

Whitby Business Park Area Action Plan

Joint Meeting of Members from North York Moors National Park Authority and Scarborough Borough Council

Town Hall, Scarborough

Tuesday 20 March at 2pm

Agenda

1. Apologies
2. Minutes of last meeting held on the 27 July 2011.
3. Note of the informal meeting held on 19 October 2011
4. Matters Arising
5. Update - discussions with landowners and potential investors
6. Update - external funding bids/implications for submission of planning applications
7. AAP - next steps
8. Any Other Business
9. Date of Next Meeting

Whitby Business Park Area Action Plan Joint Meeting

Notes of the meeting held at Helmsley Town Hall on 27 July 2011.

Present:

Scarborough Borough Council	Cllr Dorothy Clegg, Cllr Jane Mortimer
North York Moors National Park Authority	Tim Lawn, Philip Lawson

In attendance:

Scarborough Borough Council	David Walker
North York Moors National Park Authority	Sarah Housden, Caroline Skelly

Appointment of Chair

Members agreed to appoint Philip Lawson as Chair of the meeting.

Apologies for absence

Cllr Jim Preston, Jane Mitchell, Helen Swiers, James Kennedy (NYCC), Jill Lowe (SBC) and Pauline Elliot (SBC), Chris France (NYMNPAA).

Minutes of meeting held 24th June 2011

The minutes of the meeting were agreed.

Matters arising

An update was given on the planning applications for 10 exploratory boreholes by York Potash. To date 4 applications have been approved and 2 will be discussed at the National Park Authority's Planning Committee in August. Cllr Mortimer confirmed that the first rig is now in position.

Mr Walker said that he has had discussions with the temporary design staff team regarding their capacity to do some work regarding the design of Whitby Business Park, but a decision on that team's work priorities had not yet been made.

Cllr Clegg raised the issue about a trailer with no wheels with a boat on top of it, which has been positioned outside the car workshop unit, which is very untidy. Mr Walker noted this issue. Cllr Clegg also raised concerns about the appearance of the coal yard and whether any landscaping would be possible. Mr Walker agreed to explore whether further landscaping could be achieved alongside future developments.

Retail Issues

Mrs Housden circulated a paper, which summarised the retail assessment carried out by Martin Tonks.

Cllr Mortimer asked if this information is in the public domain, which was confirmed by Mrs Housden

Mr Walker explained that the reason for considering retail on the Business Park is that retail use in previous local planning policy has been limited to that which is ancillary to Class B uses until the recent consents for Homebase and Sainsbury's supermarket. The Area Action Plan provided an opportunity to establish a consistent, plan-led approach to any further retailing proposals on the Business Park for both Local Planning Authorities.

Mr Walker explained that the assessment was only received the day before the meeting and some amendments will be required before it is complete.

Mr Walker gave a brief explanation of the methodology used in the assessment and highlighted the conclusions. The retail assessment concluded that Whitby could support a small retail park of 2820sqm (gross), which is the equivalent to six small 470sqm units. Mr Walker explained that this footprint was similar to the size of the Homebase unit, potentially sub-divided into six smaller units. The report explained that the small catchment population of Whitby meant that it was not ideal for many operators requiring a large catchment population and therefore the definition of bulky goods may need to be expanded. However the report highlighted that this level of retailing would be the maximum level that could be accommodated without impacting the Town Centre.

Cllr Mortimer questioned whether this level of proposed development would in fact have an impact on the viability of the Town Centre. Mr Walker said that this would 'draw a line in the sand' in terms of any proposals for further retail development on the Business Park.

Cllr Clegg pointed out that many of the existing businesses on the Business Park already sell items and asked how this had been accounted for in the retail assessment. Mr Walker said that most were ancillary to the main use but that he would clarify whether this had been considered in the assessment with Martin Tonks.

The options for locating a retail area at the Business Park were discussed. Officers were asked to consider this matter further and identify a defined area within the draft Area Action Plan document. It was suggested that any existing businesses that could be affected by the proposals should be contacted before the document is considered by the Planning Committees of the respective authorities.

Mr Walker confirmed that the full retail assessment will be circulated as a background document once formally completed.

Securing developer contributions for infrastructure and highway improvements

Mrs Housden briefed Members about Strategic Transport Improvement Master Plans (STIMPS) and the Community Infrastructure Levy (CIL) as set out in the written report.

Cllr Mortimer pointed out that the proposals for STIMPS are part of CIL and Mrs Housden explained that the intention is to capture any contributions required for infrastructure provision prior to the adoption of CIL in 2014. Philip Lawson was concerned that this would result in a double charging as developers would also be paying through S106 agreements.

Mrs Housden explained that as part of STIMPS an intervention plan needs to be drafted which will identify the package of transport services and infrastructure necessary to accommodate the developments proposed at the Business Park including an estimate of the cost of delivery. The work on the Feasibility Study will be a good basis for the preparation of an intervention plan for the Business Park.

Cllr Mortimer said that the receipts from STIMPS should be ring fenced to the Business Park which was supported by Cllr Clegg and Philip Lawson. Mrs Housden explained that NYCC had confirmed that this would be possible.

Cllr Mortimer asked whether it was possible to adopt a joint approach to developer contributions for the Business Park. Mrs Housden confirmed that as the Area Action Plan was a Development Plan Document it had equal status to the Core Strategy so it would be possible to include a policy referring to contributions even though the North York Moors Core Strategy does not have an overarching 'Park wide' contributions policy.

Cllr Mortimer referred to Green Travel Plans and whether a holistic approach to them could be addressed in the Area Action Plan. Mrs Housden confirmed that she would discuss this further with NYCC.

The recommendation was approved by Members.

Next Steps

Mrs Housden and Mr Walker to contact existing businesses on the Park, which may be impacted by a proposed retail zone,

Mrs Housden and Mr Walker will contact Whitby Town Council and Hawsker Parish Council

Policy to be drafted regarding contributions for infrastructure improvements.

Will present draft Area Action Plan to both Planning Committee meetings in September along with Sustainability Assessment, with consultation to take place afterwards.

A consultation event will be held in Whitby as part of the consultation event.

A Green Travel Plan policy will be drafted.

Any Other Business

There was no other business.

Date and time of next meeting

The date of the next meeting is 23 November at Scarborough Town Hall.

Whitby Business Park Area Action Plan

Notes of Meeting of Members of the Working Group 19th October 2011

David Kelly outlined the background to the Dogger Wind Farm project which is a key 'driver' behind the Area Action Plan – this and the Potash scheme under discussion will bring high value jobs to the Whitby area which need serviced land. The economic development team are currently receiving inward investment enquiries from companies who want serviced land in the area.

The expression of interest submitted for the Regional Growth Fund is going slowly and there has been no feedback on the bid. It is thought that the Fund is oversubscribed and there is a possibility that the bid for the Business Park will not be successful. The chances of ERDF funding are also slim. It is therefore considered that a private sector solution to funding the investment needed should be pursued and the team is 'testing the market' for high value end users on the site. However, these uses need to fit within the policy framework being developed in the Area Action Plan.

Marsdens and Travelodge have expressed an interest in siting a pub/restaurant and hotel on the site to the north west of Cholmley Way between the existing Business Park and the school playing fields. Marsdens would purchase the land whilst Travelodge would take out a lease and negotiations with the landowner are underway. The Borough Council owns a strip of land adjacent to the site which will open up the access to the development. This will be important in negotiations with the landowner to enable a proportion of the 'uplift' in the value of the site to be recycled into the funding pot for infrastructure improvements which will enable other areas of land to be opened up for development. Ben Aspinall explained that a range of funding measures will be necessary to fund the improvements needed on the site including land sales and section 106 monies. Added to any contributions achieved from the sale of land for the pub/hotel would be the s106 contribution made by Sainsburys in connection with the supermarket permission.

David Walker had attended sessions at the Selby Core Strategy examination at which the 'deliverability' of development schemes had been a key issue and this will also apply to Whitby Business Park. It was agreed that the pub/hotel scheme should become part of the overall package of development at the Business Park and not a separate stand alone scheme and it should be reflected in the Area Action Plan.

Some discussion took place about the advantages of having a pub facility on the east side of the town which would be close to both residents and holidaymakers. The development of a Travelodge would improve the choice of holiday accommodation in the town. The sequential test approach would still be applied however in order to establish whether there are any possible sites in the town centre or not.

Members agreed that the next round of consultation on the Area Action Plan should include an allocation for the pub/hotel development and that this should be included within the Area Action Plan boundary. There is a strong likelihood that a planning application will be submitted in advance of the submission of the Area Action Plan, however, once the document has been through the next round of consultation there will be a strong commitment on behalf of both authorities to progress with the development of the Business Park. Although Whitby is not within the Park, the Authority supports the

Borough Council in its ambitions for the town which is an important service and employment centre for rural communities particularly in the northern part of the Park.

Retail Proposal

The principle of retail uses within the Business Park has already been tested by the Sainsbury's and Homebase proposals and there are other ancillary retail uses within the businesses on the site. Members have already discussed options for further retail uses in response to the study prepared by Martin Tonks on behalf of Scarborough Borough Council. At the July meeting of the Working Group it was decided that a site next to the Homebase store should be considered for a modest retail area of 2500m² (net) for bulky goods only. A sequential test would still be required for any planning application.

Various options for re-configuring and extending the retail area further along the A171 towards Enterprise Way were discussed. This would include the Supreme Plastics site which is an existing business and any relocation of this business would need to be carefully handled to ensure that those jobs are not lost. Any retail uses would be restricted to bulky goods and the amount of retail restricted in size to ensure that there is no adverse impact on the vitality and viability of the town centre. Members would like further evidence about the capacity of the town to accommodate further retail development and there is an opportunity to do this through the Borough wide retail study being done by GVA Grimley. Although the National Park boundary is somewhat arbitrary in relation to the Business Park, the site is partly within the Park and the A171 is important to the approaches and setting of Whitby. Members considered that very careful consideration needed to be given to the scale, design and detailing of any retail units on the road frontage.

Members also discussed the possibility of other leisure uses such as gyms and childcare facilities wanting to locate on the Business Park, these have been permitted at Scarborough Business Park. It was agreed that this should be added to the 'mix' of uses that might be permitted on the site in the consultation version of the Area Action Plan. Ben Aspinall considered that further work needed to be done on the breakdown of uses between B1, B2, B8, retail and leisure and how much floorspace should be developed for each type of use.

Next Steps

1. Pursue discussions on the hotel/pub development.
2. Commission further evidence on the capacity for bulky goods retailing and reassess existing evidence.
3. Further work on the proportion of floorspace to be allocated to different use classes across the site.
4. Develop a funding package showing how the wider uses can contribute to the funding 'pot' for infrastructure improvements to open up new areas of land for development and secure inward investment from new businesses in the area.
5. Next version of the Area Action Plan to include all the above for consultation.
6. Another meeting of the Working Group to be held before the Area Action Plan is considered by the Planning Committees of the respective authorities.
7. Whitby Town Council – it was agreed that it was too late at this stage to invite members of the Town Council onto the Working Group but that officers should offer to meet the Town Council prior to the draft Area Action Plan being considered by the respective Planning Committees.

SLH
25.10.11