

# North York Moors National Park Authority

## Local Plan – Pre-Submission Draft Representation Form.

[www.northyorkmoors.org.uk/localplan](http://www.northyorkmoors.org.uk/localplan)

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**Please read the Guidance Notes at the end of this document before completing this form.**

[Note: This formal response form is based on the template Model Representation Form prepared by the Planning Inspectorate]

**Please return the completed form by 5.00pm on Friday 24<sup>th</sup> May 2019 to:**

North York Moors National Park  
Authority  
The Old Vicarage  
Bondgate, Helmsley, York  
YO62 5BP

or an electronic version of the form is available online at

<http://www.northyorkmoors.org.uk/localplan>

which can be e-mailed to: [policy@northyorkmoors.org.uk](mailto:policy@northyorkmoors.org.uk)

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### Office Use Only:

**Parish:**

**Reference no:**

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#### Privacy Statement:

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- Part A – Personal Contact Details.
- Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make. This form is editable, meaning the only parts that can be filled in/changed are those indicated by 'click to enter text'. It is important that personal contact details are included for each representation. If you are having difficulties filling out the form please contact us at [policy@northyorkmoors.org.uk](mailto:policy@northyorkmoors.org.uk) or 01439 772700.

## PART A – Personal Contact Details

<b>Title:</b>	Mr
<b>First Name:</b>	Graham
<b>Surname:</b>	Whiteford
<b>Job Title (where relevant)</b>	Click here to enter text.
<b>Address:</b>	Walker Morris LL Kings Court 12 King Street Leeds LS1 2HL
<b>Organisation or Group:</b>	Walker Morris LLP
<b>Postcode:</b>	LS1 2HL
<b>Telephone no:</b>	0113 283 2500
<b>Email Address:</b>	Graham.whiteford@walkermorris.co.uk

## PART B – Your representation(s)

*Please use a separate sheet for each representation*

### 3. To which part of the Local Plan does this representation relate?

Paragraph?	Click here to enter text.	Policy?	Policy UE4	Policies Map?	Click here to enter text.
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### 4. Do you consider the Local Plan is:

a) Legally compliant?	<b>Yes</b>	Click here to enter text.	<b>No</b>	Click here to enter text.
b) Sound?	<b>Yes</b>	Click here to enter text.	<b>No</b>	x
c) Complies with the Duty to Co-operate?	<b>Yes</b>	Click here to enter text.	<b>No</b>	Click here to enter text.

### 5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance, soundness of the Local Plan or its compliance with the duty to co-operate, please use this box to set out your comments.

#### Policy UE4 – New Holiday Accommodation Within Residential Curtilages

**Policy UE4 is unsound. The policy applies a presumption to remove permitted development rights from proposals where holiday accommodation is provided within a residential curtilage. The removal of permitted development rights in a planning condition should only be used in exceptional circumstances. This guidance is provided in the Planning Practice Guidance: Use of planning conditions. These types of conditions will rarely pass the test of necessity. The automatic presumption that permitted development rights should be removed and in turn that all proposals for new holiday accommodation in residential curtilages represent exceptional circumstances is not a sound approach. The Town and Country Planning (General Permitted Development) Order already restricts certain forms of 'permitted development in National Parks which are otherwise permitted elsewhere.**

**Policy UE4 should be amended to remove the reference to removing permitted development rights.**

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Click here to enter text.

Yes, I wish to participate at the oral Examination

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**Signature**

**Graham Whiteford**

**Date**

**24/05/2019**

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### 3. To which part of the Local Plan does this representation relate?

Paragraph?	<input type="text" value="Click here to enter text."/>	Policy?	<input type="text" value="Policy UE1"/>	Policies Map?	<input type="text" value="Click here to enter text."/>
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### 4. Do you consider the Local Plan is:

a) Legally compliant?	Yes	<input type="text" value="Click here to enter text."/>	No	<input type="text" value="Click here to enter text."/>
b) Sound?	Yes	<input type="text" value="Click here to enter text."/>	No	<input type="text" value="x"/>
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#### Policy UE1 – Small scale tourism accommodation

Policy UE1 is unsound and represents a fundamental shift in approach to dealing with caravan sites in the National Park. Whilst Policy DP16 in the Core Strategy permitted a certain scale of caravan site, subject to certain locational and landscaping criteria, the draft Policy UE1 proscribes all new static caravan sites or the conversion of existing camping or caravanning sites. The policy does not consider the merits of each proposal and applies an automatic presumption against these types of development, which is not supported by national policy or guidance. There are existing criteria in the main text of Policy UE1 which can properly control the scale and location of new caravan sites and which would not pre-judge the harm of any proposals.

Policy UE1, in its current form, is not in accordance with national policy. To be found sound, the approach found in Core Strategy Policy DP16 should be replicated here, which includes new small-scale caravan sites as an acceptable use, subject to other locational and landscaping criteria.

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#### Strategic Policy B – The Spatial Strategy

Strategic Policy B and the hierarchy in Table 1 are inconsistent with the sustainability objectives in the National Planning Policy Framework (February 2019) for the reasons set out below:

Table 1 places Egton Bridge in the Smaller Village category, which are defined in paragraph 3.13 of the Pre Submission Draft Local Plan as having limited or no facilities at all. Egton Bridge contains one of the few railway stations in the North York Moors, as well as a primary school and play group, which serves children from both primary schools in Egton Bridge and Egton. There are two public houses. The Horseshoe Hotel offers accommodation, with 6 rooms, restaurant, bar and facilities to hold functions. The village of Egton Bridge, whilst comparatively smaller than Egton with fewer dwellings, has more frequent public transport connections with both a bus service and railway station.

The railway station, located within Egton Bridge, is on the Middlesbrough to Whitby (Esk Valley) railway and there are 5 trains a day to Whitby and 5 trains a day to Middlesbrough from this station. The presence of a train station, which is within walking distance of Egton Bridge village, is an important factor in the long term sustainability and viability of the village.

Egton Bridge has a self-contained character and facilities serving the wider community in the form of the primary school and the railway station. There are nevertheless a limited range of other services in Egton Bridge. Albeit these services are effectively shared between Egton Bridge and Egton. The presence of the railway station and primary school in Egton Bridge contribute to the sustainability of Egton. Equally, the presence of services in Egton, including a primary school, GP practice and ATM are services most likely used by residents of Egton Bridge. The two villages, whilst distinct in character, are nevertheless linked by their proximity and shared services/facilities.

**The two villages are more accurately classified as a dual Larger Village in the hierarchy. To exclude Egton Bridge from the Larger Village definition would be at the long-term detriment of this settlement, which benefits from convenient sustainable public transport links.**

**Placing Egton Bridge in a category of Smaller Village could inhibit sustainable developments from coming forward.**

(Continue on a separate sheet / expand box if necessary)

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