

North York Moors National Park Authority Development Plan Working Group

18 March 2015

Update on the Preparation of the Helmsley Plan and Joint Minerals and Waste Plan

<p>1. Purpose of the Report</p>
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| <p>1.1 To update Members on the current position in relation to the preparation of the Helmsley Plan and the Joint Minerals and Waste Plan.</p> |
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2. **Helmsley Plan**

- 2.1 Commitment was made to work jointly on the preparation of the Helmsley Plan in 2008 however work did not begin until 2011. In January 2012 the Authorities sent the Discussion Paper to every household and Business in the Town to inform them about the Plan and seek their views about what it should contain. In summer 2013 consultation took place on the Draft Helmsley Plan and included two public consultation events. The feedback from the consultations informed the preparation of the Publication version of the Plan which was submitted in May 2014.
- 2.2 Although it was anticipated that the examination would take place in September, the Authorities asked the Inspector to suspend the examination in order to resolve issues relating to the deliverability of sites in the South East of the town. Since September 2013 Officers had been working with the owner to secure the sale of the land to a third party whereupon the Duncombe Park Estate would remove the covenant. However these negotiations broke down following the submission of the Helmsley Plan. A further attempt was made for the site to be purchased by a Registered Provider but discussions again fell at the last hurdle very early in 2015. Due to the complex history in relation to this site, officers at Ryedale District Council sought authorisation to Compulsory Purchase the land and this course of action is now underway. The Inspector was content for the examination of the Plan to continue on the basis that the CPO would be pursued.
- 2.3 The examination took place on 3rd March and the main issues which were discussed were:-
- Whether sufficient land had been allocated to meet the objectively assessed housing needs for the town;
 - Whether other sites should be considered as a back-up should the CPO fail to be made; and
 - Whether the settlement boundary is overly restrictive.
- 2.4 The examination was followed by extensive site visits around the town. In order to save time the Inspector has recommended that the Authorities consult as soon as possible on the proposed modifications.
- 2.5 The Inspector anticipates that his initial report will be published before the end of April. The interim Local Development Scheme sets September as an adoption target, however it is likely to be adopted in advance of then.

3. Joint Minerals and Waste Plan

3.1 Work on the Joint Minerals and Waste Plan is being prepared jointly by Officers from City of York Council, North Yorkshire County Council and the National Park Authority. Initial work began on the preparation of the Plan in May 2013 with a consultation on what it should contain. This was followed shortly afterwards by consultation on the Issues and Options which took place in early 2014. Since this time officers from the three Authorities have begun drafting the Preferred Options policies in light of the consultation responses received. Extensive work has also been carried out in terms of assessing the 69 sites which have been submitted as proposed allocation sites, including the Sustainability Appraisal for each site.

3.2 A total of three sites located within the National Park have been submitted as part of this process as set out below:-

- Site MJP34 Land between Sandsend and Scarborough – the site has been submitted by York Potash for allocation for the extraction of potash. The proposed site covers an area of 27.421 hectares.
- Site MJP59 Spikers Quarry, East Ayton – the site has been submitted on behalf of W Clifford Watts for the extension of the recently closed quarry and covers a site area of approximately 5.6 hectares.
- Site WJP19 Whitby Waste Treatment and Transfer Facility, Fairfield Way, Whitby – the site has been submitted by Yorwaste Ltd for the extension of the existing business, which is the recycling and transfer of municipal and commercial waste. The proposed site is 1.2 hectares in size.

3.3 As part of the Issues and Options consultation, further sites were submitted for consideration or in some cases the information originally provided with the site submission was amended. For this reason a consultation on supplementary sites has recently taken place and ended on 13th March. As members may be aware this consultation included updated information in relation to the Yorwaste and York Potash sites outlined above.

3.4 As Purdah is due to begin on the 30th March consultation on the Preferred Options for the Plan has been postponed until as soon as possible after the elections in May. It is hoped that the Preferred Options will be presented to National Park Members at the July Planning Committee. In order to account for the consultation taking place in the summer holidays the consultation period will be extended from the required 6 weeks to 8 weeks.

4. Financial and Staffing Implications

4.1 The financial implications of both the Helmsley Plan and Joint Minerals and Waste Plan have been accounted for within the existing budget of the Planning Policy Team. Although there have been significant reductions in the staffing resource of the Policy Team having been reduced from 2.8 FTE to 1.8 FTE it is considered that the completion of these plans is still possible with the remaining staff resource.

5. Contribution to National Park Management Plan'

5.1 The Management Pan seeks to meet the affordable housing needs of local people and support the viability of community facilities, (policies C6 and C9), seeking the views of local people (policy C1) and to increasing the amount of allocated employment land (policy B20). The Helmsley Plan seeks to allocate sufficient land to meet the housing needs of the town over the next 12 years including the provision of affordable housing and an extra care facility.

5.2 The Minerals and Waste Plan will contribute to the delivery of Policies E3, E7, E15, E19, E20, E23, E26, E28, E45, C1 and C11 by ensuring that there is a robust policy framework in place for minerals and waste developments which reflects the statutory purposes and special qualities of the National Park.

6. **Legal Implications**

6.1 Both plans are being prepared in accordance with the Town and Country Planning (Local Development) (England) Regulations 2012.

7. **Recommendation**

7.1 That:

Members note the content of the report.

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