a Construction Method Statement shall be submitted for that site, and approved in writing by the MPA in consultation with the appropriate Highway Authority. Each approved Statement shall be adhered to throughout the construction period. The statements shall provide for:
    (i) the parking of vehicles of site operatives and visitors clear of the highway;
    (ii) loading and unloading of plant and materials;
    (iii) storage of plant and materials used in constructing the development;
    (iv) erection and maintenance of security fencing;
    (v) wheel washing facilities;
    (vi) measures to control the emission of dust and dirt during construction;
    (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
    (viii) measures to control the glare from on-site lighting;
    (viiii) measures to manage deliveries by HGV including routing and timing for deliveries and details of the penalty system for breaches of the agreed controls; and
    (x) temporary traffic management.

    REASON: In accordance with Development Policy 1 and 23 and to provide for appropriate on-site facilities during construction, in the interests of highway safety and the general amenity of the area.

    Archaeology

68. Prior to the commencement of any development (including the Preparatory Works) the operator shall submit to the MPA for approval, Written Schemes of Archaeological Investigation (WSIs) covering the areas of Doves Nest Farm and Lady Cross Plantation. The WSIs shall be implemented as approved by the MPA prior to the commencement of and/or alongside construction operations.

REASON: To protect the historic environment and to accord with the provisions of the MPA Local Development Framework, specifically: Development Policy 7 – Archaeological Assets and Core Policy G – Landscape, Design and Historic Assets.

Informatives

INFORMATIVE: The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations. The developer must apply the waste hierarchy in a priority order of prevention, re-use, recycling before considering other recovery or disposal options. Government Guidance on the waste hierarchy in England can be found here - http://www.defra.gov.uk/publications/files/pb13530-waste-hierarchy-guidance.pdf.

INFORMATIVE: All on-site lighting should comply with the 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011' published by the Institute of Lighting Professionals to avoid impacts on residents and 'dark skies' conditions.

INFORMATIVE: If any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably permitted facility.

INFORMATIVE: The proposed re-injection borehole associated with the construction phase of this development will require an Environmental Permit from the Environment Agency under the Environmental Permitting Regulations 2010.

INFORMATIVE: If the applicant intends to abstract more than 20 cubic metres of water per day from a surface water source (e.g. stream or drain) or from underground strata (via borehole or well) for any particular purpose then an abstraction licence will be needed from the Environment Agency. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights.

INFORMATIVE: Any sub-surface grouting works should be undertaken in accordance with:

- Environment Agency Regulatory Position Statement MWRP-RPS-108 Civil engineering activities involving grouts or other media for the purpose of sealing or ground stabilisation;
- Eurocode 7 BS EN 12715 (200) Execution of Special Geotechnical Work: Grouting, and 12716 Jet Grouting;
- CIRIA C515 Groundwater control – design and practice ISBN 0 86017 515 4; and

- Practical Handbook of Grouting, soil, rock and structures. James Warner, P.E. published by Wiley ISBN 978 0 471 46303 0.

INFORMATIVE: Under Section 199(2) of the Water Resources Act 1991 (as amended by the Water Act 2003) notice must be provided to the Environment Agency if it is intended to carry out drilling works for the purpose of searching for, or extracting minerals.

INFORMATIVE: Any new outfall structures discharging surface water into the Ordinary Watercourses will need prior consent from the Lead Local Flood Authority consent. In this case this will be North York Moors National Park Authority.

INFORMATIVE: Construction Environment Management Plans should include measures consistent with the following guidance:

- Environment Agency Pollution Prevention Guideline 1: General Guide to the Prevention of Pollution;
- Environment Agency Pollution Prevention Guideline 5: Works and Maintenance in or near water;
- Environment Agency Pollution Prevention Guideline 6: Working at Construction and Demolition Sites;
- Ciria C532 Control of Water Pollution from Construction Sites – A Guide to Good Practice (2001); and
- Ciria C692 Environmental Good Practice on Site (third edition).

INFORMATIVE: The content of the subsidence monitoring scheme required by condition 11 shall include;

- Monitoring locations which shall include any affected watercourses, floodplains, flood defences, gauging stations, source protection zones, and the coastal zone;
- A methodology for monitoring;
- Details of any infrastructure needed to facilitate monitoring;
- A timetable for implementing the monitoring strategy, including the construction of any monitoring infrastructure.
- The frequency of review of monitoring locations

INFORMATIVE: The Remediation Strategy required to be submitted by condition 11 shall include;

- A comprehensive investigation into the extent of subsidence which has occurred;
- An assessment of the impacts the subsidence has caused;
- Measures to mitigate the subsidence impacts identified;
- Proposals to revise the mineral extraction methodology to ensure no further subsidence occurs;
- Proposals for more detailed subsidence monitoring in the area affected by subsidence.
- A timetable for implementation of the identified mitigation and recommencement of mineral extraction

Draft Reasons for Refusal should Members be minded to refuse permission for the proposed development

1. MAJOR DEVELOPMENT IN NATIONAL PARKS

The proposed development is contrary to the provisions of Core Policy E of the North York Moors Core Strategy and Development Policies and the National Planning Policy Framework (paragraph 116) for the following reasons:

(a) The applicant has not demonstrated that there is a need for the extraction of polyhalite at this location to supply the anticipated future demand for plant nutrients for the global and /or national fertiliser industry or that any such demand cannot be met from other sources.

(b) The uncertainties surrounding the ability to establish a new market for polyhalite at the scale proposed create a risk that the claimed significant economic benefits at a national scale will not be delivered.

(c) Further and in any event it has not been demonstrated that the overall benefits to the national economy of extraction could not be realised in other ways not involving major development in the National Park.

(d) The economic benefits at a local and regional level, although important, have not been demonstrated to be exceptional.

(e) The proposed development would have a damaging effect on the National Park landscape and special qualities that cannot be moderated to an acceptable degree, despite the proposed mitigation.

As such the requirements to demonstrate exceptional circumstances and that it is in the public interest for the development to proceed within the North York Moors National Park, a nationally designated landscape, have not been met.

There are no other matters which outweigh this conflict with local and national policy and therefore permission should be refused.

2. LANDSCAPE AND VISUAL IMPACT

The proposed development is contrary to the provisions of Core Policy A, Core Policy G and Development Policy 3 of the North York Moors Core Strategy and Development Policies as the development would result in:

(a) Extensive and permanent change to the landscape at the minehead site as a result of major new landforms created by the spoil from the excavations. These would be seen as a series of perimeter bunds and larger mounds of varying heights and gradients, which would appear unnatural and represent an artificial topography, which is inappropriate in a National Park and in contrast to the gently undulating moorland and farmland landscapes surrounding the minehead site.

(b) The introduction of a major industrial complex including large scale poorly designed industrial buildings into the National Park landscape which in this area is characterised by scattered small scale development which has evolved gradually over time.

(c) Significant adverse landscape and visual impacts during the construction of the mine and the MTS access sites, both within and close to the boundary of the National Park, arising from major earthmoving activities and large-scale construction infrastructure including 45m high winding towers, generator stacks and associated cranes and machinery, which individually and cumulatively will be visible over a large part of the National Park landscape.

3. HARM TO NATIONAL PARK SPECIAL QUALITIES

The proposed development is contrary to the provisions of Core Policy A, Development Policy 1 and Development Policy 23 of the North York Moors Core Strategy and Development Policies which seek to ensure that new development does not have an unacceptable impact on the quiet enjoyment, peace and tranquillity of the Park or detract from the quality of life of local residents or the experience of visitors, for the following reasons:

(a) The scale, nature and duration of the construction activity at four sites within and close to the boundary of the National Park, over a 58 month long construction period, including significant increases in HGV traffic movements and disturbance from noise, the impacts of which have not been adequately assessed, would result in significant negative impacts on nine of the fourteen stated special qualities of the National Park. This would detract from the public enjoyment of this part of the National Park for both visitors and residents and harm the amenities of residents within close proximity of the mine site.

(b) The operational period of the mine as an active and major industrial site with associated traffic, noise and light impacts will cause permanent loss or diminution to the special qualities of the National Park's special landforms and the sense of tranquillity and remoteness and highly valued dark night skies associated with the proposed mine site and its wider setting.

(c) The reduction or erosion of these special qualities represents loss to national assets which by their nature cannot objectively be valued in monetary terms, or replaced or compensated for by enhancement measures in other parts of the National Park. The planning obligation offer contained in the proposed S106 Agreement cannot therefore mitigate the harmful impacts of the proposal to a level which would make the development acceptable.

4. NATIONAL PARK PURPOSES

The proposed development fails to conserve or enhance the scenic beauty of the National Park and will significantly reduce the public enjoyment of its special qualities. The proposal is not considered to represent sustainable development owing to its energy demands, traffic generation, remote rural location and levels of environmental harm; and the direct and substantial conflict with National Park purposes results in the development being in conflict with national policy as set out in paragraph 115 of the National Planning Policy Framework and Circular 2010 National Parks and the Broads.