

# North York Moors National Park Authority Planning Committee

17 October 2019

## Whitby Business Park Area Action Plan – Five Year Review

### 1 Purpose of the Report

- 1.1 To inform Members that officers at this Authority and Scarborough Borough Council have reviewed the Whitby Business Park Area Action Plan (WBPAAP) to assess whether it continues to be fit for purpose;
- 1.2 To seek Member's agreement that the Plan does not need amending and should continue to be used as the basis of decision making on planning applications for that area.

### 2. Introduction

- 2.1 Whitby Business Park encompasses an area that is situated across both the planning areas of Scarborough Borough Council and the North York Moors National Park Authority. The decision was taken some years ago to produce a joint Area Action Plan between the two authorities. This was to ensure a consistent and comprehensive strategy for the Business Park and to ensure that planning applications were determined in a consistent manner.
- 2.2 Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) now requires that Local Authorities review their local plans at least every five years from adoption to ensure policies remain relevant and effective.
- 2.3 The WBPAAP was adopted in November 2014 and it is therefore necessary for the Authority to review whether an update or changes are required to the document.

### 3. Whitby Business Park Area Action Plan – Five Year Review

- 3.1 The WBPAAP contains eleven policies and a plan showing the proposed locations for development on allocations for both industrial and retail uses. Officers at Scarborough Borough Council have worked with officers at this Authority and have reviewed the WBPAAP and concluded that Plan is considered to remain valid and fit for purpose. SBC's assessment is included at **Appendix 1**. Officers at this Authority concur with its findings and are now seeking agreement from the Authority's Members that the Plan does not need to be reviewed at this time. Committee reports seeking the agreement of Members at Scarborough Borough Council went to their Planning and Development Committee on 3 October and are due to be considered by their Cabinet on 15 October and Council on 4 November. Should any changes be requested by these committees this will be reported back to this Committee.

### 4. Conclusion

- 4.1 The Area Action Plan remains an appropriate document setting out the strategy and policies for Whitby Business Park and is being actively implemented in bringing forward good quality business development. There remains sufficient land for development within the Business Park and on the allocated sites.

4.2 There is therefore no need to review the Area Action Plan at the current time and that, subject to agreement by both Local Authorities, the Plan be rolled forward for continued use for at least the next five years. This meets the requirements of Government statute on reviewing whether plans do need to be updated or replaced at least every five years.

**5. Financial and Staffing Implications**

5.1 None at present. Work has been carried out in house within existing budgets.

**6. Contribution to National Park Management Plan**

6.1 An up to date Development Plan supports a number of the priorities set out in the Management Plan and sets a framework for ensuring that the objectives can be delivered.

**7. Legal Implications**

7.1 None at present.

**8. Recommendation**

8.1 That Members agree that the Whitby Business Park Area Action Plan remains fit for purpose and should continue be used as the basis of decision making on planning applications for that area.

**Contact Officer:**

Paul Fellows  
Head of Strategic Policy  
Tel No 01439 772700

**Appendix 1** Review of Policies on the Whitby Business Park Area Action Plan

## Review of Policies on the Whitby Business Park Area Action Plan

### Policy 1: Presumption in Favour of Sustainable Development

1. This policy remains valid. The NPPF as revised still enshrines sustainable development into the heart of planning. No revisions are required.

### Policy 2: Allocation of Additional Employment Land (Use Classes B1, B2 and B8)

2. The proposals map highlights areas that are considered appropriate for the expansion of the Business Park. It allocates approximately 14 hectares of additional land for employment, retail and ancillary uses.
3. Whilst there have been a number of applications on the Business Park over recent years much of this has been on existing land within the Business Park. One application has been approved which would see the expansion of an existing business into Site 2 (an allocation in the National Park element of the Business Park). To date only a small proportion of the newly allocated land has been used. There is on-going development of the Woodsmith Potash mine a few miles to the south-west of the Business Park, and there remains the prospect that development in support of that enterprise may be required. In light of this it is considered appropriate to retain allocations at the Business Park to cater for this and indeed other local needs. There therefore remains sufficient space for outward expansion for new and existing buildings and no alterations to the policy are required or the need to identify any further land at the current time.

### Policy 3: Retail Development

4. This policy allows, under certain circumstances, retail development within a designated area on the Business Park. This has been successful and has seen the delivery of a number of retail units for major national multiples to serve the town, whilst ensuring the remainder of the Business Park provides opportunities for other forms of commercial activity. Notwithstanding the allocation of this site any proposals must demonstrate that there are no sequentially preferable sites and that it will not have a significant adverse impact on the town centre in respect of vitality and viability.
5. There remains a vacant new unit for food retail adjacent to Aldi.
6. There is no requirement to review the Plan in light of this policy. If further proposals come forward for retail development either on the designated site or elsewhere in the Business Park the policies in the Plan plus supporting policy in the respective Local Plans of the two authorities are sufficient to determine such applications.

### Policy 4: Public House and Hotel

7. This policy allocated a site for a public house and hotel. This has since been developed and there is no need to review the policy.

### Policy 5: Design and Appearance

8. This policy seeks to ensure development is of a high design standard, that energy use is minimised and proposals take into account the setting of Whitby Abbey; a scheduled ancient monument. This was subsequently amplified with the adopted Design Guide for the Business Park (adopted in November 2016).
9. The achievement of high quality design remains a high priority. Recent updates to the National Planning Policy Framework have further heightened the importance of high quality design and the achievement of 'beautiful places'. Both authorities will continue to negotiate for good quality development. The policy therefore remains valid and of great importance for the consideration of future proposals.

**Policy 6: Biodiversity and Green Infrastructure**

10. This policy seeks to aid in the greening of the Business Park and create green links through and around the site. Whilst these linkages have not yet been delivered they remain an appropriate commitment that will be supported where proposals allow such linkages to be delivered as part of a wider scheme. Furthermore the protection of species and habitats and appropriate mitigation remains an appropriate and important objective of the Area Action Plan. This policy therefore remains valid.

**Policy 7: Highways Improvements**

11. The policy seeks to support highways improvements to the Business Park and ensure that new development contributes to these improvements. The further commentary under the policy set out a number of improvements that would be sought. Some improvements have been realised including the improvements to the road alignment at Fairfield Way to enable safer manoeuvring of vehicles.
12. The remainder of the improvements set out under the policy remain valid and an ambition of both Authorities to achieve in the medium to longer term.

**Policy 8: Sustainable Travel**

13. The policy works hand in hand with the following policy on parking to seek to reduce use of the car, and where car travel is required, provide sufficient parking off-street wherever possible. New developments will be expected to encourage sustainable travel to and from the Business Park. This remains a priority.

**Policy 9: Parking**

14. New developments will be expected to provide on-site parking for staff and visitors though this should be minimised by encouraging sustainable travel (previous policy). In light of issues of on-street parking on the Business Park which still exist it is critical that both this and the former policy remain in situ for consideration in future planning applications.

**Policy 10: Drainage**

15. This policy sets out the need to ensure the submission of adequate drainage strategies with any proposed developments for new floor space. There is no need to review this requirement.