



Notice of a public

Decision Session - Executive Member for Economy and Strategic Planning

To: Councillor Waller (Executive Member)

Date: Tuesday, 27 July 2021

Time: 10.00 am

Venue: The George Hudson Board Room - 1st Floor West Offices (F045)

AGENDA

Notice to Members – Post Decision Calling In:

Members are reminded that, should they wish to call in any item on this agenda, notice must be given to Democracy Support Group by:

4:00 pm on Thursday 29 July 2021.

Written representations in respect of item on this agenda should be submitted to Democratic Services by **5.00pm on Friday 23 July 2021.**

1. **Declarations of Interest**

At this point in the meeting, the Executive Member is asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which he may have in respect of business on this agenda.

2. **Minutes** (Pages 1 - 4)

To approve and sign the minutes of the meeting held on Tuesday 15 June 2021.

3. **Public Participation**

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the committee.

Please note that our registration deadlines have changed to 2 working days before the meeting, in order to facilitate the management of public participation at remote meetings. The deadline for registering at this meeting is **5:00pm on Friday 23 July 2021**.

To register to speak please visit www.york.gov.uk/AttendCouncilMeetings to fill out an online registration form. If you have any questions about the registration form or the meeting, please contact the relevant Democracy Officer, on the details at the foot of the agenda.

Webcasting of Public Meetings

Please note that, subject to available resources, this public meeting will be webcast including any registered public speakers who have given their permission. The remote public meeting can be viewed live and on demand at www.york.gov.uk/webcasts.

During coronavirus, we've made some changes to how we're running council meetings. See our coronavirus updates (www.york.gov.uk/COVIDDemocracy) for more information on meetings and decisions.

4. Update on progress of the Minerals and Waste Joint Plan and the proposed Main Modifications (Pages 5 - 148)

The Executive Member will consider a report which will inform him of the main modifications required to be made to the Minerals and Waste Joint Plan following Submission to Secretary of State and the associated Hearing Sessions held during Spring 2018 and January 2019. The report also provides information on the main modifications public consultation taking place for 8 weeks between Wednesday 21st July and 5pm on Wednesday 15th September 2021, in accordance with the Planning and Compulsory Purchase Act 2004 and The Town and Country Planning (Local Planning) (England) Regulations 2012.

5. Quarterly Economic Update (Pages 149 - 190)

The Executive Member will consider a report which will provide him with the quarterly economic update for the period of April to June 2021.

6. Urgent Business

Any other business which the Executive Member considers urgent under the Local Government Act 1972.

Democracy Officer

Joseph Kennally

Contact details:

- Telephone – (01904) 551573
- Email joseph.kennally@york.gov.uk

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی میا کی جاسکتی ہیں۔ (Urdu)

 **(01904) 551550**

For more information about any of the following please contact the Democracy Officer responsible for servicing this meeting

- Registering to speak
- Written Representations
- Business of the meeting
- Any special arrangements
- Copies of reports

Contact details are set out above

City of York Council

Committee Minutes

Meeting	Decision Session - Executive Member for Economy and Strategic Planning
Date	15 June 2021
Present	Councillors Waller (Executive Member for Economy and Strategic Planning) and Smalley (Executive Member for Culture, Leisure and Communities)

This meeting was held in consultation with the Executive Member for Culture, Leisure and Communities (for Agenda Item 4, UK Community Renewal Fund – York Priority List)

1. **Declarations of Interest**

The Executive Members were asked to declare, at this point in the meeting, any personal interests not included on the Register of Interests or any prejudicial or discloseable pecuniary interest that they might have in respect of the business on the agenda. None were declared.

2. **Minutes**

Resolved: That the minutes of the previous meeting held on 27 April 2021 be approved as a correct record and that those minutes, including the minutes that had been previously approved remotely since 23 March 2020, be signed by the Executive Member for Economy and Strategic Planning.

3. **Public Participation**

It was reported that there were no registered speakers under the Council's Public Participation Scheme but that the Executive Members had received a written representation in relation to information provided within the agenda, which resolved in Annex D being published as a supplement.

4. **UK Community Renewal Fund – York Priority List**

The Executive Member for Economy and Strategic Planning, in consultation with the Executive Member for Culture, Leisure and Communities, considered a report that provided details on the York priority list of projects for the City of York Council's application to the UK Community Renewal Fund.

The Director of Housing, Economy and Regeneration was in attendance to provide an update and answer any questions.

The Director noted the report and annexes and highlighted the process of applications and constraints that had been dictated by Government. During discussion of the item, the Director stated that:

- The fund was open to every area but 100 have been given priority status with £20,000 of capacity building money to support the local process of calls for projects. Should all 100 priority areas receive £3m of funding, the fund would be oversubscribed by £80m. The other 268 non-priority places, such as York, were expected to deliver this process without the additional funding.
- The themes for projects defined by Government included:
 - Investment in skills
 - Investment for local businesses
 - Investment in communities and place
 - Supporting people into employment
- Officers received a total of 15 applications, as highlighted within the supplementary Annex D. Six bids failed to meet the defined criteria, the remaining nine projects all met the required threshold and if agreed, would be submitted to Government.
- As part of the grant process the Ministry for Housing and Communities and Local Government set out a privacy notice that was published with the proposals. It was a competitive process and the Council were constrained within the General Data Protection Regulation (GDPR) requirements to not confirm anything other than the name of the applicant and the value of the bid.
- Although the Community Renewal Fund grant assessment criteria did not particularly support community renewal or social exclusion, these areas would still be supported through various other funding streams and additional resource grants for small businesses.

- Current and future Government funding rounds were coming forward with incredibly short turnaround times for submission and for the spend deadlines within it. In order to be successful in securing additional capital and revenue funding, up and ready business cases were required and officers would be moving this forward through the levelling up funding proposals as well as considering ways to support community groups in undertaking their bids ready for submission.

During discussion the Executive Members noted:

- The importance to ensure all establishments and organisations were aware of and fully understood the capacity to respond to the various funding schemes.
- The importance of advanced work to ensure bids were ready for future funding streams.
- That officers had limited time to get this scheme together and to work with applicants. The Executive Members expressed their appreciation to all involved for turning this scheme around so quickly.
- That the Head of Economic Growth convened an assessment panel comprising himself, the Head of Corporate Policy and City Partnerships and York & North Yorkshire Local Enterprise Partnerships Head of Strategy to consider the 15 applications received.
- That 9 applications had been chosen to take forward and although it was highly likely that Government would approve this quantum of bids for York, it had been a very useful exercise in gathering a range of proposals from partners which provide a pipeline of projects for any future funding calls from Government.

The Executive Members agreed the recommendations within the report and included a further two to ensure that project applications were ready for when new funding streams were made available.

Resolved:

- i. That the York priority list of projects and its submission to Government be approved.

- ii. That the time and resources that applicants have applied to making proposals be noted and that the applicants be thanked for their commitment to community renewal in York.
- iii. That officers be requested to prepare an update on utilisation of the Inclusive Growth Fund, and development of the Skills Strategy.
- iv. That officers be requested to develop a local York strategy to develop a pipeline of projects with partners to support the economic recovery amongst those hardest hit by Covid as part of the consultation on the Economic Strategy.

Reason: To support the York economy and community renewal.

5. Chair's Comments

Following the most recent Government announcement, the Executive Member for Economy and Strategic Planning enquired about the support available for businesses during the four week delay to the roadmap. The Director of Housing, Economy and Regeneration confirmed that funding through the additional restrictions grant was expected to be received from central Government soon. Depending on the funding level received, the Council would be able to further commit to supporting businesses that were eligible for grant support for the remainder of the roadmap. The Executive Member also noted that a report would be considered by Executive on 24 June 2021.

Cllr Waller, Executive Member
[The meeting started at 5.30pm and finished at 5.50pm].



**Decision Session - Executive Member of
Economy and Strategic Planning****27th July 2021**

Report of the Interim Assistant Director - Place Directorate

Summary

1. The Minerals and Waste Joint Plan (“MWJP” or “Joint Plan”) will set out new planning policies for minerals and waste developments across the Joint plan area of York, North Yorkshire and the North York Moors to guide decisions on planning applications up to 31 December 2030.
2. This report is to inform the Executive Member of Economy and Strategic Planning of the main modifications required to be made to the Minerals and Waste Joint Plan following Submission to Secretary of State and the associated Hearing Sessions held during Spring 2018 and January 2019. The report also provides information on the main modifications public consultation taking place for 8 weeks between Wednesday 21st July and 5pm on Wednesday 15th September 2021, in accordance with the Planning and Compulsory Purchase Act 2004 and The Town and Country Planning (Local Planning) (England) Regulations 2012.

Recommendations

3. The Executive Member is asked to:
 - i. endorse the Main Modifications to the Minerals and Waste Joint Plan and subsequent period of public consultation.

Reason: To inform interested parties of the Minerals and Waste Joint Plan main modifications and associated public consultation.

Background

4. The Minerals and Waste Joint Plan (MWJP) is being produced by North Yorkshire County Council (NYCC), the City of York Council (CYC) and the North York Moors National Park Authority (NYMNP). It will contain

planning policies for minerals and waste developments in the Joint Plan area until 31 December 2030.

5. The Joint Plan has been through the following production stages:
 - Preparation of the Minerals and Waste Joint Plan: May 2013 to October 2016
 - Publication: November 2016
 - Addendum of proposed changes: July 2017
 - Submission: November 2017
 - Examination hearings:
 - Opened on Tuesday 27 February 2018 and were held over the following three weeks (27 February to 23 March 2018).
 - An additional session was held on the 13 April 2018.
 - The inspector held a further additional session, relating to unconventional oil and gas on Thursday 24 and Friday 25 January 2019.
6. On 6th March 2019 a High Court Judgment was released relating to a challenge to paragraph 209(a) of the National Planning Policy Framework July 2018, which dealt with on-shore gas development. Parties were given time to consider the judgment and what consequential remedies should be before the final order was made on 14 May 2019. The Order of 14 May 2019 declared the Secretary of State's decision of 24 July 2018 to adopt paragraph 209(a) of the revised Framework unlawful, and quashed it.
7. The Inspector invited the joint authorities and any interested parties to comment on the High Court Judgement and Order and the implications for the Joint Plan. The Authorities response confirmed that due regard has been given to extant policy and other relevant considerations in reaching a balanced view on an appropriate and justified approach for hydrocarbon policies in the MWJP.
8. In response¹, the Inspector confirmed: “I have considered all the representations concerning the *Stephenson* judgement and the quashing of NPPF 209a. Due to the uncertainties arising from the scientific evidence, particularly over methane emissions from hydraulic fracturing, and the consequential uncertainties over the potential impact this could have on air quality in the vicinity of nearby receptors, **I am content that the retention of the 500m buffer zone in the Plan is**

¹ [Inspectors response INS/16](#)

sound” [CYC emphasis]...“I have considered the further proposed main modifications/amendments to proposed main modifications advanced by the Minerals Planning Authorities, and I am content that they are justified to make the Plan sound” subject to clarifying references to climate change emissions monitoring. Additionally, the Inspector requested an updated schedule of modifications.

9. Work has also been ongoing on the Joint Plan Habitat Regulation Assessment (HRA) in response to the decision at the Court of Justice of the European Union (CJEU)². This has led to a reassessment of a series of sites that are identified in the draft Minerals and Waste Joint Plan at the Appropriate Assessment stage, as follows, (please note that none of the sites are within the City of York Council local authority area):
 - MJP 12 / MJP 13 – Whitewall Quarry, Norton
 - MJP14 – Ripon Quarry, North Stainley
 - MJP15 – Blubberhouses
 - WJP16 Common Lane, Burn
 - MJP 55 / WJP 06 – Land adjacent to former Escrick Brickworks
 - MJP 63 – Browns Quarry, Malton
10. Consultation on the Appropriate Assessment has involved Statutory Consultation with the Environment Agency and Natural England. A response from the Environment Agency was received at the end of August 2020 to indicate they were in agreement with the Appropriate Assessment. Natural England, in their response, raised some concerns over a 100m ‘Zone of Influence’ for the designated nature conservation sites, which they indicated was too short. The Joint Authorities consultants have now clarified this issue and correspondence in mid-October 2020 and January 2021 confirmed Natural England are now satisfied with the Appropriate Assessment and HRA. The Appropriate Assessment work has also been taken into consideration in the Sustainability Appraisal (SA), which also includes an update to refer to the Paris Climate Change Agreement.
11. The current stage for the Joint Plan is the main modifications stage. This presents for consultation the main modifications schedule proposed in order to make the Plan ‘*sound*’ (i.e. one which is positively prepared, justified, effective and consistent with national policy). This statutory stage is for the proposed main modification wording to be subject to a minimum of 6 weeks of public consultation together with a sustainability

² in the matter of People Over Wind and Sweetman v Coillte Teoranta (C- 323/17)

appraisal (SA) of those modifications. This is an 8 week consultation, two weeks have been added to the statutory timescale to make allowance for consultation being over the main summer holiday period. It is considered that this additional period of time is sufficient to allow enough time for interested parties to respond.

Main Modifications

12. The full schedule of Main Modifications to the Joint Plan can be found in Annex A to this the report.

Key Main Modification

13. The key Main Modifications proposed and pertinent to the City of York Council Authority relate to:
 - Policies in relation to hydrocarbons (M16 and particularly Policy M17 and its justification, this includes new government guidance and although challenged through the process the retention of the 500m buffer around sensitive receptors.
 - additional references to Climate Change,
 - references to Green Belt and York's Historic Character and Setting to be in line with national policy; and
 - the review and monitoring of the Joint Plan.

Hydrocarbon Policy

14. The hydrocarbon policies in the Joint Plan continue to provide a precautionary approach. The polices provide protection from impacts from shale gas development regardless of the volume of fracture fluid used, continue to give protection to a broad range of designated areas in relation to unconventional hydrocarbons development, including the historic character and setting of York and it's heritage assets; which require particularly strong scrutiny of hydrocarbon proposals within 500m of residential buildings and other sensitive receptors.
15. References reflecting new evidence is provided as a Main Modification at MM35 (paragraph 5.93). This reflects the Government's moratorium on hydraulic fracturing by introducing a presumption against the issuing of any further hydraulic fracturing consents, until compelling new evidence is provided which would address concerns about the prediction and management of induced seismicity. A Written Ministerial Statement of 4 November 2019, accompanying the introduction of the moratorium, emphasised the Government's view that natural gas remains an

important source of secure and affordable energy and that shale gas has a potential role in this. As the Joint Plan is intended to cover the period to 2030, the Authorities take the view that it is important to maintain local policy for shale gas development, so as to ensure that policy coverage is in place should the moratorium be lifted, but it will be necessary to keep under review both the need for, and scope of, these policies as explained in more detail in para 4.11.

16. Main modification MM36 (Paragraph 5.106) also reflects new evidence, reflecting the Ministerial Statements on Energy Policy. In September 2015, a Written Ministerial Statement by Government indicated that there is a national need to explore and develop shale gas in a safe, sustainable and timely way. A further Ministerial Statement on Energy Policy, published in May 2018, reaffirmed Government's view on the national importance of shale gas and their support for the principle of shale gas development, and signalled an intention to create the world's most environmentally robust onshore shale gas sector. Government subsequently advised, in a further Written Ministerial Statement of May 2019, that policy for onshore oil and gas, including references to the local and national importance of unconventional oil and gas and the need to give weight to the benefits of minerals extraction, contained in the Statements of September 2015 and May 2018, remain extant. A Written Ministerial Statement in November 2019 reiterated the Government's view that natural gas remains an important source of secure and affordable energy and that shale gas has a potential role in this.
17. New text is proposed after Paragraph 5.106 (MM37) to reflect the High Court judgment and the quashing and subsequent removal of NPPF paragraph 209a. National planning policy for shale gas has continued to evolve during the later stages of preparation of the Plan. NPPF 2018 paragraph 209a indicated that MPAs should recognise the benefits of onshore oil and gas development, including unconventional hydrocarbons, for the security of energy supplies and supporting a transition to a low carbon economy; and put in place policies to facilitate their extraction. This paragraph was subsequently quashed following legal proceedings. A High Court judgment leading to the quashing of NPPF 209a made reference to the failure by Government to consider the implications of evidence produced in objection to the proposed policy, which contended that the evidence on greenhouse gas emissions from shale gas development relied upon to support the policy was flawed. The Joint Authorities take the view that the evolving national policy position and the evolving evidential basis for the claimed carbon benefits of shale gas development, justify a precautionary approach to

relevant local planning policies for this form of development, and reinforce the justification for their commitment to keep this matter under close review, as referenced in paragraphs 4.10 and 4.11 of the Joint Plan.

18. Further significant developments in the wider regulatory context to shale gas development took place in November 2019, with the announcement by Government of a presumption against the issuing of any further hydraulic fracturing consents, until compelling new evidence is provided which would address concerns around the prediction and management of induced seismicity (as highlighted in Main Modification MM42). Nevertheless, as explained above an Energy Update Written Statement of 4 November 2019, accompanying the introduction of the moratorium, emphasised the Government's view that natural gas remains an important source of secure and affordable energy and that shale gas has a potential role in this. This is set out as Main Modification MM38.
19. Additional clarity has been made to Policy M17 and the justification in paragraph 5.146 as set out in Main Modification MM53 and MM55 in relation to the 500m buffer for residential dwellings and other sensitive receptors. The wording now indicates that proposals for surface hydrocarbon development, particularly those involving hydraulic fracturing, within 500m of residential buildings and other sensitive receptors, will only be permitted following the particularly careful scrutiny of supporting information which robustly demonstrates how in site specific circumstances an unacceptable degree of adverse impact can be avoided.
20. An additional part to policy M17 has been added to provide reference to sustainable waste gas management in hydrocarbon development (Main Modification MM54). Part iv) of the policy reads: "*iv) Proposals should include measures appropriate and proportionate to the development to manage waste gas emissions, including the capture and use of the gas where practicable, to ensure there is not an unacceptable impact on local communities or public health and to make practical use of any waste gas available.*"
21. Additional text highlighted in Main modification MM56 reflects the greater risk of induced seismicity especially in relation to historical buildings. The text indicates at paragraph 5.148 that: "*A further specific consideration associated with hydraulic fracturing is the possibility of induced seismicity. This has the potential to impact local amenity adversely and can be a significant concern to local communities. Furthermore, the Joint Plan area*

contains a wide range of historically important buildings, which may be more vulnerable to damage from induced seismicity than more modern structures. Although evidence suggests that any earth tremors that could be induced are likely to be of very low magnitude, it will be important to ensure that development which could give rise to induced seismicity is located in areas of suitable geology. Government indicated in an Energy Update Written Statement in November 2019 that the causes of seismicity are highly dependent on local geology and that the limitations of current scientific evidence means it is difficult to predict the probability and maximum magnitude of any seismic events. Proposals should therefore be supported by compelling evidence which demonstrates that induced seismicity can be managed and mitigated to an acceptable level. This should include information which demonstrates the known location of any faults, including any information available as a result of former underground workings in the vicinity, and an assessment of the potential for induced seismicity to occur as a result of the proposed development.”

22. Additional clarity is included in Main Modification MM46, Paragraph 5.124 in relation to hydraulic fracturing volumes taking into account national policy guidance. The definition of hydraulic fracturing used in the Joint Plan is considered in relation to the Planning Practice Guidance definition in that it does not rely on a minimum volumetric threshold.

Climate Change

23. In response to matters discussed at the EiP hearings, the Authorities have put forward a number of main modifications which address matters relating to impacts on climate change as a result of hydrocarbon development. The Authorities consider that the evolving evidential basis for emissions from shale gas development and for the carbon benefits of shale gas as a transitional source of energy, highlighted by the judgment, and through the quashing of NPPF209a, enhances the justification for these modifications, which contribute to the precautionary approach being followed in the Joint Plan towards this form of development.
24. At Main Modification MM03, Paragraph 4.11 the Joint Authorities are proposing to add additional text and trigger point under 3rd bullet point to state that, *“There is also some uncertainty over the specific development ‘model’ that may be followed by industry in the UK with respect to shale gas, and how this might influence the scale and nature of planning impacts that could arise. Such impacts might include those affecting a localised area only, whereas other effects, particularly those relating to*

greenhouse gas emissions for example, could have wider implications in terms of climate change considerations.” The Joint Authorities are also proposing in Paragraph 4.11 that the MPAs will initiate a review of policies where this would be justified by significant new evidence emerging on relevant matters including: b) the environmental, economic, amenity or public health impacts of hydrocarbon development (including impacts from greenhouse gas emissions and on climate change, and as a result of induced seismicity). As stated in Main Modification MM51 in relation to Policy M17 the Joint Authorities are proposing to add a reference to climate change to part 2) i) of Policy M17 to read: *“Applications for appraisal and production activities should specifically address the potential for cumulative impacts of development upon climate change and, where appropriate, propose such mitigation and adaptation measures as may be available and are consistent with Policy D11 and the requirements of other relevant regulators.”*

25. Main Modification MM102 in relation to Policy D11 is proposed to be amended by the Joint Authorities to provide a link between climate change and hydrocarbons. The authorities are proposing to add additional text in final paragraph of Part 1 to Policy D11 to state that, *“Proposals for substantial new minerals extraction and for the large-scale treatment, recovery or disposal of waste, as well as for hydrocarbon development, should be accompanied by a climate change assessment, as appropriate, showing how the proposals have taken into account impacts from climate change and include appropriate mitigation and adaptation measures where necessary.”*

Green Belt and York’s Historic Character and Setting

26. To provide consistency with National policy the joint authorities are proposing through Main Modification MM97 that Part 2) of the Policy D05 is revised to in relation to Green Belt and York’s Historic Character to state that:

“Proposals for waste development that include the construction of new buildings in the Green Belt will be considered inappropriate.”

“Substantial weight will be given to any harm to the Green Belt very special circumstances, will need to be demonstrated by the applicant, in order to outweigh harm caused by inappropriateness, and any other harm.”

“Proposals for other forms of waste development which would result in an adverse impact on the openness of the Green Belt or on the purposes of including land within the Green Belt, including those elements which contribute to the historic character and setting of York, will only be permitted in very special circumstances, which must be demonstrated by the applicant, in which the harm is clearly outweighed by other considerations.”

Monitoring and Review

27. As part the precautionary approach, the Authorities have indicated their commitment to keep the hydrocarbons policies under close review and have identified a range of matters in the MWJP. This commitment reflects and responds to the prevailing uncertainty and to the evolving nature of the evidence base, and national policy position, relating to unconventional hydrocarbons in general and to shale gas in particular. This will allow the policies to be refined in the light of emerging evidence and practice to ensure that justified and effective policy coverage remains in place.
28. To provide clarity and to be in line with national legislation, Main Modification (MM02) (Para 4.10) proposes that the Minerals and Waste Joint Plan should be reviewed every 5 years from adoption as a minimum. It is possible that matters justifying a review may arise over a timeframe of less than five years.
29. Main Modification (MM03) (Paragraph 4.11) indicates that there are key policy areas addressed in the Joint Plan, identifiable at this stage, which could lead to a need for review. The Joint authorities are proposing to add additional text and trigger point under the 3rd bullet point to respond to new issues arising out of any further exploration activity for shale gas in the area. The MPAs will initiate a review of policies where this would be justified by significant new evidence emerging on relevant matters including:
 - a) the scale and distribution of proposals for commercial production that could come forward following further exploration and appraisal activity;
 - b) the environmental, economic, amenity or public health impacts of hydrocarbon development (including impacts from greenhouse gas emissions and on climate change, and as a result of induced seismicity);

- c) the award of any further Petroleum Exploration, Production and Development Licences in the Plan area or other significant regulatory changes relevant to the development of local planning policy.
- d) where the capacity and capability of existing treatment facilities to deal with waste water arisings may be significantly challenged.

Consultation

30. Commencement of production of the Minerals and Waste Joint Plan Started in 2013. There have been a number of stages in its development including:
- **First Consultation** – took place for 6 weeks: May 2013 – June 2013
 - **Issues and Options Consultation** – took place for 8 weeks from February to April 2014.
 - **Supplementary Sites Consultation** – took place for 8 weeks between January and March 2015
 - **Preferred Options Consultation** – took place for 8 weeks between November 2015 to January 2016.
 - **Publication Consultation:** took place for 6 weeks between November – December 2016
 - **Addendum of proposed changes:** took place for 8 weeks between July – September 2017
 - **Submission to the Secretary of State:** November 2017
 - **Examination Hearings:**
 - Opened on Tuesday 27 February 2018 and were held over the following three weeks (27 February to 23 March 2018).
 - An additional session was held on the 13 April 2018.
 - The inspector held a further additional session, relating to unconventional oil and gas on Thursday 24 and Friday 25 January 2019.

How to get involved in the Consultation

31. The current Main Modifications Consultation is an 8 week public consultation which started on Wednesday 21st July and will close at 5pm on Wednesday 15th September 2021.

Key documents and the response form are available for inspection online at www.northyorks.gov.uk/examination

32. Documents which are available to view are:
- Schedule of Main Modifications July 2021;
 - Schedule of Additional Changes July 2021;
 - Sustainability Appraisal Post Adoption Statement November 2020;
 - Habitat Regulations Assessment Addendum November 2019;
 - Appropriate Assessment of additional Joint Plan Sites added following MWJP Hearings November 2020;
 - SFRA Volume I, Data Review Document June 2018;
 - SFRA Volume II, Sequential Test Results June 2018;
 - Policies Map November 2020.
33. A poster explaining about the consultation and where the consultation documents can be viewed online will also be placed in all of the York Libraries. If a local library has computers, the public may also be able to access the consultation online via booking a computer.
34. A press release has also been placed in the Yorkshire Post, The Northern Echo and in the York Press, the consultation has also been advertised via social media. The consultation has involved the distribution of a letter and/ or email to all consultees on the three authorities Local Plan databases informing them of the consultation and where they can view the documents. This will bring the consultation to the attention of residents, developers, landowners, operators as well as statutory consultees and others.
35. Paper copies of the Minerals and Waste Joint Plan Main Modifications documents will be made available at all of the principal council offices including at City of York Council's West Offices by pre-booked appointment only (Wednesday 21st July – Wednesday 15th September 2021, 8:30am – 5pm Monday to Friday). Should someone wish to arrange an appointment, they will need to contact the City of York Forward Planning team directly on (01904 552255). Access to the documents will be in line the protocols in place for Covid 19, such as quarantine of documents after use.

36. Paper copies of the Minerals and Waste Joint Plan Main Modifications documents can also be viewed at NYCC and NYMNPA principal offices by pre-booked appointment only during the Main Modification Consultation period, at:

North Yorkshire County Council

North Yorkshire County Council, County Hall, Racecourse Lane, Northallerton, North Yorkshire DL7 8AH (appointments can be made via emailing: mwjointplan@northyorks.gov.uk or telephoning: (01609) 780780.

North York Moors National Park Authority

North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York, North Yorkshire - YO62 5BP (appointments can be made by telephoning: (01439) 772700.

The pre-booked appointments are available Monday- Friday during normal office opening hours. Access to the documents will be in line the protocols in place for Covid 19, such as quarantine of documents after use.

37. Comment can be made as follows:

To make a representation on the Minerals and Waste Joint Plan, by sending comments:

- by email to: mwjointplan@northyorks.gov.uk or
- by post using the address below:

Minerals and Waste Joint Plan Team
Planning Services
North Yorkshire County Council
County Hall
Northallerton
DL7 8AH

Options

38. Main Modifications are changes that the Inspector deems necessary to make a Plan both sound and legally compliant. To not consult on the Main Modifications would fail to comply with the regulations governing Plan production and the Joint Plan would not be able to progress to

adoption. Failure to have an up to date Plan would put the Council at risk of Government intervention. This effectively means that there is no reasonable alternative course of action.

Analysis

39. Officers consider that the most appropriate option is for the Executive Member for Economy and Strategic Planning to endorse the Main Modifications set out in the report. The response reflects the policies set out in the Minerals and Waste Joint Plan and the additional evidence put forward through the examination relating specifically to the protection of York's Historic Character and setting and the 500m buffer zone around residential development and sensitive receptors. Additional references are also made to Climate Change. References to Green Belt and York's Historic Character and Setting are in line with national policy have also been added; and additional information has been made in relation to the review and monitoring of the Joint Plan.

Next Steps

40. The Main Modification Consultation is taking place for 8 weeks between Wednesday 21st July and 5pm on Wednesday 15th September 2021. This consultation is being conducted in line with the City of York Council's Statement of Community Involvement (SCI) as updated in 2020 to be in line with Covid 19 restrictions.
41. At the end of the Main Modifications Consultation, the representations received will be collated by the joint authorities and sent to the Inspector, Ms Ord, after which the authorities will await her Report. Following receipt of the Inspectors Final Report, the final stage will be acceptance of the report and adoption of the Joint Plan by the respective North Yorkshire County Council and City of York Council Full Council and by North York Moor National Park Authority. The City of York Council will also consider the Inspectors Final Report and Joint Plan adoption at Local Plan Working Group and Executive before Full Council.

Council Priorities

42. The Council Plan 2019-2023 identifies eight priorities, six of which are relevant to this work:
 - Good health and wellbeing;

- Well-paid and an inclusive economy;
- A greener and cleaner city;
- Creating homes and world-class infrastructure;
- Safe communities and culture for all; and
- An open and effective council.

Implications

43. The following implications have been assessed:

- **Financial** The overall costs in relation to the Joint Plan Examination and Main Modifications Consultation have been shared between North Yorkshire County Council, City of York Council and North York Moors National Park Authority. The City of York Council share has been approximately £31,000 to date. This has been funded from within CYC budgets over the period 2018/19 to 2021/22.
- **Human Resources (HR)** There are no HR implications
- **One Planet Council / Equalities** There are no equalities implications
- **Legal** The Council is required to produce a Minerals and Waste Plan (MWP) (a Development Plan Document (DPD)) as part of its statutory duty to prepare and keep up to date a Local Plan.

Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) places a duty on local planning authorities to prepare and maintain a local development scheme; the documents of which are development plan documents.

Section 16 of the Planning and Compulsory Purchase Act 2004 (as amended) requires that the local planning authority prepare and maintain a scheme to be known as their Minerals and Waste Development Scheme, which will specify documents such as proposals and policies to guide minerals and waste related planning decisions to be produced for the area, including the MWJP.

The Planning and Compulsory Purchase Act (2004) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) set out the statutory procedures for preparing planning policy documents. The Joint Plan has been prepared in line with these regulations, as well as the National Planning Policy Framework (NPPF) and Guidance on Local Plans.

- **Crime and Disorder** There are no crime and disorder implications
- **Information Technology (IT)** There are no IT implications

- **Property** There are no property implications
- **Other** None

Risk Management

43. In compliance with the Council's risk management strategy, the main risks associated are as follows:

- Risks arising from failure to comply with the laws and regulations relating to Planning and not exercising local control of developments.

Contact Details

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Interim Assistant Director - Place Directorate

Alison Cooke

Head of Strategic Planning
Policy

**Report
Approved**

Date 15.07.2021

Specialist Implications Officer(s)

Financial – Patrick Looker
Finance Manager

Legal – Heidi Lehane
Senior Solicitor

Wards Affected: List wards or tick box to indicate all

All

For further information please contact the author of the report

Background Papers:

Annexes

Annex A – Minerals and Waste Joint Plan Main Modifications Schedule

List of Abbreviations Used in this Report

CJEU	Court of Justice of the European Union
CYC	City of York Council
DPD	Development Plan Document
EiP	Examination in Public
HRA	Habitat Regulation Assessment
MPA	Minerals Planning Authority
MWJP	Minerals and Waste Joint Plan
NPPF	National Planning Policy Framework
NYCC	North Yorkshire County Council
NYMNPA	North York Moors National Park Authority
SA	Sustainability Appraisal
SFRA	Strategic Flood Risk Assessment
SCI	Statement of Community Involvement

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Schedule of **Main Modifications** to the Publication Draft – Post hearing on 13.4.18 and 25 January 2019 and following consultation on Written Ministerial Statement 2018, Select Committee Report, quashing of NPPF para. 209a and Written Ministerial Statement November 2019 – Produced 1 April 2021

Introduction

1. It has been accepted by the Inspector that the changes suggested in the “Addendum of Proposed Changes” (July 2017)(CD09) be treated as part of the Plan as submitted for examination, along with the Publication Draft and its Appendices (CD17-21).
2. The document sets out further modifications which have emerged since the addendum. The changes identified in this document include those identified in the “Schedule of Further Proposed changes to Publication Draft” (November 2017)(SD01), which were incorporated into “Suggested Main Modifications between Submission and MIQs” (February 2018)(LPA37). LPA37 also included amendments to Tables and other supporting text in the draft plan which arose from the document “Implication of any changes resulting from the North Yorkshire sub region LAA 2017 and Addendum of Proposed Changes to Publication Draft July 2017”(January 2018)(LPA06). Some further changes need to be made to those Tables and supporting text (see the Note LPA/68) and these are incorporated into this Schedule.
3. Also included in this Schedule are modifications identified in the Authorities responses to the MIQs and discussed at the examination hearings in Spring 2018 along with extra modifications suggested by the Inspector during the Hearings. It also includes further modifications which have arisen in relation to recent MIQs December 2018 (INS/11) and the recent hearings on 24th and 25th January 2019.
4. Two types of change/modification will have been identified;
 - Additional Changes (AC) – this will include corrections to text, typographical errors and any changes which will not influence the policies in the Plan
 - Main Modifications (MM) – this will include any changes to Policy or supporting text which will have an influence on the Policy.

This document only includes the Main Modifications; the Additional Changes are included in a separate document which can be viewed on the website.

Key**Example:** New Text~~**Example:**~~ Deleted Text**Example:** Text in bold is Policy wording

MM number	Page No.	Policy Ref/Paragraph Number /Reference point	Change proposed	Reason
MM01	45	Waste Key Diagram	Amend plan to reflect the additional safeguarded waste site detailed at 'Addendum of Proposed Changes to Publication Draft Plan': 1) <u>Showfield Lane, Malton</u>	Corrects an omission to the Waste Key Diagram as a result of the 'Addendum of Proposed Changes'.
MM02	46	4.10	National <u>legislation and</u> planning policy requires that development plans be kept under reviewed <u>every five years from adoption. It is also possible that matters justifying a review may arise over a timeframe of less than five years.</u> The need for review may arise as a result of factors such as a significant change in circumstances, including the availability of important new evidence, or a major change to national policy, or as a result of changing and unforeseen development pressures in an area.	To provide clarity
MM03	46	4.11	Add additional text and trigger point under 3 rd bullet point <ul style="list-style-type: none"> To respond to new issues arising out of any further exploration activity for shale gas in the area. <u>Around the time of finalisation of the Joint Plan, in November 2019, the Government imposed an effective moratorium on hydraulic fracturing by introducing a presumption against the issuing of any further Hydraulic Fracturing Consents, until compelling new</u> 	Text to provide clarity and an additional trigger point where a review can be triggered as a result issues arising from waste water disposal in the context of hydrocarbons

			<p><u>evidence is provided which would address concerns about the prediction and management of induced seismicity. A written Ministerial Statement accompanying the introduction of the moratorium emphasised the Government’s view that natural gas remains an important source of secure and affordable energy and that shale gas has a potential role in this. As the Joint Plan in intended to cover the period to 2030, the Authorities take the view that it is important to maintain local policy for shale gas development, so as to ensure that local policy coverage is in place should the moratorium be lifted, but it will be necessary to keep under review both the need for, and scope of, these policies.</u> At present there is substantial uncertainty over the extent and geographical distribution of any commercially recoverable gas and this factor leads to lack of clarity over the scale of development pressure the area could be facing. <u>There is also some uncertainty over the specific development ‘model’ that may be followed by industry in the UK with respect to shale gas, and how this might influence the scale and nature of planning impacts that could arise. Such impacts might include those affecting a localised area only, whereas other effects, particularly those relating to greenhouse gas emissions for example, could have wider implications in terms of climate change considerations.</u> Whilst the policies in the Joint Plan set out a comprehensive range of criteria to deal with proposals for hydrocarbon development, based on available information, <u>and represent a precautionary approach reflecting this uncertainty,</u> it may be practicable to develop these further in future. This could require, in due course, provision of more detailed spatial guidance on the location and scale of new development which may be acceptable, as well as updated criteria on relevant operational issues which may arise. The MPAs will therefore initiate a review of these policies where this would be justified by significant new evidence emerging on relevant matters including:</p> <ul style="list-style-type: none"> a) the scale and distribution of proposals for commercial production that could come forward following further exploration and appraisal activity; 	
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			<ul style="list-style-type: none"> b) the environmental, economic, amenity or public health impacts of hydrocarbon development (<u>including impacts from greenhouse gas emissions and on climate change, and as a result of induced seismicity</u>); c) the award of any further Petroleum Exploration, Production and Development Licences in the Plan area or other significant regulatory changes relevant to the development of local planning policy. d) <u>where the capacity and capability of existing treatment facilities to deal with waste water arisings may be significantly challenged.</u> 	
MM04	50	M02	<p>Change reference of “mid-term review” to “5 yearly review” and link to Table 1</p> <p>Total provision for sand and gravel over the 15 year period 1st January 2016 to 31st December 2030 will be 36.6 million tonnes, at an equivalent annual rate of 2.44 million tonnes <u>as indicated in Table 1 and Table 2.</u></p> <p>Additional provision shall be made, through a mid-term <u>5 yearly</u> review of provision in the Plan, if necessary to maintain a landbank of at least 7 years for sand and gravel at 31 December 2030 <u>and/or to meet additional requirements identified through updates to the Local Aggregate Assessment,</u> based on an annual rate of provision to be determined through the review.</p>	To be more consistent with updated National Policy and to provide clarity.
MM05	51	5.15	<p>Revise paragraph:</p> <p>To ensure that an adequate supply (i.e. to maintain a landbank of at least 7 years) is available at the end of 2030, additional resources may be needed to deliver this, depending on the actual scale of demand that arises. As it is intended that the Local Aggregates Assessment will be updated regularly, and that it may be expected that the demand forecast may change over the Plan period in response to new information, it is not considered appropriate to specify, at this stage, the precise level of further provision that may be needed in order to maintain a minimum <u>landbank of at least 7 years</u> landbank at 31 December 2030. This is a matter which can be addressed in monitoring of the</p>	To be more consistent with National Policy

			Joint Plan and via a mid-term <u>5 yearly</u> review, at which time the level of additional provision which may be needed can be the subject of updated assessment, through the annual review of the Local Aggregates Assessment, with additional site allocations brought forward if necessary. A commitment to maintaining a landbank of at least 7 years is set out in Policy M04 and Policies M07 and M08 identify sites which could be brought forward to meet landbank requirements for sand and gravel in the later part of the Plan period.	
MM06	51	M03	<p>Add in additional paragraph and link</p> <p>Overall provision of sand and gravel will be allocated in the following proportions:</p> <ul style="list-style-type: none"> • Concreting sand and gravel (Southwards distribution area): 50% • Concreting sand and gravel (Northwards distribution area): 45% • Building sand: 5% <p><u>in accordance with the numerical requirements identified in Tables 1 and 2 and based on the indicative location of the Northwards and Southwards distribution areas as shown in the Minerals Key Diagram on page 44.</u></p> <p>If it is not practicable to make overall provision in accordance with this ratio, through grant of permission on allocated sites, provision for concreting sand and gravel shall be made across both areas in combination.</p> <p>Add additional text into Key links to other relevant policies and objectives</p> <p>M01, M02, M04, M07, M08, S01, S04, S05, D01, <u>Minerals Key Diagram (page 44)</u></p>	To provide clarity
MM07	52	5.18	<p>Revise last sentence</p> <p>The division between the concreting sand and gravel northwards and southwards distribution areas is shown indicatively on the minerals key diagram <u>(see page 44 of the Plan)</u>. <u>Specific requirements for sand and gravel in order to</u></p>	Provides links to other policies and tables for clarity

			maintain an adequate supply throughout the Plan period are set out in Policies M07 and M08 and Tables 1 and 2.	
MM08	52	M04	<p>Revise wording of the Policy:</p> <p>A minimum landbank of at least 7 years landbank for concreting sand and gravel will be maintained throughout the Plan period for each of the northwards and southwards distribution areas identified on the key diagram.</p> <p>A separate minimum 7-year landbank of at least 7 years will be maintained throughout the Plan period for building sand.</p>	To be more consistent with National Policy
MM09	53	M05	<p>Revise wording of Policy:</p> <p>Total provision for crushed rock over the 15 year period 1st January 2016 to 31st December 2030 shall be 56.3-51.75 million tonnes, in accordance with the numerical requirements identified in Table 3, at an equivalent annual rate of 3.745 million tonnes, within which specific provision for a total of 22.5-18 million tonnes at an equivalent annual rate of 1.520 million tonnes per annum shall be for Magnesian Limestone and 6.8 million tonnes at an equivalent annual rate of 0.45 million tonnes per annum shall be for Jurassic Limestone.</p> <p>Additional provision shall be made through a mid-term 5 yearly review of provision in the Plan, if necessary, in order to maintain a minimum at least a 10 year landbank of crushed rock, including a separate minimum 10-year landbank of at least 10 years for Magnesium Magnesian Limestone, at 31 December 2030 and/or to meet additional requirements identified through updates to the Local Aggregates Assessment, based on annual rate of provision to be determined through the review.</p>	To be more consistent with National Policy and to reflect change in figures
MM10	54 - 55	5.30	Revise the paragraph:	To be more consistent with National Policy

			<p>To ensure that an adequate supply of crushed rock (i.e. a minimum 10-year landbank <u>of at least 10 years</u>) is available at the end of 2030, it may also be necessary to identify some additional resources towards the end of the Plan period, depending on the actual scale of demand and the extent to which any reserves are permitted as a result of implementing the Joint Plan. As it is intended that the Local Aggregates Assessment will be updated regularly, and that changes to the demand forecast may be expected over the Plan period, it is not considered appropriate to specify, at this stage, the level of further provision that may be needed to maintain a minimum 10-year landbank <u>of at least 10 years</u> at 2030. This is a matter which can be addressed in monitoring of the Joint Plan and via a mid-term-5 yearly review, at which time the level of additional provision which may be needed can be the subject of an updated assessment, and additional provision made if necessary. A commitment to maintaining a minimum 10-year landbank <u>of at least 10 years</u> of crushed rock throughout the Plan period, including a separate minimum 10-year landbank <u>of at least 10 years</u> for Magnesium <u>Magnesian</u> Limestone, is set out in the following policy.</p>	
MM11	55	M06	<p>Revise the wording of the Policy:</p> <p>A minimum An overall landbank of <u>at least</u> 10 years will be maintained for crushed rock throughout the Plan period. A separate minimum <u>landbank of at least 10 years</u> landbank will be identified and maintained for Magnesium <u>Magnesian</u> Limestone crushed rock.</p> <p>Where new reserves of crushed rock are required in order to maintain the an overall landbank above the of at least 10 years minimum period these will, as far as practical, Where new reserves of crushed rock are required in order to maintain the an overall landbank above the of at least 10 years <u>minimum period</u> these will, <u>as far as practical</u>, be sourced from outside the National Park and Areas of Outstanding National <u>Natural</u> Beauty.</p>	To be more consistent with National Policy
MM12	55	5.32	<p>Revise 1st sentence:</p>	To be more consistent with National Policy

			National Planning Policy requires a landbank of crushed rock sufficient for a minimum of at least 10 years based on the anticipated rate of supply	
MM13	55	5.33	<p>Revise text to reflect modification to Policy M06</p> <p><u>National policy supports the maintenance of landbanks of aggregate minerals from locations outside National Parks and AONBs, so far as practical.</u> Crushed rock resources occur within highly protected parts of the plan area, including the National Park and in both the Howardian Hills and Nidderdale AONBs. There are no current crushed rock workings in the National Park and the release of crushed rock in the Park to maintain the landbank would not be supported by national policy, <u>unless it is not practical to make provision outside the designated area.</u> Both AONBs currently contribute to the supply of crushed rock and therefore the overall landbank of reserves. The minerals supply policies in the Joint Plan support the limited working of additional resources at these sites. However, such support is provided in order to maintain the benefits that these established sites bring to the local employment and economy rather than the contribution they may make to the landbank. It therefore follows that the release of additional reserves in the AONBs, specifically in order to maintain the landbank <u>of at least 10 years, over the 10-year minimum period</u> will not be supported under this policy, <u>unless it is not practical to make provision outside the designated area.</u></p>	To reflect change in Policy wording
MM14	56	M07	<p>Revise wording of the Policy:</p> <p>Requirements for concreting sand and gravel will be met through existing permissions and the grant of permission on sites and areas identified in the Joint Plan and shown on the Policies Map for working, <u>as shown on the Policies Map and as indicated in Table 1.</u></p> <p>Part 1) Sand and gravel (northwards distribution) site allocations:</p>	Provides a cross reference to the Policies Map and provide more locational detail for the allocated sites and areas of search

			<p>i) Allocations required in order to meet requirements during the Plan period:</p> <p><u>Land at Killerby (MJP21), in Hambleton and Richmondshire Districts</u></p> <p>ii) Allocations potentially required to contribute to maintenance of an adequate landbank at 31 December 2030. Permission will not be granted for development of these allocations prior to 2025, unless there is a shortfall in the sand and gravel landbank in the northwards distribution area or there is a shortfall in production capacity in the northwards distribution area requiring the release of additional sites for working:</p> <p><u>Land at Home Farm, Kirkby Fleetham (MJP33), in Hambleton District</u> <u>Land South of Catterick (MJP17), in Hambleton and Richmondshire Districts</u> <u>Additional Preferred Area on Land South of Catterick, in Hambleton and Richmondshire Districts</u></p> <p>Proposals for development of these sites will be required to take account of the key sensitivities and incorporate the necessary mitigation measures that are set out in Appendix 1.</p> <p>Part 2) Sand and gravel (southwards distribution) site allocations and Areas of Search:</p> <p>i) Allocations required in order to meet requirements during the Plan period:</p> <p><u>Land at Langwith Hall Farm (MJP06), in Hambleton District</u></p>	
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			<p>Land at Pennycroft and Thorneyfields, Ripon (MJP14), <u>in Harrogate Borough</u> A Preferred Area on land at Oaklands (MJP07), <u>in Hambleton District</u></p> <p>Proposals for development of these sites will be required to take account of the key sensitivities and incorporate the necessary mitigation measures that are set out in Appendix 1.</p> <p>ii) Areas of Search for concreting sand and gravel are identified as shown on the key diagram. <u>Areas of Search A and C for concreting sand and gravel are identified as shown on the key diagram on page 44 and are set out in Appendix 1 as Area of Search A (in Harrogate Borough with a small part in Hambleton District) and Area of Search C (in Harrogate Borough).</u> Planning permission will be granted for development of sites within an Area of Search where necessary in order to maintain an adequate landbank at 31 December 2030 in the southwards distribution area and the need cannot be met through development of allocated sites or preferred areas. Permission will not be granted for development within these Areas of Search prior to 2025, unless there is a need for the earlier release of further reserves in order to maintain an adequate landbank or there is a shortfall in production capacity in the southwards distribution area requiring the release of additional sites for working.</p> <p><u>Proposals for development of site(s) in the Areas of Search A and C will be required to take account of the key sensitivities and incorporate the necessary mitigation measures that are set out in Appendix 1.</u></p> <p><u>Part 3) Permission will be granted outside allocated sites, Preferred Areas and Areas of Search where the development would contribute to</u></p>	
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			<p><u>maintenance of an adequate and steady supply of concreting sand and gravel that cannot be met through reserves on sites or areas identified in the Plan, and/or the development would support the maintenance of adequate production capacity or an effective geographical distribution of sources of supply in the Plan area. Proposals will also need to be consistent with the development management policies in the Plan.</u></p> <p>Key Links to other relevant policies and objectives</p> <p>M02, M03, M04, S01, <u>Minerals Key Diagram (page 44)</u> Objectives 5, 6, <u>7</u></p>	
MM15	57	5.38	<p>Revise 1st sentence</p> <p>Proposed site allocations in the southwards distribution area contain an indicative 6.6<u>5.8</u>mt. This does not</p>	To reflect change in figures in Table 1.
MM16	57	New para after existing 5.38	<p>Insert new paragraph</p> <p><u>Whilst overall provision made through the Plan, in combination with existing permitted reserves, is expected to be sufficient to maintain a steady and adequate supply of concreting sand and gravel over the Plan period, it is possible that, for a range of reasons, reserves in these sites or areas may not be able to deliver the expected supply, or demand may be higher than expected. It is also recognised that circumstances could arise where the release of further reserves for working could help deliver clear sustainability benefits. This could include benefits arising through proposals which would ensure that adequate overall production capacity within the Plan area can be maintained, or an effective overall geographical distribution of sources of supply of concreting sand and gravel (for example through reducing reliance on imports from outside the Plan area, or the meeting of specific and more localised demands, not foreseen at the time of preparation of the Plan, and where a local supply</u></p>	To provide clarity

			<p><u>source would deliver demonstrable sustainability benefits compared with reliance on established supply sources). Any proposals for release of further reserves on land not allocated in the Plan, and not falling within the scope of Policy M10 Unallocated extensions to existing quarries, would need to be supported with evidence of the claimed sustainability benefit and demonstrate compliance with relevant development management policies set out in Chapter 9 of the Plan.</u></p>																			
MM17	58	Table 1	<p>Revise figures in Table 1:</p> <table border="1"> <thead> <tr> <th colspan="3">Summary of concreting sand and gravel requirements and proposed allocations</th> </tr> <tr> <th></th> <th>Northwards Distribution</th> <th>Southwards Distribution</th> </tr> </thead> <tbody> <tr> <td>Total estimated requirement over the period 1 January 2016 to 31 December 2030 (million tonnes)</td> <td>16.5</td> <td>18.3</td> </tr> <tr> <td>Estimated shortfall (balance between permitted reserves at 1 January 2016 and total requirement to 31 December 2030) (million tonnes)</td> <td>10.3</td> <td>5.9</td> </tr> <tr> <td>Additional reserves required to provide a 7 year landbank at 31 December 2030 (million tonnes)</td> <td>7.7</td> <td>8.5</td> </tr> <tr> <td>Total estimated reserves available in sites proposed</td> <td>11.4</td> <td>6.6 5.8 Comprising:</td> </tr> </tbody> </table>	Summary of concreting sand and gravel requirements and proposed allocations				Northwards Distribution	Southwards Distribution	Total estimated requirement over the period 1 January 2016 to 31 December 2030 (million tonnes)	16.5	18.3	Estimated shortfall (balance between permitted reserves at 1 January 2016 and total requirement to 31 December 2030) (million tonnes)	10.3	5.9	Additional reserves required to provide a 7 year landbank at 31 December 2030 (million tonnes)	7.7	8.5	Total estimated reserves available in sites proposed	11.4	6.6 5.8 Comprising:	Update to tonnages to reflect changes in site allocation
Summary of concreting sand and gravel requirements and proposed allocations																						
	Northwards Distribution	Southwards Distribution																				
Total estimated requirement over the period 1 January 2016 to 31 December 2030 (million tonnes)	16.5	18.3																				
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Additional reserves required to provide a 7 year landbank at 31 December 2030 (million tonnes)	7.7	8.5																				
Total estimated reserves available in sites proposed	11.4	6.6 5.8 Comprising:																				

			for allocation in Part 1(i) of Policy M07 (million tonnes)	Comprising: Killerby site MJP21)	2.3mt (Langwith Hall Farm site MJP06) 4.3 3.5mt (Land at Pennycroft and Thorneyfields, Ripon site MJP14) Oaklands site Preferred Area MJP07 (tonnage estimate not available)	
			Total estimated reserves available in sites proposed for allocation in Part 1(ii) of Policy M07 in order to contribute to longer term landbank requirements (million tonnes)	6.7 5.67 Comprising: 3.5mt (Home Farm site MJP33) 3.2 2.17mt (Land south of Catterick site <u>allocation</u> MJP17) and <u>Land south of Catterick additional Preferred Area (tonnage estimate not available)</u>	Estimated requirement to be provided from Areas of Search in the southwards distribution area: 6-8mt depending on scale of any reserves delivered via the Oakland Preferred Area (MJP07)	
			Sites with permitted reserves of concreting sand and gravel as at 30 June 2016 (excludes dormant sites)	Scorton Quarry, Bridge Farm (Pallet Hill) Quarry, Manor House Farm Quarry	Marfield Quarry, Ripon Quarry, Ripon City Quarry, Nosterfield Quarry, Wykeham Quarry, Ings Farm	
MM18	58	5.39	Change reference of “mid-term review” to “5 yearly review” as following:			To be more consistent with National Policy

			Additional provision, if required in order to meet longer term concreting sand and gravel landbank requirements, will be met through a mid-term <u>5 yearly</u> review of the Joint Plan in line with Policy M02.	
MM19	59	M08	<p>Revise wording of Policy:</p> <p><u>1) Requirements for building sand will be met through existing permissions and the grant of permission on sites allocated in the Joint Plan for working <u>and shown on the Policies Map as indicated in Table 2</u></u></p> <p>Land at Hensall Quarry (MJP22), <u>in Selby District</u> Land at West Heselton Quarry (MJP30), <u>in Ryedale District</u> Land adjacent to Plasmor blockworks, Great Heck (MJP44), <u>in Selby District</u> Land at Mill Balk Quarry, Great Heck (MJP54), <u>in Selby District</u></p> <p>Proposals for the development of these sites will be required to take account of the key sensitivities and incorporate the necessary mitigation measures that are set out in Appendix 1.</p> <p><u>2) Permission will be granted outside allocated sites where the development would contribute to maintenance of an adequate and steady supply of building sand that cannot be met through reserves on sites identified in the Plan, and/or the development would support the maintenance of adequate production capacity or an effective geographical distribution of sources of supply in the Plan area. Proposals will also need to be consistent with the development management policies in the Plan.</u></p> <p>Key links to other relevant policies and objectives M02, M03, M04, S01 Objectives 5, 6, <u>7</u></p>	Provides a cross reference to the Policies Map and more locational detail for the allocated sites.

MM20	59	5.41	<p>Revise text:</p> <p>Evidence suggests that the scale of additional provision for building sand needed to meet requirements over the Plan period is relatively small (amounting to around 0.9 million tonnes (mt) over the period to 31 December 2030). A further 0.8mt would be required in order to provide a minimum 7-year landbank of at least 7 years at 31 December 2030. Although there is only very limited evidence available on the distribution of potentially suitable building sand resources, a range of specific locations have been put forward by industry for consideration during preparation of the Joint Plan and these have been assessed. Requirements for building sand during the Plan period can be met through the release of reserves on specific sites put forward for consideration, which contain an estimated 2.5mt of reserves and therefore would also be sufficient to maintain a 7-year landbank of at least 7 years for of building sand at 31 December 2030. The following table summarises requirements and proposed site allocations for building sand, as well as sites with existing permitted reserves expected to be able to contribute to supply.</p>	To be more consistent with National Policy
MM21	59	New paragraph after existing 5.41	<p>Insert new paragraph:</p> <p><u>Whilst overall provision made through the Plan, in combination with existing permitted reserves, is expected to be sufficient to maintain a steady and adequate supply of building sand over the Plan period, it is possible that, for a range of reasons, reserves in these sites or areas may not be able to deliver the expected supply, or demand may be higher than expected. It is also recognised that circumstances could arise where the release of further reserves for working could help deliver clear sustainability benefits. This could include benefits arising through proposals which would ensure that adequate overall production capacity within the Plan area can be maintained, or an effective overall geographical distribution of sources of supply of building sand (for example through reducing reliance on imports from outside the Plan area, or the meeting of specific and more localised demands, not foreseen at the time</u></p>	To add flexibility

			<p><u>of preparation of the Plan, and where a local supply source would deliver demonstrable sustainability benefits compared with reliance on established supply sources). Any proposals for release of further reserves on land not allocated in the Plan, and not falling within the scope of Policy M10 Unallocated extensions to existing quarries, would need to be supported with evidence of the claimed sustainability benefit and demonstrate compliance with relevant development management policies set out in Chapter 9 of the Plan.</u></p>	
MM22	60	M09	<p>Revise wording Policy:</p> <p>Requirements for Magnesian Limestone <u>crushed rock</u> over the Plan period will be met through existing permissions and the grant of permission on sites allocated in the Joint Plan for working <u>shown on the Policies Map, and as indicated in Table 3.</u></p> <p>Magnesian Limestone allocations:</p> <p>Part 1) Allocations required in order to meet requirements during the Plan period:</p> <p>Land at Jackdaw Crag South, Stutton (MJP23), <u>in Selby District</u> Land at Barnsdale Bar Quarry (MJP28), <u>in Selby District</u> Land at Went Edge Quarry, Kirk Smeaton (MJP29), <u>in Selby District</u></p> <p>Part 2) Allocations required to contribute to maintaining an adequate landbank at 31 December 2030:</p> <p>Land at Gebdykes Quarry (MJP11), <u>in Hambleton District and Harrogate Borough</u> Land at Potgate Quarry (MJP10), <u>in Harrogate Borough</u></p>	<p>Provides a cross reference to the Policies Map, a change from term Magnesian Limestone to Crushed Rock and more locational details for the allocated sites</p>

			<p>Maintenance of supply of crushed rock is also supported through the identification of allocated sites at:</p> <p style="padding-left: 40px;">Land at Settrington Quarry (MJP08) (Jurassic Limestone), in Ryedale District Land at Whitewall Quarry (MJP12) (Jurassic Limestone), in Ryedale District Land at Darrington Quarry (MJP24) (retention of processing plant site and haul road), in Selby District</p> <p>Proposals for the development of sites identified in this Policy will be required to take account of the key sensitivities and incorporate the necessary mitigation measures that are set out in Appendix 1.</p> <p style="padding-left: 40px;"><u>Part 3) Permission will be granted outside allocated sites where the development would contribute to maintenance of an adequate and steady supply of Carboniferous Limestone, Magnesian Limestone and Jurassic Limestone crushed rock that cannot be met through reserves on sites identified in the Plan, and/or the development would support the maintenance of adequate production capacity or an effective geographical distribution of sources of supply in the Plan area. Proposals will also need to be consistent with the development management policies in the Plan.</u></p> <p>Key links to other relevant policies and objectives M05, M06, S01 Objectives 5, 6, 7</p>	
MM23	61	5.43	<p>Revise text in paragraph:</p> <p>Evidence indicates that a further 8.166.9 million tonnes (mt) of reserves of Magnesian Limestone are needed in order to meet requirements over the</p>	<p>To provide updated figures in line with Table 3 and be consistent with national policy</p>

			<p>period 1 January 2016 to 31 December 2030, based on permitted reserves at the end of 2015. Permission was granted in early 2016 for working of 0.7mt of Magnesian Limestone within an area submitted for allocation at Barnsdale Bar (North area), reducing the remaining requirement to 7.4<u>6.2</u>mt. Sites expected to be able to contribute to supply of Magnesian Limestone during the Plan period are identified in Table 3 below. A further 15<u>12</u>mt of reserves would be required in order to maintain a minimum 10 year landbank of <u>at least 10 years</u> for Magnesian Limestone at 31 December 2030.</p>																									
MM24	61	Table 3	<p>Revised Table 3:</p> <table border="1"> <thead> <tr> <th colspan="2"><u>Summary of crushed rock requirements and allocations</u></th> </tr> <tr> <th><u>Rock Type</u></th> <th><u>Million Tonnes</u></th> </tr> </thead> <tbody> <tr> <td colspan="2">a) Crushed rock (total)</td> </tr> <tr> <td><u>Total estimated requirement over the Plan period 1 January 2016 to 31 December 2030 at 3.45 million tonnes per annum.</u></td> <td><u>51.8</u></td> </tr> <tr> <td><u>Additional requirement to maintain 10 year landbank at 31 December 2030</u></td> <td><u>34.5</u></td> </tr> <tr> <td><u>Total</u></td> <td><u>86.3</u></td> </tr> <tr> <td><u>Permitted reserves at 1 January 2016</u></td> <td><u>91.9</u></td> </tr> <tr> <td><u>Residual shortfall to be met through the Plan</u></td> <td><u>Nil</u></td> </tr> <tr> <td><u>Total volume of reserves in allocations via Policy M09</u></td> <td><u>18.2 (sites MJP08, MJP10, MJP11, MJP12, MJP23, MJP28 and MJP29).</u></td> </tr> <tr> <td colspan="2">b) Carboniferous Limestone</td> </tr> <tr> <td><u>Total estimated requirement over the Plan period 1 January 2016 to 31 December 2030 at 1.76 million tonnes per annum.</u></td> <td><u>26.4</u></td> </tr> <tr> <td><u>Additional requirement to maintain 10 year landbank at 31 December 2030</u></td> <td><u>17.6</u></td> </tr> </tbody> </table>	<u>Summary of crushed rock requirements and allocations</u>		<u>Rock Type</u>	<u>Million Tonnes</u>	a) Crushed rock (total)		<u>Total estimated requirement over the Plan period 1 January 2016 to 31 December 2030 at 3.45 million tonnes per annum.</u>	<u>51.8</u>	<u>Additional requirement to maintain 10 year landbank at 31 December 2030</u>	<u>34.5</u>	<u>Total</u>	<u>86.3</u>	<u>Permitted reserves at 1 January 2016</u>	<u>91.9</u>	<u>Residual shortfall to be met through the Plan</u>	<u>Nil</u>	<u>Total volume of reserves in allocations via Policy M09</u>	<u>18.2 (sites MJP08, MJP10, MJP11, MJP12, MJP23, MJP28 and MJP29).</u>	b) Carboniferous Limestone		<u>Total estimated requirement over the Plan period 1 January 2016 to 31 December 2030 at 1.76 million tonnes per annum.</u>	<u>26.4</u>	<u>Additional requirement to maintain 10 year landbank at 31 December 2030</u>	<u>17.6</u>	To provide figures relating to all three forms of crushed rock
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			<u>Total requirement</u>	<u>44.0</u>
			<u>Permitted reserves at 1 January 2016</u>	<u>71.5</u>
			<u>Residual shortfall to be met through the Plan</u>	<u>Nil</u>
			<u>Total volume of reserves in allocations via Policy M09</u>	<u>Nil</u>
			c) Magnesian Limestone	
			Total estimated requirement over the Plan period 1 January 2016 to 31 December 2030 (million tonnes) <u>at 1.20 million tonnes per annum.</u>	22.5 <u>18.0</u>
			Estimated shortfall (balance between permitted reserves at 1 January 2016 and total requirement to 31 December 2030 (million tonnes))	7.4
			Additional reserves required to provide a 10 year landbank at 31 December 2030 (million tonnes) <u>Additional requirement to maintain 10 year landbank at 31 December 2030</u>	15.0 <u>12.0</u>
			<u>Total requirement</u>	<u>30.0</u>
			<u>Permitted reserves at 1 January 2016</u>	<u>11.1</u>
			<u>Residual shortfall to be met through the Plan</u>	<u>18.9</u>
			Total estimated reserves available in sites proposed for allocation in Part 1 of Policy M09 (million tonnes)	7.0 Comprising: 3.0mt (Jackdaw Crag Quarry (south) site MJP23) 2.0mt (Barnsdale Bar Quarry site MJP28 North west area) 2.0mt (Went Edge Quarry site MJP29)
			Total estimated reserves available in sites proposed for allocation in Part 2 of Policy	7.5 Comprising:

			M09 in order to contribute to longer term landbank requirements (million tonnes)	3.8mt (Gebdykes Quarry site MJP11) 3.7mt (Potgate Quarry site MJP10)	
			<u>Total volume of reserves in allocations via Policy M09</u>	14.5 comprising: 7.0 part 1 (sites MJP23, MJP28 and MJP29) 7.5 part 2 (sites MJP10 and MJP11)	
			<u>d) Jurassic Limestone</u>		
			<u>Total estimated requirement over the Plan period 1 January 2016 to 31 December 2030 at 0.45 million tonnes per annum.</u>	6.8	
			<u>Additional requirement to maintain 10 year landbank at 31 December 2030</u>	4.5	
			<u>Total requirement</u>	11.3	
			<u>Permitted reserves at 1 January 2016</u>	9.5	
			<u>Residual shortfall to be met through the Plan</u>	1.8	
			<u>Total volume of reserves in allocations via Policy M09</u>	3.7 (MJP08 and MJP12)	
			Sites with permitted reserves of crushed rock as at 30 June 2016 (excludes dormant sites)		
			<u>Carboniferous Limestone:</u> <u>Skipton Rock Quarry</u> <u>Pateley Bridge Quarry</u> <u>Barton Quarry</u> <u>Forcett Quarry</u> <u>Leyburn Quarry</u>	<u>Magnesian Limestone:</u> Gebdykes Quarry Potgate Quarry Jackdaw Crag Quarry Brotherton Quarry Newthorpe Quarry Went Edge Quarry Barnsdale Bar Quarry	<u>Jurassic Limestone:</u> <u>Newbridge Quarry</u> <u>Settrington Quarry</u> <u>Wath Quarry</u> <u>Whitewall Quarry</u> <u>Hovingham Quarry</u>

			<p>Wensley Quarry Low Grange Quarry</p> <p>Table 3: Summary of Magnesian Limestone crushed rock requirements, and proposed allocations and existing sites with existing permitted reserves</p>	
MM25	62	5.46	<p>Revise text</p> <p>During preparation of the Joint Plan, sites for working other crushed rock resources (Carboniferous Limestone and Jurassic Limestone) were put forward for consideration¹. No specific requirement has been identified for the release of further reserves of these types of crushed rock in order to meet requirements over the period to 31 December 2030 and it is not considered that identifying allocations for these is a priority for the Joint Plan. However, a small volume of further reserves of Jurassic Limestone (estimated at 1.8mt) could be needed to maintain a 10 year landbank at 31 December 2030. Of the four sites put forward, only one is two are considered suitable for allocation. The reserves in this these sites (13.713.7mt) could help to sustain security of supply of Jurassic Limestone in this part of the Plan area. Should proposals come forward for extensions to other existing Carboniferous or Jurassic Limestone sites these will be assessed under the requirements of Policy M10 Unallocated extensions to existing quarries and, if the site is located in an AONB, Policies M01 and D04.</p>	To reflect allocation of Whitewall Quarry
MM26	62	New paragraph after existing 5.46	<p>Insert new paragraph:</p> <p>Whilst overall provision made through the Plan, in combination with existing permitted reserves, is expected to be sufficient to maintain a steady and adequate supply over the Plan period, it is possible that, for a range of reasons, reserves in these sites or areas may not be able to deliver the expected supply, or demand may be higher than expected. It is also recognised that circumstances could arise where the release of further reserves for working</p>	To add in flexibility

¹ Site MJP03 for working Carboniferous Limestone from land at Scarborough Field, Forcett, was subsequently withdrawn.

			<p><u>could help deliver clear sustainability benefits. This could include benefits arising through proposals which would ensure that adequate overall production capacity within the Plan area can be maintained, or an effective overall geographical distribution of sources of supply of the three main types of crushed rock worked in the area (for example through reducing reliance on imports from outside the Plan area, or the meeting of specific and more localised demands, not foreseen at the time of preparation of the Plan, and where a local supply source would deliver demonstrable sustainability benefits compared with reliance on established supply sources). Any proposals for release of further reserves on land not allocated in the Plan, and not falling within the scope of Policy M10 Unallocated extensions to existing quarries, would need to be supported with evidence of the claimed sustainability benefit and demonstrate compliance with relevant development management policies set out in Chapter 9 of the Plan.</u></p>	
MM27	67	M12	<p>Revise Policy text:</p> <ol style="list-style-type: none"> 1) Proposals for the continuing extraction of silica sand at Burythorpe Quarry, including proposals for lateral extensions or deepening, will be supported in principle where necessary to maintain reserves during the period to 31 December 2030 and a minimum 10 year <u>stock landbank</u> for the site. 2) In order to secure an adequate supply of silica sand of at least 15 years where significant new capital is required reserves are provided through a site allocation Proposals for development of silica sand resources at Blubberhouses Quarry (MJP15), including p Proposals to extend time to complete existing permitted development or proposals for lateral extensions or deepening, will be supported in principle subject, where relevant, to compliance with the requirements for major development in Policy D04, compliance with the Habitats Regulations and compliance with other relevant development management policies. Any proposals will need to demonstrate a very 	To reflect allocation of site.

			high standard of mitigation of any environmental impacts and high quality restoration, including protection of peat resources.	
MM28	67	5.66	<p>Revise 2nd and 3rd sentences:</p> <p>...of peat. The site has been dormant since 1991 and the original permission has now expired, although prior to expiry an application (ref. NY/2011/0465/73) for an extension of time was submitted, which is currently undetermined. The national policy requirement for available reserves at the Blubberhouses site would be met in the event that the current planning application for an <u>the extension of time is granted and the allocation of the site reflects that, for extraction at the site to occur, significant new capital investment would be required.</u> The location of the site ...</p>	Text amended at the to reflect more clearly the existence of the planning application and the requirement for new capital investment in order to develop the site.
MM29	68	5.67	<p>Revise paragraph:</p> <p>The proximity of designated internationally important nature conservation sites also means that Appropriate Assessment under the Habitats Regulations will be needed. <u>Where applicable to the location, any planning application for future development will need to consider appropriately the impacts on the integrity of the internationally important nature conservation designations in accordance with The Conservation of Habitats and Species Regulations 2017. This may include the need to demonstrate potential “Imperative Reasons of Overriding Public Interest” (IROPI) subject to securing compensatory measures that ensure the overall coherence of the Natura 2000 network. Any development that would be likely to have a significant effect on a European site, either alone or in combination with other plans or projects, will be subject to assessment under the Habitats Regulations at project application stage. If it cannot be ascertained that there would be no adverse effects on site integrity the project will have to be refused or pass the tests of 63 and 64, in which case any necessary compensatory measures will need to be secured in accordance with regulation 68.</u> As a result of these major constraints, the acceptability of future development at Blubberhouses Quarry can only <u>will</u> be fully tested if specific</p>	Additional text to include consideration of IROPI, reflect the existence of the current planning application and inclusion of additional text recommended in AA for Blubberhouses

			<p>proposals are brought forward in a when the planning application (ref. NY/2011/0465/73) or any other relevant applications are determined.</p>																					
MM30	72	5.83	<p>Add additional sentence and table to end of Para:</p> <p>The following table identifies active building stone sites in the Joint Plan area and the details of the stone extracted and uses.</p> <table border="1"> <thead> <tr> <th>Site name</th> <th>Type of stone</th> <th>Details of stone</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>Gatherley Moor Permitted Until 28th February 2020</td> <td>Sandstone</td> <td>Alston sandstone – generally fine to medium grained, iron rich which gives an orange colour tinged with grey.</td> <td>Building stone and used for flags and roofing tiles.</td> </tr> <tr> <td>Grey Yaud Permitted until 20 December 2036</td> <td>Sandstone</td> <td>Lower follifoot grit – coarse grain buff coloured sandstone</td> <td>Repair and renovation of local buildings</td> </tr> <tr> <td>Carkin Moor Permitted until 31 July 2036</td> <td>Sandstone</td> <td>Alston sandstone – generally fine to medium grained, iron rich which gives an orange colour tinged with grey.</td> <td>Building stone and used for flags and roofing tiles.</td> </tr> <tr> <td>Melsonby Permitted until 3 December 2032</td> <td>Limestone</td> <td>Underset limestone – grey base containing white or crystalline fossils, also known as Swaledale Fossil Limestone</td> <td>Building stone</td> </tr> </tbody> </table>	Site name	Type of stone	Details of stone	Uses	Gatherley Moor Permitted Until 28th February 2020	Sandstone	Alston sandstone – generally fine to medium grained, iron rich which gives an orange colour tinged with grey.	Building stone and used for flags and roofing tiles.	Grey Yaud Permitted until 20 December 2036	Sandstone	Lower follifoot grit – coarse grain buff coloured sandstone	Repair and renovation of local buildings	Carkin Moor Permitted until 31 July 2036	Sandstone	Alston sandstone – generally fine to medium grained, iron rich which gives an orange colour tinged with grey.	Building stone and used for flags and roofing tiles.	Melsonby Permitted until 3 December 2032	Limestone	Underset limestone – grey base containing white or crystalline fossils, also known as Swaledale Fossil Limestone	Building stone	<p>Additional information about current sources of building stone.</p>
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			<u>Highmoor Permitted until 28 July 2021</u>	<u>Limestone</u>	<u>Lower magnesian limestone – fine to coarse grained, pale yellow-white</u>	<u>Quality building stone</u>
			<u>Low Grange Permitted until 22 February 2042</u>	<u>Limestone</u>	<u>Underset limestone – grey base containing white or crystalline fossils, also known as Swaledale Fossil Limestone</u>	<u>Building stone</u>
			<u>Went Edge Permitted until September 2023</u>		<u>Lower magnesian limestone – fine to coarse grained, pale yellow-white</u>	<u>Quality building stone</u>
			<u>Brotherton Permitted until 31 December 2020</u>	<u>Limestone</u>	<u>Upper magnesian limestone – Fine to coarse grained, pale yellow-white</u>	<u>Field walls and farm buildings, also used as a source of lime.</u>
			<u>Aislaby (Does not have a time limit as so small, but has a resource limit instead)</u>	<u>Sandstone</u>	<u>Aislaby stone – medium to coarse grained, buff, yellow and brown in colour</u>	<u>Building stone, freestone, ashlar, farm buildings, walls and monumental sculptures</u>
			<u>Lowther’s Crag Permitted until 6 December 2022</u>	<u>Sandstone</u>	<u>Saltwick sandstone - medium to coarse grained, buff, yellow and brown</u>	<u>Slabs, freestone, ashlar, quoins,</u>

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Whitewall Quarry	Limestone	Coralline Oolite Formation	Building stone									
MM31	72	M15	<p>Provide additional text in Policy:</p> <p>1) In order to secure an adequate supply of building stone, proposals will, where consistent with other policies in the Joint Plan, be permitted for:-</p> <ul style="list-style-type: none"> i. the extension of time for completion of extraction at permitted building stone extraction sites; ii. the lateral extension and/or deepening of workings at permitted building stone extraction sites; iii. the re-opening of former building stone quarries; iv. the opening of new sites for building stone extraction, including the small- scale extraction of building stone at new sites adjacent to existing historic buildings or structures where the use is specifically for their repair; v. the incidental production of building stone in association with the working of crushed rock; vi. the grant of permission on sites allocated in the Joint Plan for working of building stone; vii. <u>development for building stone products and processing activities including at appropriate locations functionally but not physically linked to an existing quarry;</u> vii) W where development is proposed in the National Park or an AONB under criteria i) to iv) above, and where the development comprises major development due to its scale and nature, proposals will need to meet the requirements for major development set out in Policy D04. 	To be more comprehensive								

			<p>2) Proposals for the supply of building stone should be supported by evidence to demonstrate the contribution that the stone proposed to be worked would make to the quality of the built and/or historic environment in the Plan area and/or to meeting important particular requirements for building stone outside the area, such as geological matching. The scale of the proposal should be consistent with the identified needs for the stone.</p> <p>3) For proposals Proposals for the supply of building stone from locations within the National Park or AONBs, it will need to be demonstrated that the stone is required primarily to meet requirements arising from new build or repair work within the National Park and/or AONBs, or for the repair of important designated or undesignated buildings or structures which rely on the proposed source of stone as the original source of supply, or provide a directly equivalent product which can no longer be provided from the original source supply, or is required to be sold out of the National Park or AONB so as to preserve the overall economic viability of the source quarry .</p> <p>4) Additional reserves to help to maintain the supply of building stone are also provided through a site allocation as shown on the Policies Map for:</p> <ul style="list-style-type: none"> • Land at Brows Quarry (MJP63) in Ryedale District. <p>Proposals for development at this site will be required to take account of the key sensitivities and incorporate the necessary mitigation measures that are set out in Appendix 1.</p> <p>Revise ‘Key links to other relevant policies and objectives’ table:</p> <p>M10, I02, S01, D04, D08</p>	
MM32	73	5.86	Add additional sentence to end of paragraph:	To be more consistent with National Policy

			<p>Building stone quarries are typically relatively small in scale but, as a result of the need to source stone of particular technical or aesthetic properties, may sometimes be proposed in sensitive locations with the potential for impacts on the environment or local communities. It is therefore important that proposals can demonstrate compliance with other relevant policies in the Joint Plan.</p> <p><u>Proposals for sustainable stone processing at a quarry or at an existing stone recycling facility including; sawing, tooling and screening would need to demonstrate compliance with the development management and other infrastructure policies in the Joint Plan.</u></p>	
MM33	73	5.88	<p>Add additional text:</p> <p>It is nevertheless recognised that in some instances it may be appropriate for high quality building stone worked in the Plan area to serve wider markets, including in cases where stone from the Plan area has been used in important buildings and structures elsewhere or can provide a similar match to stones which are no longer available elsewhere. It is therefore important that applications for working of high quality stone such as ashlar are accompanied by supporting information on requirements for the stone, including, for example, reference to the Strategic Stone Study (a national study led by Historic England working with the British Geological Survey which identifies the most significant building stone resources as well as, in some cases, the original sources of stone for particular buildings or settlements). <u>Existing quarries in designated areas are important in terms of preserving and enhancing the built character of the protected areas by providing geologically matching stone. Where it can be demonstrated that sale of stone outside the designated area is necessary to preserve the economic viability of an existing quarry which primarily supplies stone to the designated area, such sales to preserve economic viability will be supported.</u></p>	To provide flexibility
MM34	74	5.90	<p>Add additional text:</p>	To provide more flexibility

			<p>There may be occasions where suitable stone resources are available immediately adjacent to the site where they will be utilised and, as this can represent a sustainable option, limited extraction specifically to serve repair needs for adjacent existing historic structures or buildings will be supported in principle. <u>There may be sites dealing with stone products that are not at existing quarries, which are nevertheless important for the supply of stone products to the plan area. It is therefore appropriate to support their ongoing development where there is compliance with the development management and other infrastructure policies in the Joint Plan.</u></p>	
MM35	75	5.93	<p>Add in text</p> <p>Since work started on the Joint Plan, there has been increasing public and commercial interest in issues associated with developing onshore shale gas resources. This is a highly relevant issue for the Plan area following the announcement by Government in late 2015 of new oil and gas exploration and development licences (PEDLs) in the eastern part of the area (see fig. 12), as well as the approval in 2016 of proposals for hydraulic fracturing for shale gas at an existing well site near Kirby Misperton, in Ryedale District. Nevertheless, substantial uncertainties remain about the scale and distribution of any future proposals that could come forward. <u>Around the time of finalisation of the Joint Plan, in November 2019, the Government imposed an effective moratorium on hydraulic fracturing by introducing a presumption against the issuing of any further Hydraulic Fracturing Consents, until compelling new evidence is produced which would address concerns about prediction and management of induced seismicity. A Written Ministerial Statement of 4 November 2019, Accompanying the introduction of the moratorium, emphasised the Government’s view that natural gas remains an important source of secure and affordable energy and that shale gas has a potential role in this. As the Joint Plan is intended to cover the period to 2030, the Authorities take the view that it is important to maintain local policy for shale gas development, so as to ensure that policy coverage is in place should the moratorium be lifted, but it</u></p>	To include reference to new evidence

			will be necessary to keep under review both the need for, and scope of, these policies as explained in more detail in para 4.11.	
MM36	78	5.106	<p>Add new final sentence</p> <p>More, recently, in September 2015, a Written Ministerial Statement by Government indicated that there is a national need to explore and develop shale gas in a safe, sustainable and timely way. A further Ministerial Statement on Energy Policy, published in May 2018, reaffirmed Government’s view on the national importance of shale gas and their support for the principle of shale gas development, and signalled an intention to create the world’s most environmentally robust onshore shale gas sector. Government subsequently advised, in a further Written Ministerial Statement of May 2019, that policy for onshore oil and gas, including references to the local and national importance of unconventional oil and gas and the need to give weight to the benefits of minerals extraction, contained in the Statements of September 2015 and May 2018, remain extant. A Written Ministerial Statement in November 2019 reiterated the Government’s view that natural gas remains an important source of secure and affordable energy and that shale gas has a potential role in this. The context to the Statements of May and November 2019 is explained in more detail in the next paragraph.</p>	To include reference to new evidence
MM37	78	After 5.106	<p>New paragraph after 5.106</p> <p>National planning policy for shale gas has continued to evolve during the later stages of preparation of the Plan. NPPF 2018 paragraph 209a indicated that MPAs should recognise the benefits of onshore oil and gas development, including unconventional hydrocarbons, for the security of energy supplies and supporting a transition to a low carbon economy; and put in place policies to facilitate their extraction. This paragraph was subsequently quashed following legal proceedings. The High Court judgment leading to the quashing of NPPF 209a made reference to the failure by Government to consider the implications of evidence produced in objection to the proposed policy, which contended</p>	To reflect quashing of paragraph 209a in NPPF

			<u>that the evidence on greenhouse gas emissions from shale gas development relied upon to support the policy was flawed. The MPAs take the view that the evolving national policy position and the evolving evidential basis for the claimed carbon benefits of shale gas development, justify a precautionary approach to relevant local planning policies for this form of development, and reinforce the justification for their commitment to keep this matter under close review, as referenced in paragraphs. 4.10 and 4.11 of the Plan.</u>	
MM38	78	Before 5.107	<p>New paragraph before 5.107</p> <p><u>Further significant developments in the wider regulatory context to shale gas development took place in November 2019, with the announcement by Government of a presumption against the issuing of any further Hydraulic Fracturing Consents, until compelling new evidence is provided which would address concerns around the prediction and management of induced seismicity. Nevertheless, an Energy Update Written Statement of 4 November 2019, accompanying the introduction of the moratorium, emphasised the Government’s view that natural gas remains an important source of secure and affordable energy and that shale gas has a potential role in this.</u></p>	To include reference to new evidence
MM39	79	5.109	<p>Revise 2nd last sentence</p> <p>Although typically 98-99% of the liquid is water, small quantities of chemicals are often added. Operators must demonstrate to the Environment Agency that all the chemicals used in the process are non-hazardous <u>to groundwater</u>.</p>	To provide clarity
MM40		5.111	<p>Add in additional text</p> <p>A range of issues are likely to be relevant when considering planning applications for hydrocarbon development. For example, there is the potential for landscape and visual impact, impacts from noise, vibration, <u>external lighting, flaring</u> and traffic, and impacts on the natural environment.</p>	To provide clarity
MM41	81	5.115	Add additional text:	To provide clarity

			<p>All drilling operations are subject to notifying the Health and Safety Executive, which will check operators’ plans, assess engineering designs and reports and be responsible for checking sites to ensure they meet the requirements of the relevant legislation. The Health and Safety Executive requires that an independent well examiner reviews the design of the well before drilling begins and subsequently monitors its’ construction and operation. The drilling operations are also regulated by the Oil and Gas Authority who will approve each stage of the progression of the well through their WONS system (Well Operations Notification System).</p>	
MM42	82	5.117	<p>Add additional text</p> <p>In 2012 DECC (now DBEIS) introduced measures to control seismic risks from fracking. Operators are now required to assess the location of any relevant faults before fracking operations can take place. Operators must submit to DBEIS a plan of operations, starting with small test fractures before main operations and install real-time monitoring based on a traffic light system. Operators must stop and investigate if they detect tremors above the normal range. Further guidance on the regulation of hydrocarbons proposals is set out in the DECC publication ‘Onshore Oil and Gas Exploration in the UK: regulation and best practice (England) (December 2015). A diagram illustrating the ‘traffic light’ system is provided below. Notwithstanding the introduction of this system, in 2018 and 2019 hydraulic fracturing of wells at the Preston New Road Site, also near Blackpool, gave rise to further induced seismicity, culminating in a magnitude 2.9 event in August 2019 which was widely felt, and reportedly caused damage to property in the area. An interim report by the Oil and Gas Authority into the 2018 seismic activity at Preston New Road concluded that, on the basis of current evidence, they cannot evaluate with confidence whether a proposal to resume hydraulic fracturing in the area, or to start operations elsewhere, will not cause unacceptable levels of seismicity. This led to the announcement by Government in November 2019 of the introduction of a presumption against issuing any further Hydraulic Fracturing Consents, until</p>	To reflect WMS November 2019

			<u>compelling new evidence is provided which addresses the concerns around the prediction and management of induced seismicity.</u>	
MM43	84	M16 b) ii)	<p>Revise text Part b) ii)</p> <p>ii) Sub-surface proposals for these forms of hydrocarbon development, including lateral drilling, underneath the designations referred to in i) above, will only be permitted where it can be demonstrated that significant harm to the designated asset will not occur. Where lateral drilling beneath a National Park or AONBs is proposed for the purposes of appraisal or production and is also this will be considered to comprise major development it and will be subject to the requirements of Policy D04.</p>	To provide clarity
MM44	84	M16, d) i)	<p>Revise text of Part d):</p> <p>d) All <u>Additional criterion applying to</u> surface hydrocarbon development:</p> <p>i) Where proposals for surface hydrocarbon development <u>meet other locational criteria set out in this policy but</u> fall within a National Park or an AONB or <u>the associated 3.5km visual sensitivity zone around these areas, as 3.5km buffer zone</u> identified on the Policies map, or <u>where located beyond this zone,</u> are otherwise considered to have the potential to cause significant harm to a National Park and/or AONB, applications <u>should</u> must be supported by a detailed assessment of the potential impacts on the designated area(s), <u>unless it can be demonstrated that such an assessment is not required taking into account the particular locational circumstances of the proposed site relative to the designated area/s. Where detailed assessment is required this should include an assessment of views of and from the designated area/s. This includes views of and from the associated landscapes</u> from significant viewpoints and an assessment of the cumulative impact of development in the area. Permission will not be granted for such</p>	Clarifies the approach to hydrocarbon development in these areas.

			<p>proposals where they would result in unacceptable harm to the special qualities of the designated area(s) or are incompatible with their statutory purposes in accordance with Policy D04.</p>	
MM45		5.121	<p>Add text:</p> <p>The NPPF indicates that great weight should be given to conserving landscape and scenic beauty in National Parks and AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The Infrastructure Act 2015 has introduced a ban on hydraulic fracturing activity taking place anywhere at a depth less than 1000m below the ground surface. The Government has also set out through secondary legislation to the Infrastructure Act, which came into force on 6 April 2016, that high volume hydraulic fracturing will not be supported beneath National Parks, AONBs, protected groundwater source areas and World Heritage sites, unless it would take place at a depth in excess of 1,200m below the surface. These controls do not remove the potential for lateral hydraulic fracturing at a greater depth under the National Park, AONBs or other protected areas, from surface locations beyond their boundary, or expressly prevent the possibility of surface development for the purposes of shale gas development, or development for other forms of unconventional hydrocarbons, in these areas. When considering the potential impact of a development on the special qualities of a National Park or AONB, reference to their special qualities can be found in the relevant management plan for the area. Whilst the specific qualities relevant to each protected landscape may differ from one another, they will all include qualities relating to <u>such as</u> landscape and views, tranquillity, <u>remoteness, dark night skies,</u> biodiversity and geodiversity and rare species and heritage, and it is the combination of these qualities that led to these areas being designated and protected as National Parks and AONBs. As such, development which would result in significant harm to the special qualities of a National Park or AONB will generally be resisted.</p>	<p>To include reference to remoteness and dark night skies</p>

MM46	86	5.124	<p>Revise last sentence of para. 5.124 and add new text at end (beyond change of PC66):</p> <p>An additional consideration is that the new Regulations and surface restrictions will only apply to high volume hydraulic fracturing <u>“associated hydraulic fracturing”</u>. <u>The Authorities have taken into account the WMS of May 2018 and recognise this statutory definition, and have paid due regard to Planning Practice Guidance. It is considered that whereas the definition in the Regulations applies to high volume hydraulic fracturing as defined, whereas in terms of land use and the potential impacts on the environment, local amenity and other relevant planning matters , impacts could occur at lower levels of activity. It is not therefore considered appropriate to distinguish in the Policy between high-volume hydraulic fracturing and fracking involving lower volumes of fracture fluid. <u>This approach is reflected in the broader definition of hydraulic fracturing contained in paragraph 5.119 f) of the Plan. The definition of hydraulic fracturing used in the Plan is related to the PPG definition in that it does not rely on a minimum volumetric threshold.</u> Similarly, it is considered that where hydraulic fracturing is proposed for the purposes of supporting the production of conventional gas resources, there is potential for this to give rise to a generally similar range of issues and potential impacts, although it is acknowledged that fracturing for stimulation of conventional gas production would be likely to involve generally lower volumes and/or pressures. In these circumstances, <u>whilst</u> it is therefore appropriate that such development is subject to the same policy approach. However, it is not the intention of the Mineral Planning Authorities to unreasonably restrict activity typically associated with production of conventional resources, which is a well-established industry in the Plan area. <u>Where hydraulic fracturing is proposed in association with development of conventional hydrocarbons, the authorities will consider exceptions to the more restrictive approach set out in Policy M16 part b) where it is satisfied that, based on the circumstances of the specific proposal, it would not result in unacceptable impact on the protected area and full compliance with other relevant elements of the Plan can be demonstrated.</u></u></p>	To provide clarity
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			and they will therefore apply the policy accordingly and reasonably based on the specific circumstances of the proposal under consideration	
MM47	86	5.125	<p>Add text after to 1st sentence:</p> <p>In view of the limited protection provided by existing and proposed legislation, as well as current uncertainty about the potential scale and geographical distribution of any commercial gas production that may be sought by industry, it is considered important that a comprehensive range of key environmental and other designations in the Plan area are afforded an appropriate degree of protection as a matter of local planning policy. <u>The local policy needs to align with express Government policy on meeting national need and ensure that the exploration and development of shale gas and oil resources is carried out in a safe and sustainable way meeting the highest environmental standards.</u></p>	To be link with National Policy
MM48	87	5.126	<p>Revise text:</p> <p>Mining operations and drilling at any depth would constitute “development” as defined in the Town and Country Planning Act 1990 (“development” means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land). Where horizontal drilling beneath a National Park is proposed from a location outside the Park, a ‘straddling’ application to both mineral planning authorities will be required <u>in accordance with the Town and Country Planning Act 1990, Schedule 1, paragraph 1(1)(i). Such a development, which is likely to fall under EIA regulations, involves mineral extraction from a protected landscape and may be regarded as major development in combination with the wider surface development activity associated with it which could impact on the National Park environment itself. For example, emissions to air and ground and surface water close to the National Park could in turn result in ecological impacts in such a sensitive area, where there are important interactions between ground and surface waters and the heath and moor habitats, which are designated as Special Protection Areas and Special Areas of Conservation</u></p>	To provide clarity

			<p>for both their vegetation and specific bird species they support. As the sub-surface protections in the Infrastructure Act and the Onshore Hydraulic Fracturing (Protected Areas) Regulations only refer to high volume hydraulic fracturing, it is considered that the starting point in local policy is that all applications for appraisal or production of unconventional hydrocarbons within the National Park and AONBs will be considered as major development and should be steered away from these highly protected areas. Further details on how proposals are assessed in terms of the major development test are set out in Policy D04.</p>	
MM49	88	5.128	<p>Revise text:</p> <p>In order to ensure that National Parks and AONBs are provided with a degree of protection commensurate with their significance to the landscape and overall quality of the environment within the Plan area, proposals for surface hydrocarbons development within <u>the visual sensitivity zone of the National Park or AONB</u> a 3.5km zone around a National Park or AONB should be supported by detailed information assessing the impact of the proposed development, <u>including views into and out of</u> on the designated area, <u>including views into and out from the protected area.</u> <u>The Authorities consider that, for development outside the boundary of the designated area, such a requirement is most likely to apply within a 3.5km zone around the boundary, as defined on the Policies Map. This 3.5km zone</u> This distance is based on <u>typical standard</u> planning practice relating to assessment of landscape and visual impact for EIA purposes, where it may be justified to ‘screen out’ consideration of a 35m tall and relatively linear structure beyond a distance of 3.5km from the receptor. Whilst it is considered that a 3.5km zone is likely to be adequate to ensure that, in the large majority of cases, the potential for significant impacts is identified and considered, there may be particular circumstances, for example as a result of the local topography, that mean that similar information will be required in respect of proposals beyond the 3.5km zone. <u>Similarly, the particular topography of the landscape surrounding the designated area in places may, within this 3.5km zone, effectively screen the development in views from or</u></p>	To provide clarity and flexibility

			<p><u>towards the designated area and in such cases, as well as cases involving small scale surface hydrocarbon development such as monitoring equipment, additional assessment and supporting information may not be required.</u></p> <p>Prospective applicants should seek advice from the relevant Mineral Planning Authority on this matter at pre-application stage.</p>	
MM50	88	Add new paragraph after existing 5.130	<p>Add new paragraph to support Policy M16</p> <p><u>Coal mine methane from former mine workings at Kellingley Colliery and within the Selby Coalfield is currently extracted in the Plan area and used to generate electricity. National planning policy encourages capture and use of this resource and it is appropriate to provide corresponding support in the Plan, through Policy M16 part c). It is likely that such development, which is small in scale, can be accommodated within surface sites associated with the former mine workings, or on industrial estates or employment land, and these are likely to remain the most appropriate locations for this form of development. However, where it is not practicable to access the resource from such a location then proposals in other locations will be considered in relation to the development management policies in Chapter 9 of the Plan.</u></p>	To support policy M16
MM51	89	M17	<p>M17 1) iii) revise wording to read and add reference to climate change to 2) i)</p> <p>iii) Where produced gas needs to be transported to facilities or infrastructure not located at the point of production, including to any remote processing facility or the gas transmission system, this should be via underground pipeline <u>where practicable</u>, with the routing of pipelines selected to have the least practicable environmental or amenity impact.</p> <p>iv) Where hydraulic fracturing is proposed, proposals, <u>where practicable</u>, should also be located where an adequate water supply can be made available without the need for bulk road transport of water.</p>	To add flexibility

			<p>2) Cumulative impact</p> <p>i) Hydrocarbon development will be permitted in locations where it would not give rise to unacceptable cumulative impact, as a result of a combination of individual impacts from the same development and/or through combinations of impacts in conjunction with other existing, planned or unrestored hydrocarbon development. <u>Applications for appraisal and production activities should specifically address the potential for cumulative impacts of development upon climate change and, where appropriate, propose such mitigation and adaptation measures as may be available and are consistent with Policy D11 and the requirements of other relevant regulators.</u></p>	
MM52	90	M17	<p>M17 3)</p> <p>Local economy</p> <p>Hydrocarbon development will be permitted in locations where a high standard of protection can be provided to environmental, recreational, cultural, heritage or business assets important to the local economy including, where relevant, important visitor attractions. The timing of short term development activity likely to generate high levels of noise or other disturbance, or which would give rise to high volumes of heavy vehicle movements, should be planned to avoid or, where this is not practicable minimise, impacts during local school holiday periods <u>and take into account seasonal variations and peaks in traffic movements.</u></p>	To provide flexibility
MM53	88	M17 4) i)	<p>Revise text in 4) i)</p> <p>i) Hydrocarbon development will be permitted in locations where it would not give rise to unacceptable impact on local communities or public health. Adequate separation distances should be</p>	To provide clarity

			<p>maintained between hydrocarbon development and residential buildings and other sensitive receptors in order to <u>protect against unacceptable</u> ensure a high level of protection from adverse individual and cumulative impacts on amenity and public health, from noise, light pollution, emissions to air or ground and surface water and induced seismicity, including in line with the requirements of Policy D02. Proposals for surface hydrocarbon development, particularly those involving hydraulic fracturing, within 500m of residential buildings and other sensitive receptors, are unlikely to be consistent with this requirement and will only be permitted <u>following the particularly careful scrutiny of supporting information which robustly demonstrates how in site specific circumstances an unacceptable degree of adverse impact can be avoided.</u> in exceptional circumstances.</p>	
MM54	90	M17	<p>Add additional bullet point to M17 4) :</p> <p><u>iv) Proposals should include measures appropriate and proportionate to the development to manage waste gas emissions, including the capture and use of the gas where practicable, to ensure there is not an unacceptable impact on local communities or public health and to make practical use of any waste gas available.</u></p>	To provide reference to sustainable waste gas management in hydrocarbon development
MM55	94	5.146	<p>Revise text to reflect M17</p> <p>Unlike other forms of minerals development currently taking place or expected in the Plan area, some phases of hydrocarbon development, such as the drilling of a well, require 24-hour operations. Such operations have acute potential to impact on local residents communities adversely, for example due to noise and light intrusion. This potential exists over much of the area that is currently subject to PEDLs, which is rural in nature, often with relatively low background noise levels, and relatively dark night skies. It is therefore important that</p>	To reflect change of text in M17 4) i) and to include reference to new evidence

		<p>locations for development are selected which will ensure adequate separation distances from residential property and other sensitive receptors. This would also help to ensure adequate protection from other potential impacts, such as emissions to air or water <u>or induced seismicity. The significance of this latter issue has increased following the announcement by Government in November 2019 of an effective moratorium on hydraulic fracturing by introducing a presumption against the issuing of any further Hydraulic Fracturing Consents, until compelling new evidence is provided which would address concerns around the prediction and management of induced seismicity.</u> The adequacy of separation distances to properties and other receptors will need to be determined by the Mineral Planning Authority on a case by case basis, but in all cases a <u>robust rigorous</u> assessment of potential impacts is required and <u>a high standard of effective</u> mitigation provided where necessary. <u>The Authority considers that the potential for adverse impacts to arise will tend to increase with greater proximity to sensitive receptors and that proposals within 500m of sensitive receptors are generally likely to create higher risks of harmful impacts on amenity. Such development will generally require especially careful scrutiny of existing conditions, potential impacts and the effectiveness of proposed mitigation measures during consideration of any planning application. The Authority will accordingly expect applications to be supported by more detailed and rigorous information in all these cases, which demonstrates that development can take place acceptably within this distance from sensitive receptors.</u> In order to ensure that an appropriately high standard of protection can be maintained, and to help to provide clarity on the approach to be followed by the Mineral Planning Authorities, it is considered that a minimum horizontal separation distance of 500m should be maintained between the proposed development and occupied residential property or other sensitive receptors, unless there are exceptional circumstances. A 500m distance <u>from the well pad boundary (excluding site access)</u> is considered to represent a reasonable distance <u>of immediate sensitivity</u> taking into account the potential for a <u>complex</u> range of <u>individual and cumulative</u> impacts <u>including on amenity and public health, comprising noise, vibration, lighting and light pollution and visual impact, including impacts arising from potential mitigation measures.</u></p>	
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MM56	94	5.148	<p>Revise paragraph</p> <p>A further specific consideration associated with hydraulic fracturing is the possibility of induced seismicity. This has the potential to impact local amenity adversely and can be a significant concern to local communities. <u>Furthermore, the Plan area contains a wide range of historically important buildings, which may be more vulnerable to damage from induced seismicity than more modern structures.</u> Although evidence suggests that any earth tremors that could be induced are likely to be of very low magnitude, it will be important to ensure that development which could give rise to induced seismicity is located in areas of suitable geology. <u>Government indicated in an Energy Update Written Statement in November 2019 that the causes of seismicity are highly dependent on local geology and that the limitations of current scientific evidence means it is difficult to predict the probability and maximum magnitude of any seismic events.</u> Proposals should therefore be supported by <u>compelling evidence which demonstrates that induced seismicity can be managed and mitigated to an acceptable level. This should include</u> information which demonstrates the known location of any faults, <u>including any information available as a result of former underground workings in the vicinity,</u> and an assessment of the potential for induced seismicity to occur as a result of the proposed development. Operators will be expected to apply the DBEIS traffic light system (see Fig.15) during their operations.</p>	<p>To reflect greater risk of induced seismicity where fracking takes place in areas of former underground coal workings and to include reference to new evidence</p>

MM57	95	5.150	<p>Add a sentence to the end of paragraph:</p> <p><u>This should include measures to manage waste gas emissions and include the capture and use of the gas as energy, so as to achieve a green completion where practicable.</u></p>	To reflect reference to sustainable waste gas management in hydrocarbon development in Policy M17 4) iv)
MM58	95	M18	<p>Provide additional text to M18 1) i)</p> <p>Proposals for hydrocarbon development will be permitted where it can be demonstrated, through <u>the submission of details relating to the a-waste water management plan of waste water</u>, that <u>adequate capacity exists and adequate</u> arrangements can be made for the management or disposal of any returned water and Naturally Occurring Radioactive Materials arising from the development. Proposals should, where practicable and where a high standard of environmental protection can be demonstrated, provide for on-site management of these wastes through re-use, recycling or treatment. Where off-site management or disposal of waste is required, proposals should demonstrate that adequate arrangements can be made for this. Where new off-site facilities are proposed in the Plan area for the management or disposal of waste arising from hydrocarbon development, these should be located in accordance with the principles identified in Policies W10 and W11</p>	To provide clarity by referring to there being adequate capacity for the waste
MM59	96	M18	<p>Additional text to M18 2) i)</p> <p>i) Following completion of the operational phase of development, or where wells are to be suspended pending further hydrocarbon development, <u>notwithstanding the requirements and obligations under any other regulatory regimes</u>, any wells will be decommissioned, <u>insofar as this involves the complete removal of any associated surface development</u>, so as to <u>both prevent the risk of any contamination of ground and surface waters and emissions to air and ensure the proper restoration and after-care of the site;</u></p>	Clarify position on decommissioning and sub surface restoration and clarify text and link with text in para 5.151 relating to range of other regulatory controls
MM60	97	5.157	Insert revised text	To provide clarity

			<p>This should include information about the dismantling of equipment and clearance of the site surface, the decommissioning of any wells to prevent the risk of contamination of ground or surface waters or any emissions to air; and how the site surface will be restored...</p> <p>As stated above other regulators also pay a role in ensuring that decommissioned sites would not pose a risk as a result of pollution of ground or sub surface waters or emissions to air.</p>	
MM61	98	New paragraph after existing 5.159	<p>New paragraph to explain that waste water management is subject to other regulatory controls and that the LPA will work with those other bodies.</p> <p>In applying policy the Authorities will have regard to other regulatory regimes and will work effectively with other regulatory bodies as explained in paragraph 5.151.</p>	To provide clarity
MM62	100	M20	<p>Add wording to M20 1)</p> <p>1) Proposals for surface and underground development for the mining of deep coal will be permitted where all the following criteria are met:</p> <ul style="list-style-type: none"> i) the location, siting and design of the surface development would ensure a high standard of protection for the environment and local communities in line with the development management policies in the Joint Plan; ii) the proposals would enable coal to be transported in a sustainable manner; iii) where located in the Green Belt, the proposals would comply with national policy on Green Belt; iv) the effects of subsidence upon land stability and important surface structures, infrastructure (including flood defences) and the natural and historic environment, will be monitored and controlled so as to prevent unacceptable impacts; 	To ensure climate change is taken into account

			<p>v) that opportunities have been explored, and will be delivered where practicable, to maximise the potential for reuse of any colliery spoil generated by the development and that proposed arrangements for any necessary disposal of mining waste materials arising from the development are acceptable in line with Part 3 below;</p> <p>vi) <u>the proposal’s impact upon climate change has been considered.</u></p>	
MM63	101	M21	<p>Add wording to M21 2)</p> <p>2) Other proposals for the working of shallow coal will be permitted where the following criteria are met:</p> <p>i) Where located in the National Park or an AONB the development would be consistent with Policy D04 or, where the development would be located outside the National Park or AONB, would provide a high standard of protection to the designated area;</p> <p>ii) A high standard of protection would be provided to internationally and highly important nature conservation designations;</p> <p>iii) Where located in the Green Belt, the working, reclamation and afteruse of the site would be compatible with Green Belt objectives in line with national Policy on Green Belt;</p> <p>iv) The site is well located in relation to the highway network and intended markets;</p> <p>v) <u>The proposal’s impact on climate change has been considered.</u></p>	
MM64	102	M22	<p>Insert revised text</p> <p>Policy M22: Potash and Salt</p> <p>Proposals for the extraction of potash, and salt sites within the North York Moors National Park and renewed applications for the existing sites at Boulby Mine and Doves Nest Farm <u>Woodsmith Mine</u> beyond their current planning</p>	To provide clarification and flexibility

		<p>permissions will be assessed against the criteria for major development set out in Policy D04.</p> <p>Proposals for new surface development and infrastructure associated with the existing permitted potash and salt mine sites in the National Park, or their surface expansion, which are not considered to be major development, will be permitted provided they meet the requirements of Policy D11 and Policy I02 and that no unacceptable impact would be caused to the special qualities of the National Park, its environment or residential or visitor amenity in the context of any need for the development. <u>Proposals for new surface development and infrastructure which are considered to represent major development will be assessed against the criteria for major development set out in Policy D04.</u></p> <p>Proposals for increased volume of potash extraction, the extraction of other forms of potash not included in existing permissions, or sub-surface lateral extensions to the permitted working area in locations accessible from the existing sites at Boulby Potash Mine and the Deves Nest Farm <u>Woodsmith Mine</u> site as well as proposals for new sites outside of the National Park, will be permitted where it can be demonstrated that the following criteria are met:</p> <ul style="list-style-type: none"> i. The proposals would not <u>result in unacceptable harm to</u> detract from the special qualities of the National Park, taking account of any mitigation measures proposed; ii. The effects of subsidence upon land stability, coastal erosion and important surface structures, infrastructure (including flood defences) and environmental and cultural designations, can be monitored and controlled so as to prevent unacceptable impacts; iii. The proposed arrangements for disposing of mining waste materials arising from the development are acceptable; and iv. The requirements of Policy I01 for transport and infrastructure have been fully considered. 	
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MM65	103	5.173	<p>Add text to the end of Para:</p> <p>... in 2016 under the NSIP process. <u>The “North Yorkshire Polyhalite Project” was approved by the North York Moors National Park Authority when it concluded that the potential economic benefits from the proposal represented a transformational economic opportunity at a regional and local level. At the same time it was concluded that the innovative nature of the mine design and associated landscaping would result in an acceptable reduction in the long term environmental impacts of the development. It was also recognised that there was no realistic scope for locating the development elsewhere outside the National Park. (It is important to note that the need for the mineral was not considered to represent exceptional circumstances as this form of potash did not have any established market globally, and in any case was available in significant volumes at the nearby Boulby Potash mine). Construction of the mine began formally on the 4th May 2017. At the time of the MWJP Hearing, site preparation works at both the mine site and the Lockwood Beck intermediate tunnel site (located just outside the National Park in the Redcar & Cleveland BC area) will have been substantially completed and the project will be broadly on target for first Polyhalite production around the end of 2021.</u></p>	To provide more information about the ‘North Yorkshire Polyhalite Project’
MM66	114	6.26	<p>Revise Para:</p> <p>Environment Agency data indicates that in 2014 the North Yorkshire sub-region imported a minimum of 212,000 tonnes of waste <u>(251,000 tonnes in 2012 and 193,000 tonnes in 2013)</u>. However, the actual figure is likely to be higher due to the lack of detail on the origin of some waste arisings. In the same year<u>In each year, from 2012-2014,</u> the sub-region is known to have exported over 300,000 tonnes of waste. The majority of import and export movements were from or to other locations in Yorkshire and Humber or the North East. However, <u>as indicated above,</u> data suggests that there are significant annual variations in the scale of movements between particular areas and this limits</p>	Additional information to provide clarification and evidence update.

			the potential to establish a comprehensive understanding of current and likely future waste flows.																																				
MM67	115	W02	<p>Add additional text to W02 3)</p> <p>3) Except as provided for in 2) above, where a facility is proposed specifically to manage waste arising outside the Plan area, <u>including specialist facilities such as those accommodating hazardous waste</u>, it will not be permitted unless it can be demonstrated that the facility would represent the nearest appropriate installation for the waste to be managed.</p>	To add flexibility to ensure hazardous waste is covered																																			
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MM70	121	W03	<p>Insert relevant District/Borough/National Park/City to site and cross reference to Policies Map:</p> <p>In Part 1) of the Policy:</p> <p>1) Identification of the Allerton Park (WJP08), <u>in Harrogate Borough</u>, and Harewood Whin (WJP11), <u>in the City of York</u>, sites as strategic allocations over the Plan period for the management of LACW. Proposals to extend the time period for continued waste management operations at these sites over the Plan period and the development of other appropriate waste management infrastructure will be permitted subject, in the case of the Harewood Whin site, to compliance with relevant national and local Green Belt policy.</p> <p>Insert a new Part 4) of the Policy and renumber the existing Part 4) to Part 5):</p> <p><u>4) Provision of capacity for management of LACW is also supported through site allocations for recycling, recovery of energy, transfer and treatment of LACW, as applicable, at:</u></p> <p><u>North Selby Mine Anaerobic Digestion (WJP02), in the City of York</u> <u>Southmoor Energy Centre (WJP03), in Selby District</u></p>	Provides further locational detail for sites, and adds allocations and a cross reference to the Policies map to provide clarity															

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MM71	124	W04	<p>Revise text:</p> <p>In Part 1) iii) of the Policy:</p> <p>iii) Providing large scale capacity for recovery of energy and anaerobic digestion for C&I waste through a combination of spare capacity within the Allerton Waste Recovery Park facility and the Southmoor Energy Centre (WJP03), <u>in Selby District</u>, former ARBRE Power Station (WJP25), <u>in Selby District</u>, and North Selby Mine anaerobic digestion (WJP02), <u>in the City of York</u>, sites, which are identified in the Plan as allocated sites for these uses. The development of the WJP02 site will only be permitted where it would be consistent with the principles of including land in the York Green Belt;</p> <p>In Part 2) of the Policy:</p> <p>2) Provision of capacity for management of C&I waste is also supported through site allocations for recycling, transfer and treatment of C&I waste at:</p>	<p>Provides further locational detail for sites and a cross reference to the Policies Map to provide clarity</p>

			<p>Land at Halton East, near Skipton (WJP13), in Craven District Hillcrest, Harmby (WJP01), in Richmondshire District</p> <p>Land at Tancred, near Scorton (WJP18), in Richmondshire District</p> <p>Land at Skibeden, near Skipton (WJP17), in Craven District</p> <p>Land at Allerton Park, near Knaresborough (WJP08), in Harrogate Borough</p> <p>Land at Seamer Carr, near Scarborough (WJP15), in Scarborough Borough</p> <p>Land at Common Lane, Burn (WJP16), in Selby District</p> <p>Land at Pollington (WJP22), in Selby District</p> <p>Land at Fairfield Road, Whitby (WJP19), in the North York Moors National Park</p> <p>Land at Harewood Whin, Rufforth (WJP11), in the City of York</p> <p>In Part 3) of the Policy:</p> <p>3) Proposals for development of the allocated sites referred to in 1) and 2) above, and as shown on the Policies Map, will be required to take account of the key sensitivities and incorporate the necessary mitigation measures that are set out in Appendix 1.</p>	
MM72	125	6.64	<p>Add additional text:</p> <p>In these circumstances it is not considered appropriate to support the principle of further large-scale recovery capacity in the area where the waste proposed to be managed would arise mainly outside the Plan area, unless it can be demonstrated that the facility would represent the nearest appropriate installation for recovery of the waste, in line with relevant legislation. Any such proposals will also be expected to provide for utilisation of heat in accordance with Policy W01 and be consistent with the requirements of Policies W10 and W11 in order to meet needs arising within it. For the purposes of this policy it</p>	<p>To make it clear how monitoring will be dealt with</p>

			is considered appropriate to use a threshold of 75,000tpa as an indicator of large scale, in line with the threshold used to identify strategically significant facilities in the Waste Position Statement for Yorkshire and Humber ² . <u>The following will form part of the annual monitoring associated with this Policy: implementation of committed capacity, capacity requirements and decisions on all C&I planning applications that would provide additional commercial and industrial waste (including hazardous C&I waste) capacity.</u>	
MM73	127	6.70	<p>Revise 5th sentence:</p> <p>However, the Waste Arisings and Capacity Assessment (2016) (<u>updated March 2017</u>) identifies an expected capacity gap for recycling under all scenarios considered, up to a maximum of approximately 470,000 <u>437,000</u> tonnes per annum in the highest case scenario, based on available capacity for managing CD&E waste only.</p>	Updated text to reflect the changes to capacity gaps/surplus in table 8 and the update to capacity information subsequent to the publication of the September 2016 Report
MM74	127	6.73	<p>Revise 1st sentence:</p> <p>There is a forecast shortfall in capacity for landfill of non-hazardous CD&E waste, particularly from around 2022, as a result of the expiry of a number of time limited permissions, with a maximum annual gap of around 186,000 <u>108,000</u> tonnes per annum by 2030 in the highest case scenario.</p> <p>Revise 3rd sentence:</p> <p>If rates of recycling nearer to that modelled in the higher recycling scenario included in the waste arisings and capacity assessment are achieved, then the requirement for capacity for landfill of non-hazardous CD&E waste could be significantly less, reaching a maximum of around 96,000 <u>18,000</u> tonnes per annum by 2030.</p>	Updated text to reflect the changes to capacity gaps/surplus in Table 8

² Yorkshire and Humber Waste Position Statement (Feb 2016)

MM75	128	W05	<p>Revise text in part 2 and 3:</p> <p>2) Provision of capacity for management of CD&E waste is also supported through site allocations for:</p> <p>i) Allocations for recycling of CD&E waste:</p> <p>Land at Potgate Quarry, North Stainley (WJP24), <u>in Harrogate Borough</u> Land at Allerton Park, near Knaresborough (WJP08), <u>in Harrogate Borough</u> Land at Darrington Quarry, Darrington (MJP27), <u>in Selby District</u> Land at Barnsdale Bar, Kirk Smeaton (MJP26), <u>in Selby District</u> Land at Went Edge Quarry, Kirk Smeaton (WJP10), <u>in Selby District</u> Land to the west of Newlands Lane, Upper Poppleton (WJP05) Land to the north of at Duttons Farm, Upper Poppleton (WJP05), in the City of York <u>Whitewall Quarry, near Norton (MJP13), Ryedale District</u></p> <p>ii) Allocations for landfill of CD&E waste:</p> <p>Land at Brotherton Quarry, Burton Salmon (WJP21), <u>in Selby District</u> Land to the west of Newlands Lane, Upper Poppleton (WJP05) Land to the north of at Duttons Farm, Upper Poppleton (WJP05), in the City of York Land adjacent to former Escrick Brickworks, Escrick (WJP06), <u>in Selby District</u></p> <p>3) Proposals for development of the allocated sites for recycling or landfill referred to in 2) above, <u>and as shown on the Policies Map</u>, will be required to take account of the key sensitivities and incorporate the necessary mitigation measures that are set out in Appendix 1.</p>	<p>Provides further locational detail for sites and a cross reference to the Policies Map to provide clarity, add MJP13 – Whitewall Quarry as an allocated site</p>
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MM76	133	W08	<p>Add additional text:</p> <p>1) Proposals for the development of new infrastructure and increased capacity for the management of waste water and sewage sludge, <u>not including waste water from hydrocarbon activities</u>, will be permitted in line with requirements identified in asset management plans produced by waste water infrastructure providers active in the Plan area. Preference will be given to the expansion of existing infrastructure in appropriate locations rather than the development of new facilities. Where it is not practicable to provide required additional capacity at existing sites, support will be provided for the development of new sites for the management of waste water and sewage sludge in line with the requirements of Policies W10 and W11.</p>	To provide clarity
MM77	140	W11	<p>Add additional text:</p> <p>5) Siting facilities to provide additional waste water treatment capacity, including for waste water containing Naturally Occurring Radioactive Materials <u>and hazardous waste</u>, at existing waste water treatment works sites as a first priority. Where this is not practicable, preference will be given to use of previously developed land or industrial and employment land. Where development of new capacity on greenfield land is necessary then preference will be given to sites located on lower quality agricultural land. Siting of facilities for management of waste water from hydrocarbons development will also be considered under the requirements of Policy M18 where relevant;</p>	To broaden the policy out to refer to hazardous waste
MM78	145	7.12	<p>Add text:</p> <p>In addition to transport infrastructure, supply of minerals is supported by a range of other associated infrastructure. This includes facilities such as plant and equipment for routine processing or preparing for sale of minerals</p>	To add flexibility

			<p>extracted at the site. In certain circumstances these ancillary <u>routine processing</u> activities, together with their associated plant and buildings, may constitute permitted development under the Town and Country Planning (General Permitted Development) Order 1995 (as amended). <u>Where they do not, and a planning application is required to be submitted, this will be considered against the development management policies in Chapter 9.</u></p>	
MM79	146	I02	<p>Revise text:</p> <p>3 <u>In addition to the requirements of Part 1), within the North York Moors National Park</u> the <u>siting of ancillary minerals infrastructure</u> within the North York Moors National Park <u>will only be supported where it would be located within the</u> Boulby mine existing operational surface site <u>or</u> Doves Nest Farm mine surface site if developed, <u>on other existing industrial land,</u> or <u>within the Whitby Business Park</u> <u>or is constrained to a particular location for which there is sufficient overriding justification</u> identified on the Policies Map.</p>	<p>To provide flexibility to the Policy <u>and to clarify that part 3) of the Policy operates in conjunction with Part 1)</u></p>
MM80	149	S01	<p>Policy S01: Safeguarding <u>Surface</u> Mineral Resources</p> <p>Part 1) – Surface mineral resources:</p> <p>The following surface minerals resources and associated buffer zones identified on the Policies Map will be safeguarded from other forms of surface <u>non-mineral</u> development to protect the resource for the future:</p> <ul style="list-style-type: none"> i. All crushed rock and silica sand resources with an additional 500m buffer; ii. All sand and gravel, clay and shallow coal resources with an additional 250m buffer; iii. Building stone resources and active and former building stone quarries with an additional 250m buffer. <p>Part 2) – Deep mineral resources:</p>	<p>Restructure of policy so only covers surface minerals</p>

			<p>Potash and (including polyhalite) resources within the Boulby Mine licensed permitted area and Doves Nest Farm indicated and inferred resource area, identified on the Policies Map, will be safeguarded from other forms of surface development to protect the resource for the future.</p> <p>Reserves and resources of potash and polyhalite identified on the Policies Map, including a 2km buffer zone, will also be protected from sterilisation by other forms of underground minerals extraction, deep drilling and the underground storage of gas or carbon in order to protect the resource for the future.</p>	
MM81	152	S02	<p>Policy S02: Developments proposed within Minerals Safeguarding Areas <u>Safeguarded Surface Mineral Resource areas</u></p> <p>Part 1) – Surface mineral resources:</p> <p>Within <u>the Safeguarded</u> Surface Minerals <u>Resource Safeguarding Areas</u> shown on the Policies Map, permission for development other than minerals extraction will be granted where:</p> <ul style="list-style-type: none"> • It would not sterilise the mineral or prejudice future extraction; or • The mineral will be extracted prior to the development (where this can be achieved without unacceptable impact on the environment or local communities), or • The need for the non-mineral development can be demonstrated to outweigh the need to safeguard the mineral; or • It can be demonstrated that the mineral in the location concerned is no longer of any potential value as it does not represent an economically viable and therefore exploitable resource; or • The non-mineral development is of a temporary nature that does not inhibit extraction within the timescale that the mineral is likely to be needed; or 	Restructure of policy so only covers surface minerals

			<ul style="list-style-type: none"> • It constitutes ‘exempt’ development (as defined in the Safeguarding Exemption Criteria list, as set out in paragraph 8.47). <p>Applications for development other than mineral extraction in Minerals Safeguarding Surface Minerals Resource Areas should include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site of the proposed development.</p> <p>Part 2) – Deep minerals resources:</p> <p>In areas identified as Underground Mineral Safeguarding Areas on the Policies Map, proposals for the following types of development should be accompanied by information about the effect of the proposed development on the potential future extraction of the safeguarded underground resource, as well as on the potential for the proposed surface development to be impacted by subsidence arising from working of the underlying minerals resource:</p> <ul style="list-style-type: none"> • Large institutional and public buildings; • Major industrial buildings including those with sensitive processes and precision equipment vulnerable to ground movement; • Major retail complexes; • Non-residential high rise buildings (3 storeys plus); • Strategic gas, oil, naphtha and petrol pipelines; • Vulnerable parts of main highways and motorway networks (e.g. viaducts, large bridges, service stations and interchanges); • Security sensitive structures; • Strategic water pumping stations, waterworks, reservoirs, sewage works and pumping stations; • Ecclesiastical property; • Power stations; and • Wind turbines 	
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			<p>Permission will be granted where the assessment demonstrates that a significant risk of adverse impact on the development from mining subsidence will not arise or that the criteria in Part 1) of the Policy (other than the final criterion) are met.</p> <p>Part 3) – Protecting potash and polyhalite resources from other underground minerals development:</p> <p>Where proposals for deep drilling or development of underground gas resources or the underground storage of gas or carbon are located within the area safeguarded for potash, salt and polyhalite shown on the Policies Map, permission for development will only be granted where it can be demonstrated that the proposed development will not adversely affect the potential future extraction of the protected mineral.</p>	
MM82	153	8.22	<p>Revise text:</p> <p>The purpose of safeguarding is not to protect the minerals resource in all circumstances, but to ensure that the presence and potential significance of the resource is taken into account when other proposals in a safeguarded area are under consideration, and that sterilisation of the resource only takes place where there is appropriate justification. In some cases, it may be practicable for prior extraction of the resource to take place, where this can be done without unacceptable impacts on local communities or the environment, in line with the development management policies in the Joint Plan. In other cases, the need for the sterilising development may outweigh the need to protect the resource, or it may be possible to demonstrate that the safeguarded resource is no longer justified for safeguarding. Where non-exempt development (see Safeguarding Exemptions Criteria list in para. 8.47) is proposed in a safeguarded area for surface mineral resources, or where development of the forms identified in Policy S02 (part two) is proposed in an area safeguarded for underground resources, applicants should consider at an early stage any implications that the presence of the safeguarded resource may have for their</p>	To reflect creation of new Policy S03.

			proposals and include information in any application, <u>via a minerals resource assessment</u> , about measures that would be implemented to avoid unnecessary sterilisation, or to demonstrate that the need for the sterilising development outweighs the need to protect the resource.	
MM83	154	New S03	<p><u>POLICY S03: Safeguarded Deep Minerals Resource areas</u></p> <p><u>Part 1) – Safeguarding potash from surface development vulnerable to subsidence:</u></p> <p><u>Potash (including polyhalite) resources expected to be recovered by the Woodsmith Mine over its permitted life are identified on the Policies Map for safeguarding, and will be safeguarded from the following forms of non-mineral surface developments to protect the resource for the future;</u></p> <ul style="list-style-type: none"> • <u>Large institutional and public buildings;</u> • <u>Major industrial buildings and other industrial buildings and infrastructure with sensitive processes and precision equipment vulnerable to ground movement;</u> • <u>Major retail complexes;</u> • <u>Non-residential high rise buildings (3 storeys plus);</u> • <u>Strategic gas, oil, naphtha and petrol pipelines;</u> • <u>Vulnerable parts of main highways and motorway networks (e.g. viaducts, large bridges, service stations and interchanges);</u> • <u>Security sensitive structures;</u> • <u>Strategic water pumping stations, waterworks, reservoirs, sewage works and pumping stations;</u> • <u>Ecclesiastical property;</u> • <u>Power stations;</u> • <u>Wind turbines;</u> <p><u>Permission for the above forms of development will be granted where it can be demonstrated that a significant risk of sterilisation of the safeguarded</u></p>	New policy provide distinction between surface and deep mineral safeguarding

			<p><u>mineral deposits would not arise, or the need for the surface development would demonstrably outweigh the need to safeguard the mineral deposit.</u></p> <p><u>Part 2) – Protecting potash (including polyhalite) resources from other underground minerals development:</u></p> <p><u>Potash (including polyhalite) resources expected to be recovered by the Woodsmith Mine over its permitted life, identified on the Policies Map for safeguarding, will also be protected from sterilisation by other forms of underground minerals extraction, deep drilling and the underground storage of gas or carbon in order to protect the resource for the future.</u></p> <p><u>Where proposals for deep drilling or development of underground gas resources or the underground storage of gas or carbon are located within the area safeguarded for potash, (including polyhalite) shown on the Policies Map, permission for development will be granted where it can be demonstrated that the proposed development will not adversely affect the potential future extraction of the protected mineral, or the benefits of the proposed development would demonstrably outweigh the need to safeguard the resource.</u></p>	
MM84	154	8.15 – 8.19 (old para ref. moved to after new Policy S03)	<p>Policy justification for safeguarding of Potash and Polyhalite Resources (lifted from S01 and added to new Policy S03)</p> <p>8.15 Underground mineral resources are not at direct risk of sterilisation through <u>non-mineral</u> surface development in the same way as surface resources and there is no specific requirement in national policy to safeguard them <u>within protected areas</u>. However, certain forms of surface development, particularly large structures or those with sensitive processes taking place in them, may be particularly vulnerable to subsidence damage.</p> <p>8.16 Potash, salt and <u>including</u> polyhalite resources in the Plan area are considered to be of strategic significance, as the potash and polyhalite deposits</p>	Moved and revised to reflect new potash safeguarding policy

		<p>are the only known potentially workable resources in the country and planning permission currently exists for their extraction. <u>Whilst remaining resources associated with the Boulby Mine are understood to be located offshore, resources permitted for extraction through the new Woodsmith Mine, currently under construction, underlie the eastern part of the National Park. Diagram (Figure 19) shows the location of the potential sources of potash and polyhalite in relation to the Woodsmith Mine permission area, the National Park Boundary, the remainder of the Plan area and adjacent areas of East Yorkshire. The permitted life of mineral extraction at the Mine is approximately 100 years.</u> It is therefore considered that there is particular justification to safeguard them <u>appropriate resources</u> for the future.</p> <p>8.17 These Extensive resources cover a relatively large area of potash and polyhalite exist <u>in the north-eastern part of the Plan area and also extend southwards beyond the Plan area boundary, into the East Riding of Yorkshire down to Kingston upon Hull, as shown in Figure 19. Available information suggests that the resource, which is already at a very substantial depth below ground level, gets significantly deeper to the south, beyond the National Park boundary, and is also extensively faulted in the Vale of Pickering area, to the extent that extraction is not expected to be technically feasible or economically viable within the current Plan period. it is not considered necessary or proportionate to safeguard the whole of the potential resource area.</u> Furthermore, a large area of the resource <u>within the Plan area is located</u> beneath the North York Moors National Park, where the risk of sterilisation as a result of significant surface development is relatively low <u>as a consequence of national and local policies restraining major development.</u> However, <u>notwithstanding this position, it would be is</u> appropriate to safeguard reserves and resources within the area licensed for extraction from Boulby Mine (the only active potash mine in the Plan area) along with those resources forming part of the York Potash project that have been identified with a higher degree of confidence <u>an area of resource expected to be sufficient to cover the duration of the permission that has been granted. The extent of the area identified on the Policies Map for safeguarding includes those resources forming part of the</u></p>	
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		<p>York Potash project that have been identified with a higher degree of confidence (i.e. the indicated and inferred resources) <u>as well as adjacent areas expected to be required to sustain the Mine over its permitted life.</u> This will help to ensure that, where certain types of surface development, <u>sensitive to subsidence,</u> are proposed within the licensed <u>safeguarded</u> area, the presence of the <u>underground</u> resource is taken into account. In this respect, the purpose of safeguarding underground resources is not to prevent surface development in the relevant area but to ensure that the potential implications for sterilisation of potash or polyhalite are taken into account. <u>The Authorities acknowledge that it will be appropriate to keep under review the extent of the area necessary to provide adequate safeguarded resources over the permitted life of the Mine and will address this through subsequent reviews of the Plan where necessary. In the meantime, the Policies Map accompanying the Plan shows the overall extent of potential potash resources within the Plan area, as well as the area currently subject to safeguarding. Prospective developers should refer to this map for information on the distribution of the overall potash resource and seek further advice from the relevant mineral planning authority if there is any doubt about how a potential development may be impacted by the potash and polyhalite safeguarding requirements included in the Plan.</u> Types of surface development which are considered relevant for the purposes of safeguarding underground potash and polyhalite are identified in Policy S023 (part two <u>one</u>). A surface safeguarding buffer zone has not been identified due to the scale of the area and the extremely low risk of sterilisation by surface development in this part of the Plan area.</p> <p>8.18 Extraction of gas in proximity to underground mining operations can give rise to particular concerns including the potential for gas to migrate towards, or accumulate in, mine tunnels. This could be a particular issue where hydraulic fracturing ('fracking') techniques are involved. Similar considerations could apply where proposals are brought forward for the underground storage of gas or carbon, for example in depleted natural gas reservoirs. <u>The presence of a hydrocarbons well could in itself lead to a direct local sterilisation of potash and polyhalite resources, and also act as a constraint to the driving of access tunnels</u></p>	
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			<p>safeguarding, the purpose is not to prevent other forms of development from taking place under any circumstances, but to ensure that the presence of the safeguarded resource is taken into account, and given priority where appropriate. In some circumstances it may be practicable to take measures, such as through appropriate phasing of activity, to enable extraction of more than one underground resource in the same area. Where <u>underground</u> conflict could arise, applicants will need to demonstrate, <u>including through use of Interaction Agreements where appropriate</u>, that measures can be implemented to ensure that the safeguarded resource is adequately protected.</p> <p><u>8.20 Planning guidance and case law makes clear that Minerals Planning Authorities do not need to carry out their own assessments of potential impacts which are controlled by other regulatory bodies. It states that they can determine applications having considered the advice of those bodies without having to wait for the other approval processes to be concluded. The Mineral Planning Authorities will therefore carry out consultation with other appropriate regulatory bodies (such as the Environment Agency, Health and Safety Executive, Oil and Gas Authority and Mines Inspector) on planning applications which might impact on the safeguarded underground minerals resource, to ensure that the Authorities can be satisfied that sub-surface issues can and will be adequately addressed by other complimentary regulatory regimes where relevant.</u></p>	
MM85	154	8.16	Insert after para 8.16	To provide clarity.

MM86	154	S03 (Policy will change to S04)	<p>Figure 19: Potash minerals map</p> <p>Revise Policy text:</p> <p>Waste management sites identified on the Policies Map and in Appendix 2, with a 250m buffer zone, will be safeguarded against development which would prevent or frustrate unduly restrict the use of the site unless:</p> <ul style="list-style-type: none"> i) The need for the alternative development outweighs the benefits of retaining the site; and ii) Where the site is in active use for waste management purposes, a suitable alternative location can be provided for the displaced infrastructure; or iii) The site is not in use and there is no reasonable prospect of it being used for waste management in the foreseeable future. iv) The site is not viable or capable of being made viable 	To provide cross reference to Appendix 2 and exemptions list and also clarify wording.

			<p>Where development, other than exempt development as defined in the Safeguarding Exemption Criteria list, <u>as set out in paragraph 8.47</u>, is proposed within an identified buffer zone permission will be granted where adequate mitigation can, if necessary, be provided to reduce any impacts from the existing or proposed adjacent waste uses to an acceptable level, and the benefits of the proposed use outweigh any safeguarding considerations.</p>	
MM87	155	8.29	<p>Revise Para:</p> <p>As some waste uses are relatively low-value developments, they are at risk of being replaced by competing, higher-value land uses. Safeguarding facilities can help to guard against this. The purpose of safeguarding certain waste facilities is not to prevent other development from taking place but to ensure that the need to maintain important waste infrastructure is factored into decision-making for other forms of development. <u>Where a site is not in use, viability issues will be relevant to considering whether there is a reasonable prospect of the site being used for waste management in the foreseeable future.</u> This will be particularly important in the two-tier parts of the Plan area, where many development decisions are not taken by the waste planning authority.</p>	<p>To clarify that Policy S03 S04 does not unreasonably restrict development of a safeguarded waste management site.</p>
MM88	155	Para. 8.30 <i>(Italics: PC85 in the Addendum of Proposed Changes to Publication Draft)</i>	<p>Revise Para:</p> <p>In some cases, the introduction of other forms of development in close proximity to established or allocated waste uses, can lead to conflict given the potential for impacts on local amenity due, for example, to noise, dust odour or bioaerosols. Whilst it is not possible to identify all such forms of development exhaustively, they include residential uses and also commercial and industrial uses that depend on a high quality local environment (for example within the food and health care sectors). The identification of a buffer zone around safeguarded waste facilities ensures that the potential for such impacts can be properly taken into account, whilst also recognising the importance of allowing the waste facility to continue to operate. As a range of types and scales of</p>	<p>To clarify that Policy S03 does not unreasonably restrict development of land, including future proposals, within the buffer zone of a safeguarded waste management site.</p>

		(July 2017))	<p>development could be associated with waste management activity, it is not practicable to define individual buffer zones for each facility. A 250m buffer zone reflects a balance between ensuring that the potential for significant impacts arising from some waste uses is allowed for, whilst limiting the extent to which consultation for safeguarding purposes is required. It is also consistent with the Environment Agency’s restrictions on open composting of waste taking place within 250m of residential property. <u>Where proposals for non-exempt development in these zones would not be compatible with the safeguarded use then permission will be refused unless suitable mitigation can be provided as part of the proposals for the encroaching development or there are other overriding benefits.</u> It is acknowledged that in some cases, including at the former mine sites in the Plan area, there are other extant proposals for redevelopment which are matters for determination by the relevant local planning authority and that such proposals could overlap with land proposed for safeguarding in the Joint Plan. In these circumstances the Minerals and Waste Planning Authority will seek to work constructively with the relevant local planning authority and developers to ensure that a proportionate approach to implementing safeguarding of minerals and waste infrastructure requirements is taken.</p>	
MM89	155	S04 (Policy will change to S05)	<p>Revise text of Policy:</p> <p>Railheads, rail links and wharves identified on the Policies Map and in <u>Appendix 2</u>, with a 100m buffer zone, will be safeguarded against development which would prevent or frustrate <u>unduly restrict</u> the use of the infrastructure for minerals or waste transport purposes, unless:</p> <ul style="list-style-type: none"> i) The need for the alternative development outweighs the benefits of retaining the facility; and ii) Where the minerals or waste transport infrastructure is in active use on the land, a suitable alternative location can be provided for the displaced infrastructure; or 	To provide cross reference to Appendix 2 and exemptions list and also clarify wording.

			<p>iii) The infrastructure is not in use and there is no reasonable prospect of it being used for minerals or waste transport in the foreseeable future.</p> <p>iv) <u>The site is not viable or capable of being made viable</u></p> <p>Where development, other than exempt development as defined in the Safeguarding Exemption Criteria list, <u>as set out in paragraph 8.47</u>, is proposed within an identified buffer zone permission will be granted where adequate mitigation can, if necessary, be provided to reduce any impacts from the existing or proposed adjacent minerals or waste infrastructure uses to an acceptable level, and the benefits of the proposed use outweigh any safeguarding considerations.</p>	
MM90	156	8.34	<p>Revise Para:</p> <p>Transport of coal by barge has previously occurred in the Selby area, and some infrastructure remains but needs repair if it is to be used again. Growing interest in the potential for increased supply of marine aggregate into the Yorkshire and Humber area may increase the significance of both water and rail transport of minerals in future, adding to the justification for safeguarding wharfs and railheads⁴². <u>Where a site is not in use, viability issues will be relevant to considering whether there is a reasonable prospect of the site being used for minerals or waste transport in the foreseeable future.</u></p>	To clarify that Policy S045 does not unreasonably restrict development of a safeguarded minerals or waste transport infrastructure site.
MM91	157	S05 (Policy will change to S06)	<p>Revise text of Policy</p> <p>Minerals ancillary infrastructure sites identified on the Policies Map <u>and in Appendix 2</u>, with a 100m buffer zone, will be safeguarded against development which would prevent or frustrate <u>unduly restrict</u> the use of the site for minerals ancillary infrastructure purposes, unless:</p> <p>i) The need for the alternative development outweighs the benefits of retaining the site; and</p>	To provide cross reference to Appendix 2 and exemptions list and also clarify wording.

			<ul style="list-style-type: none"> ii) Where minerals ancillary infrastructure is in active use on the land, a suitable alternative location can be provided for the displaced infrastructure; or iii) The site is not in use and there is no reasonable prospect of it being used for minerals ancillary infrastructure in the foreseeable future. iv) <u>The site is not viable or capable of being made viable</u> <p>Where development, other than exempt development as defined in the Safeguarding Exemption Criteria list, <u>as set out in paragraph 8.47</u>, is proposed within an identified buffer zone permission will be granted where adequate mitigation can, if necessary, be provided to reduce any impacts from the existing or proposed adjacent minerals ancillary infrastructure uses to an acceptable level, and the benefits of the proposed use outweigh and safeguarding considerations.</p>	
MM92	157	8.41	<p>Revise Paragraph:</p> <p>To protect safeguarded facilities from encroachment by other non-compatible development which may compromise the continued use of the site minerals ancillary infrastructure, for example development which may be sensitive to disturbance from noise or dust, a buffer zone around safeguarded facilities has also been identified. A 100m buffer zone is considered to be adequate to ensure that the potential for significant impacts is taken into account for these forms of development. Where proposals for non-exempt development in these zones would not be compatible with the safeguarded use then permission will be refused unless suitable mitigation can be provided as part of the proposals for the encroaching development or there are other overriding benefits. <u>Where a safeguarded site is not in use, viability issues will be relevant in considering whether there is a reasonable prospect of the site being used for minerals ancillary infrastructure in the foreseeable future.</u></p>	
MM93	161	D02	Revise Part 1) of the Policy:	Change of text to include local communities and residents

			<p>1) Proposals for minerals and waste development, including ancillary development and minerals and waste transport infrastructure, will be permitted where it can be demonstrated that there will be no unacceptable impacts on local amenity <u>the amenity of local communities and residents</u>, local businesses and users ...</p>	
MM94	161	9.13	<p>Revise wording in paragraph</p> <p>Planning authorities are advised in national Planning Practice Guidance not to duplicate other statutory means of pollution control. Examples include the issuing of environmental permits for waste operations and crushing plant, and the control of statutory noise nuisance. <u>The Authorities will liaise with other agencies including the Environment Agency and, where applicable, District Council Environmental Health Departments, on such matters.</u> However, certain pollution control matters can also be relevant when determining minerals and waste planning applications, particularly where they are relevant to the use and development of land, <u>for example, those impacting on public health.</u> Applicants are advised to have early discussions with <u>the Minerals and Waste Planning Authority and</u> other relevant regulatory authorities to ensure a coordinated approach. <u>With regard to development that is required by The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 to be accompanied by an environmental statement, a developer needs to include in the statement a description of the likely significant effects of the development resulting from, inter alia, the risk to human health. In determining such applications consideration will be given, where appropriate to the case, as to whether specific monitoring measures may be required, as part of a decision granting planning permission, by means of a planning condition or planning obligation (as applicable), to monitor identified significant adverse effects on the environment arising from proposed EIA development (which may include health effects if applicable).</u></p>	Additional text to provide flexibility and clarity
MM95	166	D04	Revise Policy wording:	Additional text to provide flexibility and clarity

		<p>Part 1) – Major minerals and waste development</p> <p>Proposals for major development in the National Park, Howardian Hills, Nidderdale, North Pennines and Forest of Bowland Areas of Outstanding Natural Beauty will should be refused except in exceptional circumstances and where it can be demonstrated it is in the public interest. The demonstration of exceptional circumstances and public interest will require justification based on the following:</p> <ul style="list-style-type: none"> a) The need for the development, which can will usually include a national need for the mineral or the waste facility and the contribution of the development to the national economy; and b) The impact of permitting it, or refusing, it upon the local economy which includes that of the National Park or AONB; and c) Whether, in terms of cost and scope, the development can viably and technically and viably be located elsewhere outside the designated area, or the need for it can be met in some other way; and d) Whether The extent to which any detrimental effect on the environment, the landscape and recreational opportunities, can be moderated. to a level which does not significantly compromise the reason for the designation. <p>Where there are exceptional circumstances and the proposal is considered to be in the public interest, every effort to avoid adverse effects will be required. Particular consideration will be given to the extent to which the proposal may affect the qualities which contributed to the designation of the landscape.</p> <p>Where adverse effects cannot be avoided, harm should be minimised through appropriate mitigation measures. Appropriate and practicable compensation will be required for any unavoidable effects which cannot be mitigated.</p> <p>Part 2) – All other developments</p> <p>Planning permission will be supported where proposals contribute to the achievement of, or are consistent with, the aims, policies and aspirations of the relevant Management Plan and are consistent with other relevant development management policies in the Joint Plan.</p>	
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			<p>Part 3) – Proposals which impact the setting of Designated Areas Proposals for development outside of the National Parks and AONBs will not usually be permitted where it would have an unacceptable harmful effect on the setting of the designated area.</p>	
MM96	167	9.25	<p>Add additional text to paragraph 9.25 and add an additional paragraph after 9.25:</p> <p>9.25 For major development in the National Park and AONBs, the four strands of the major development test need to be addressed in order to determine whether the proposal represents an exceptional circumstance and is in the ‘public interest’. One of the main considerations in this assessment, where relating to proposals for minerals extraction, should be the need for the resource itself, including at a national level, and whether there are alternative sources available to meet any national need. <u>The potential for a specific mineral to be extracted on a national basis only from within the National Park or AONB will be a relevant consideration when assessing need.</u> The outcome of these considerations will then, where relevant, need to be assessed in accordance with the Habitats Regulations and other relevant policies contained in this Joint Plan and the NPPF. Applicants will be expected to supply sufficient information to demonstrate robustly that proposals fulfil the requirements of the major development test.</p> <p><u>Proposals should be designed to avoid adverse impacts (including cumulative impacts) on the special qualities of the National Park, though because of the inherent nature and scale of major development it is unlikely that impacts can be moderated to a level where significant adverse effects can be completely avoided. A proposal that is likely to harm a National Park or AONB to the extent that it compromises the reason for its designation is unlikely to be regarded as being in the public interest. The North York Moors has an existing potash mine and a second mine is under construction which in terms of volume of production is stated to become the largest potash mine in the world. Other</u></p>	To provide clarity

			<p><u>significant major developments have also been located in the National Park such as RAF Fylingdales and there is growing pressure on the southern part of the Park from the hydrocarbons industry. Cumulatively it is considered that the impact of these large scale developments of an industrial nature are starting to impact on the special qualities of the National Park, particularly in terms of far reaching open moorland views, remoteness and a sense of wildness and tranquillity which were important reasons for its designation.</u></p>	
MM97	169	D05	<p>Revise Part 2) of the Policy</p> <p>Part 2) - Waste</p> <p>Proposals for waste development in the Green Belt, including new buildings or other forms of development which would result in an adverse impact on the openness of the Green Belt or on the purposes of including land within the Green Belt, including those elements which contribute to the historic character and setting of York, that include the construction of new buildings in the Green Belt will be considered inappropriate.</p> <p>Substantial weight will be given to any harm to the Green Belt and inappropriate waste development in the Green Belt will only be permitted in very special circumstances, which must <u>will need to</u> be demonstrated by the applicant, in which the harm by reason of inappropriateness, or any other harm, is clearly outweighed by other considerations <u>order to outweigh harm caused by inappropriateness, and any other harm.</u></p> <p><u>Proposals for other forms of waste development which would result in an adverse impact on the openness of the Green Belt or on the purposes of including land within the Green Belt, including those elements which contribute to the historic character and setting of York, will only be permitted in very special circumstances, which must be demonstrated by the applicant, in which the harm is clearly outweighed by other considerations.</u></p>	To provide consistency with National policy

			<p>The following forms of waste development will be appropriate may be permitted in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt, including those elements which contribute to the historic character and setting of York:</p> <ul style="list-style-type: none"> i) open windrow composting; ii) individual farm-scale on-farm composting and anaerobic digestion; iii) recycling of construction and demolition waste in order to produce recycled aggregate where it would take place in an active quarry or minerals transport site and is linked to the life of the quarry or site; iv) short term waste sorting and recycling activity in association with, and on the same site as, other permitted demolition and construction activity; v) recycling, transfer and treatment activities at established industrial and employment sites in the Green Belt where the waste development would be consistent with the scale and nature of other activities already taking place at the site; vi) landfill of quarry voids including for the purposes of quarry reclamation and where the site would be restored to an after use compatible with the purposes of Green Belt designation; vii) small scale deposit of inert waste for agricultural improvement purposes or the improvement of derelict or degraded land; and viii) continued activities within the footprint of established waste sites in the Green Belt. 	
MM98	170	9.35	<p>Revise text</p> <p>In order to provide local guidance on this matter, the policy identifies a number of types of waste management activities and types of locations where waste development may be appropriate permitted, provided that openness is maintained and the development would be consistent with the purposes for which the land is included in the Green Belt.</p>	To be consistent with change in policy D05

MM99	173	D07	<p>Revise Policy</p> <ol style="list-style-type: none"> 1) Proposals will be permitted where it can be demonstrated that, <u>having taken into account any proposed mitigation measures</u>, there will be no unacceptable impacts on biodiversity or geodiversity. including on statutory and non-statutory designated or protected sites and features, Sites of Importance for Nature Conservation, Sites of Local Interest and Local Nature Reserves, local priority habitats, habitat networks and species, having taken into account any proposed mitigation measures. <u>The level of protection provided to international, national and locally designated sites are outlined in parts 2) to 8) below.</u> 2) A very high level of protection will be afforded to sites designated at an international level, including SPAs, SACs and RAMSAR sites. Development which would have an unacceptable impact on these sites will not be permitted. 3) Development, <u>whether inside or outside of a SSSI</u> which would <u>is likely to</u> have an unacceptable impact <u>adverse effect</u> on the notified special interest features of a SSSI or a broader impact on the national network of SSSIs <u>will only be permitted where the benefits of the development at that location clearly outweigh the impact to the SSSI features and the broader SSSI network.</u> or the <u>The</u> loss or deterioration of <u>irreplaceable habitats including</u> ancient woodland or aged or veteran trees, will only be permitted where <u>both</u> the <u>need for, and the</u> benefits of the development <u>at the proposed location</u> would clearly outweigh the impact or loss. 4) Where development would be located within an Impact Risk Zone defined by Natural England for a SPA, SAC, RAMSAR site or SSSI, <u>or at any other location at which it could have an adverse impact on the SPA, SAC, RAMSAR site or SSSI,</u> and the development is of a type identified by Natural England as one which could potentially have an adverse impact on the designated site, proposals should be accompanied by a detailed 	<p>Policy redrafted to provide more clarity</p>
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			<p>assessment of the potential impacts and include proposals for mitigation and enhancement where relevant.</p> <p>5) Locally important sites and assets include:</p> <ol style="list-style-type: none"> i. <u>Sites of Importance for Nature Conservation (including candidate sites);</u> ii. <u>Local Nature Reserves;</u> iii. <u>Local Geological Sites; and</u> iv. <u>Habitats and species of principal importance or other sites of geological or geomorphological importance.</u> <p>Development will not be permitted that will result in an unacceptable impact to locally important sites and assets unless it can be demonstrated that:</p> <ul style="list-style-type: none"> • <u>the benefits of development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity; and</u> • <u>the proposed mitigation or compensatory measures are equivalent to the value of the site/asset.</u> <p>6) 5) Through the design of schemes, including any proposed mitigation and or compensation measures, proposals should seek to contribute positively towards the delivery of agreed biodiversity and/or geodiversity objectives, including those set out in agreed local Biodiversity or Geodiversity Action Plans, or in line with agreed priorities of any relevant Local Nature Partnership, with the aim of achieving net gains for biodiversity or geodiversity and supporting the development of resilient ecological networks.</p> <p>7) 6) In exceptional circumstances, and where the development site giving rise to the requirement for offsetting is not located within a SPA, SAC, RAMSAR or SSSI, the principle of biodiversity offsetting to fully compensate for any losses will be supported on a site by site basis and as</p>	
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			<p><u>a last resort in accordance with the mitigation hierarchy</u>. These circumstances <u>specifically</u> include where:</p> <ul style="list-style-type: none"> i) It has been demonstrated that it is not possible to <u>fully</u> avoid or mitigate against adverse impacts; and ii) The provision of compensatory habitat within the site would not be feasible; and iii) The need for and for <u>the</u> benefits of the development <u>in the proposed location outweigh</u> override the need to protect the site; and iv) Any compensatory gains would be delivered within the minerals or waste planning authority area in which the loss occurred, <u>unless otherwise agreed by the planning authority. Compensatory gains outside of the planning authority area will only be deemed as acceptable where it is clearly demonstrable that the approach will lead to greater biodiversity and/or geodiversity benefits than alternative options within the planning authority area.</u> <p><u>8) Proposals must consider the cumulative impacts as a result of a combination of individual impacts from the same development and/or through combinations of impacts in conjunction with other development. Proposals will only be permitted where it would not give rise to unacceptable cumulative impacts.</u></p>	
MM100	175	9.56	<p>Insert new text after 2nd sentence of paragraph 9.56:</p> <p>Where development requiring offsetting is proposed, the arrangements for provision of the offsetting biodiversity gain should be set out as part of the proposals, and the location where the offsetting provision is to be made should be within the same minerals or waste planning authority area as the development giving rise to the need for offsetting. This is to ensure that biodiversity assets are not displaced out of the local area. <u>Offsetting proposals may only be permitted outside of the plan area with written agreement from the planning authority, and only where sufficient evidence could be provided to demonstrate the biodiversity/geodiversity benefits of undertaking offsetting</u></p>	To take account of cross boundary issues

			<p><u>outside of the Plan area. For example, if a site was on the plan area boundary and sufficient evidence could be provided to demonstrate the biodiversity benefits of undertaking an offset outside of the Plan area.</u> A further consideration is...</p>	
MM101	187	9.97	<p>Revise last sentence of Para:</p> <p>The emerging City of York Local Plan is proposing to require that new developments <u>are meet the relevant BREEAM or Code for Sustainable Homes standards in line with the 2013 Building Regulations by having a 19% reduction in Dwelling Emission Rate and a reduced water consumption rate.</u></p>	To be consistent with national policy
MM102	188	D11	<p>Add additional text in final paragraph of Part 1</p> <p>Proposals for substantial new minerals extraction and for the large-scale treatment, recovery or disposal of waste, <u>as well as for hydrocarbon development</u>, should be accompanied by a climate change assessment, <u>as appropriate</u>, showing how the proposals have taken into account impacts from climate change and include appropriate mitigation <u>and adaptation</u> measures where necessary.</p>	To provide link between climate change and hydrocarbons
MM103	190	D12	<p>Revise 2nd Para, 2nd Sentence of the Policy:</p> <p>Development proposals will be required to demonstrate that all practicable steps will be taken to conserve and manage on-site soil resources, including soils with environmental value, in a sustainable way. Development which would disturb or damage soils of high environmental value such as <u>Development which could lead to irreversible damage to blanket intact peat or other soil contributing to ecological connectivity or carbon storage</u> will not be permitted.</p>	To provide clarity

MM104	tbc	New Policy D14 – Air Quality Policy	<p>Addition of overarching air quality Policy</p> <p><u>Policy D14: Air Quality</u> <u>Proposals for mineral and waste development will be permitted provided that:</u> <u>(a) there are no unacceptable impacts on the intrinsic quality of air; and,</u> <u>(b) there are no unacceptable impacts on the management and protection of air quality, including any unacceptable impacts on Air Quality Management Areas.</u></p> <p><u>Main responsibility for implementation of policy: NYCC, NYMNPA, CYC, Minerals and Waste industry</u></p> <p><u>Key links to other relevant policies and objectives: M01, M11, M17, M20, W10, W11, I01, I02, D02, D03, D11</u></p> <p><u>Objectives: 1, 5, 7, 8, 10, 11</u></p> <p><u>Monitoring: Monitoring indicator 58 (see Appendix 3)</u></p> <p><u>Policy Justification</u> The chapter in the PPG on Air Quality provides guiding principles on how planning can take account of the impact of new development on air quality. It states that ‘Local Plans can affect air quality in a number of ways, including through what development is proposed and where, and the encouragement given to sustainable transport. Therefore, in plan making, it is important to take into account air quality management areas (AQMAs) and other areas where there could be specific requirements or limitations on new development because of air quality.’</p> <p><u>Planning guidance and case law makes clear that just as environmental impacts are material considerations, so too is the existence of regulatory regimes which seek to control such impacts. There exist a number of issues which are covered</u></p>	To deal with air quality
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			<p><u>by other regulatory regimes and mineral planning authorities should assume that these regimes will operate effectively. Whilst these issues may be put before mineral planning authorities, they should not need to carry out their own assessment as they can rely on the assessment of other regulatory bodies. However, before granting planning permission they will need to be satisfied that these issues can or will be adequately addressed by taking the advice from the relevant regulatory body. The Mineral Planning Authorities will therefore carry out consultation with other appropriate regulatory bodies (such as the Environment Agency, Health and Safety Executive and the Oil and Gas Authority in this context.</u></p> <p><u>Where air quality is a particular issue, the Authorities will consider:</u></p> <ul style="list-style-type: none"> • <u>where air pollution arises;</u> • <u>measures that can be taken to ensure that developments in areas of particular concern with regards air quality do not give rise to additional unacceptable air quality impacts; and,</u> • <u>the potential for cumulative impacts arising from both smaller developments as well as the effects of more substantial developments.</u> 	
MM105	193	New Policy D15 Introductory text and Policy wording	<p>Add new Policy and Introductory text under the ‘Section 106, Community Infrastructure Levy and Planning Performance Agreements’ heading:</p> <p><u>9.118 Development of land will, to varying degrees depending on its nature and location, impact on the environment, communities, amenities and physical infrastructure of the Plan area. As such the authorities will, where there is appropriate justification, expect development to mitigate or compensate for the extent of this impact through the use of planning obligations on the granting of planning permissions. Planning obligations also known as Section 106 agreements under the Town and Country Planning Act 1990 (as amended), are benefits that may be in kind or take the form of financial contributions. Section 106 agreements are legally binding undertakings which seek to secure that development is acceptable, by securing contributions to offset negative consequences of development.</u></p>	To deal with Section 106 agreements, Community Infrastructure Levy and Planning Performance Agreements

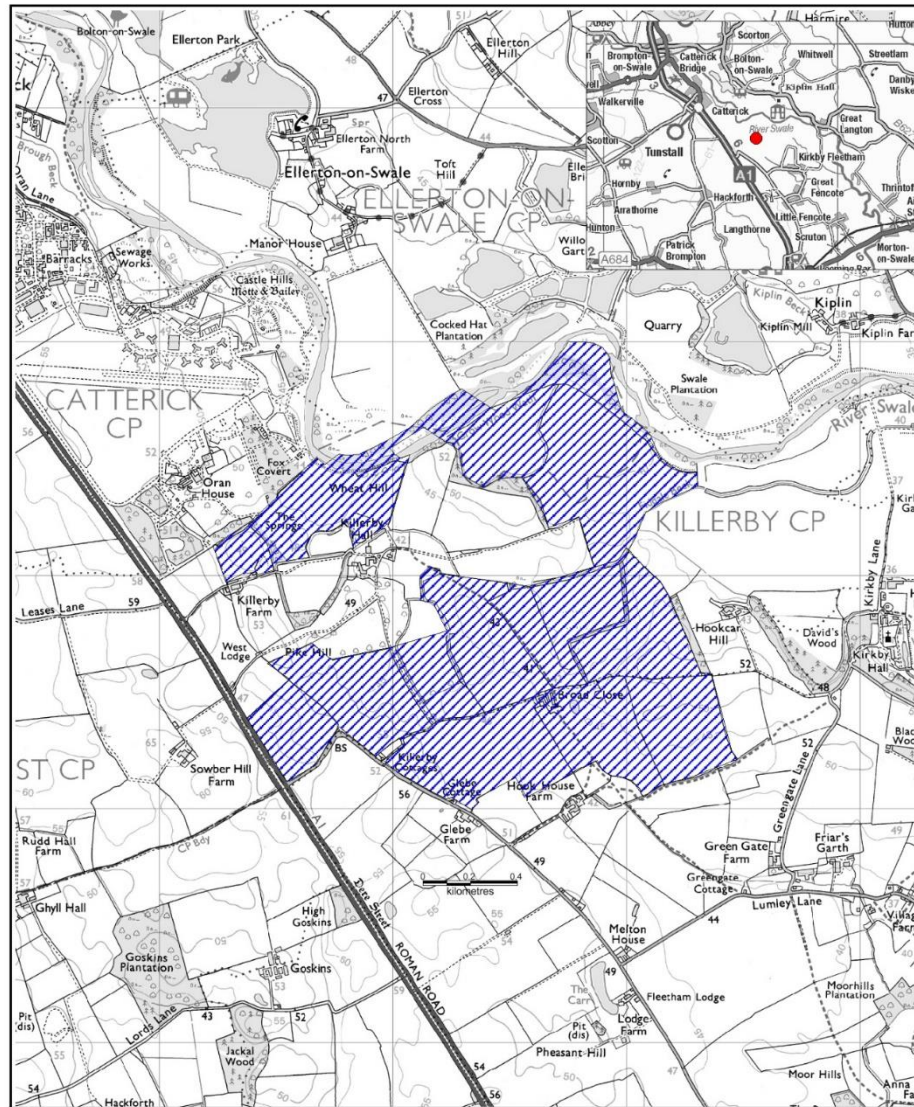
		<p><u>9.119 Prior to the submission of relevant applications within the Plan area, developers/applicants are encouraged to engage in the pre-application process to determine whether there is likely to be a requirement for a Section 106 agreement in respect of a particular proposal.</u></p> <p><u>Policy D15 – Planning Obligations</u></p> <p><u>Developer contributions will be sought to eliminate or mitigate the potential adverse effects of new development on site or on the surrounding area, and to ensure the provision of any necessary and adequate improvements to infrastructure to support the functioning of the development.</u></p> <p><u>The level of contributions required will be negotiated as part of a Section 106 agreement, or set out in any adopted Community Infrastructure Levy Charging Schedule or successor framework.</u></p> <p><u>Contributions will only be sought where they are necessary to make the development acceptable in planning terms and where they are fairly and reasonably related to the development in scale and kind.</u></p> <p><u>Main responsibility for implementation of policy: NYCC, NYMNPA, CYC, Minerals and Waste industry</u></p> <p><u>Key links to other relevant policies and objectives: D01, D02, D03, D04, D05, D06, D07, D08, D09, D10, D11, D12</u></p> <p><u>Objectives: 9, 10, 12</u></p> <p><u>Monitoring: Monitoring indicator 57 (see Appendix 3)</u></p> <p><u>Policy Justification</u></p>	
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		<p>9.120 9.118 Section 106 of the Town and Country Planning Act 1990 provides a mechanism for planning obligations, in order to make development acceptable in planning terms which would otherwise not be acceptable. This can include the making of a financial contribution towards measures (which may be off-site in some circumstances) where needed to mitigate against or compensate for the impacts of the development. Such contributions should be proportionate to the scale and nature of the development and the matters which need to be dealt with. The minerals and waste planning authorities will seek such agreements where justified and where they would be in accordance with relevant legislation and guidance.</p> <p><u>Community Infrastructure Levy and Planning Performance Agreements</u></p> <p>9.121 9.119 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. NYCC is not a CIL-charging authority. City of York Council and the North York Moors National Park Authority have not yet adopted any CIL policy. However, should CIL be introduced in either of these areas any relevant obligations relating to minerals and waste development would need to be met.</p> <p>9.122 9.120 A Planning Performance Agreement (PPA) is defined as an agreement between the local planning authority (or minerals and waste planning authority in the context of this Joint Plan) and an applicant to provide a project management framework for handling a planning application. A PPA enables the planning authority and the applicant to agree timescales, actions and resources for handling a particular application. It should cover the pre-application stages but may also extend through to the post-application stage. PPAs can be particularly useful in setting out an efficient and transparent process for determining large and/or complex planning applications. They encourage joint working between the applicant and the planning authority and can also help to bring together other parties such as statutory consultees. Their</p>	
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			form can vary in type from a detailed legal document through to a much simpler memoranda of understanding. Due to the scale and complexity of some minerals and waste developments, it may be appropriate for a planning application to be dealt with through a PPA.	
MM106	Appendix 1 page 11	WJP13	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM107	Appendix 1 page 14	WJP17	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM108	Appendix 1 page 17	MJP06	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 91.4m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 91.4m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM109	Appendix 1 page 21	MJP07	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 91.4m in height <p>Insert extra bullet point at the end of the Development requirements:</p>	Requested by MOD in Hearing Statement

			<u>The Ministry of Defence should be consulted on any structures proposed over 91.4m in height in connection with this development and any development of open water bodies, creation of wetland habitat, refuse or landfill site within the RAF Leeming and RAF Topcliffe birdstrike safeguarding zones</u>	
MM110	Appendix 1 page 25	MJP33	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> <u>Structures proposed over 91.4m in height</u> <p>Insert extra bullet point at the end of the Development requirements:</p> <p><u>The Ministry of Defence should be consulted on any structures proposed over 91.4m in height in connection with this development and any development of open water bodies, creation of wetland habitat, refuse or landfill site within the RAF Leeming birdstrike safeguarding zone</u></p>	Requested by MOD in Hearing Statement
MM111	Appendix 1 page 29	MJP11	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> <u>Structures proposed over 15.2m in height</u> <p>Insert extra bullet point at the end of the Development requirements:</p> <p><u>The Ministry of Defence should be consulted on any structures proposed over 15.2m in height in connection with this development and any development of open water bodies, creation of wetland habitat, refuse or landfill site within the RAF Leeming birdstrike safeguarding zone</u></p>	Requested by MOD in Hearing Statement
MM112	Appendix 1 p33	MJP21	<p>Additional text to be added</p> <ul style="list-style-type: none"> Retain boundary as shown on plan on page 35 of Appendix 1 (CD18) and do not make revision to boundary that was proposed in PC102 (CD09). Revise 3rd bullet point of Key sensitivities on page 33 of Appendix 1 (CD18) as following: ‘Heritage asset issues <u>as identified by Historic England</u>, including proximity to and Impact on : World War II fighter pens at Catterick, Castle Hills Motte & Bailey Castle, Baines settlement, archaeological remains, Listed Buildings including <u>the potential for harm to the setting of at</u>: Oran House, Killerby Hall, Hook Car Farmhouse, Kirkby 	To reflect decision of Inspector in EIP

			<p>Hall, Friars Garth, the stable at Kiplin Hall, Kirkby Fleetham Conservation Area, Hornby Park Registered park and garden and Killerby Hall unregistered park and garden ☐</p> <ul style="list-style-type: none"> Revise 3rd bullet point of Development requirements on page 33 of Appendix 1 (CD18) as following: ‘Appropriate site design and landscaping of site to mitigate impact on: heritage assets as identified by Historic England, (Scheduled Monuments including: World War II fighter pens at Catterick, Castle Hills Motte & Bailey Castle, Bainsse settlement, archaeological remains, Listed Buildings including the potential for harm to the elements which contribute to the significance of the listed buildings at: Oran House, Killerby Hall, Hook Car Farmhouse, Kirkby Hall, Friars Garth, Kiplin Hall, Kirkby Fleetham Conservation Area, Hornby Park Registered park and garden and the unregistered park and gardens at Killerby Hall), local landscape features and their respective settings ‘ <p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 91.4m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <ul style="list-style-type: none"> The Ministry of Defence should be consulted on any structures proposed over 91.4m in height in connection with this development and any development of open water bodies, creation of wetland habitat, refuse or landfill site within the RAF Leeming birdstrike safeguarding zone 	
MM113	Appendix 1 p35	MJP21	Revise site boundary from the boundary changed by PC102 of Addendum of Proposed Changes to the boundary submitted in CD18 – Appendix 1 Allocated Sites.	To reflect decision of Inspector in EIP

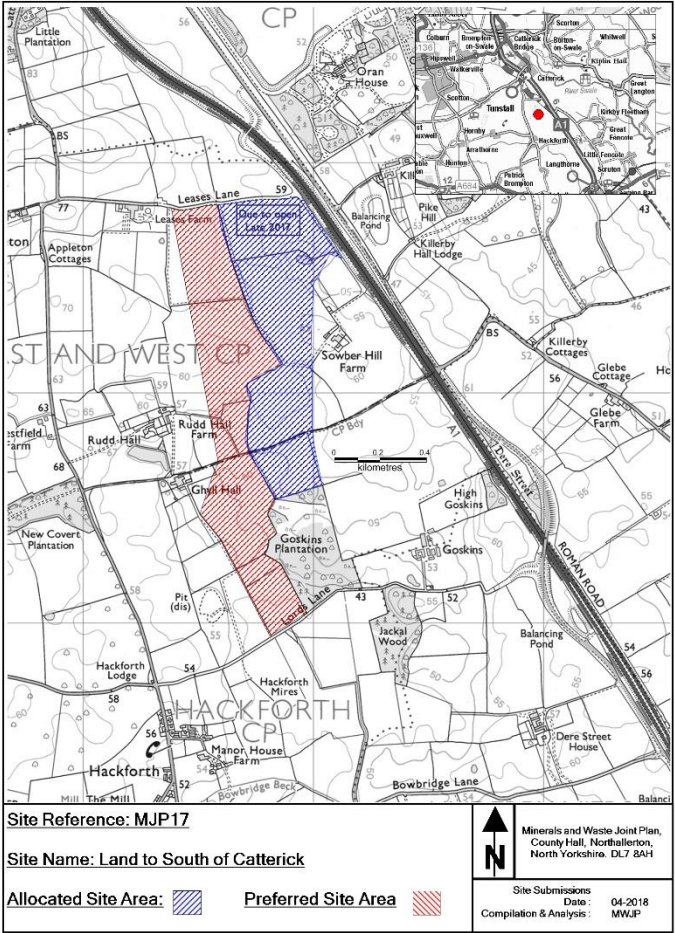




Site Reference: MJP21		 <p>Minerals and Waste Joint Plan, County Hall, Northallerton, North Yorkshire. DL7 8AH</p>
Site Name: Land at Killerby		
Site Area		Site Submissions Date : 09-2013 Compilation & Analysis : MWJP

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<p>MM114</p>	<p>Appendix 1 p37</p>	<p>MJP17 Key Sensitivities and Development requirements</p>	<p>Revise 3rd bullet point of Key sensitivities:</p> <ul style="list-style-type: none"> Heritage asset issues as identified by Historic England, including proximity to and impact on: Scheduled Monuments including Baines settlement, WWII fighter pens and round barrow, archaeological remains, Listed Buildings including the potential for harm to the settings of both Rudd Hall and Ghyll Hall, Registered and unregistered park and gardens, including Hornby Castle Park <p>Revise 3rd bullet point of Development requirements: Appropriate site design and landscaping of site to mitigate impact on: heritage assets as identified by Historic England, (Scheduled Monuments including: Baines settlement, WWII fighter pens and round barrow, archaeological remains, Listed Buildings including the potential for harm to the elements which contribute to the significance of the listed buildings at both Rudd Hall and Ghyll Hall, Registered and unregistered park and gardens including Hornby Castle Park), Hackforth and East Appleton villages, landscape features and their respective settings and users of the A1. Part of the MWP17 site has been identified as a preferred area rather than a site allocation to reflect the importance of the historic environment constraints in the western part of the combined area in particular. It is unlikely that development of the whole of the land identified as a preferred area will be acceptable but some development, as part of an integrated scheme of working and restoration within the combined site allocation/preferred area, may be acceptable subject to detailed testing of impacts on historic assets and their settings via a planning application.</p> <p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 91.4m in height <p>Insert extra bullet point at the end of the Development requirements:</p>	<p>To reflect decision of Inspector in EIP</p> <p>To reflect that, following discussion, Historic England considers that no preferred area should be allocated due to the impact on Rudd Hall and Ghyll Hall</p>
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			<ul style="list-style-type: none"> <u>The Ministry of Defence should be consulted on any structures proposed over 91.4m in height in connection with this development and any development of open water bodies, creation of wetland habitat, refuse or landfill site within the RAF Leeming birdstrike safeguarding zone</u> <p>Amend 1st paragraph of Reasons for allocating site:</p> <p>...in this location. No major issues have been raised by statutory consultees in respect of local amenity, landscape, biodiversity, historic and water environments which indicate any significant conflict with other relevant policies in the Plan.</p>	
MM115	Appendix 1 p39	MJP17	Revise site boundary from the boundary changed by PC104 of Addendum of Proposed Changes to show additional preferred area in consultation with Industry in Examination Library as LPA/75.	To provide site boundary of preferred area as requested by the Inspector but noting that it is not agreed by Historic England

			 <p>Site Reference: MJP17</p> <p>Site Name: Land to South of Catterick</p> <p>Allocated Site Area:  Preferred Site Area: </p> <p>Minerals and Waste Joint Plan, County Hall, Northallerton, North Yorkshire. DL7 8AH</p> <p>Site Submissions Date: 04-2018 Compilation & Analysis: MWJP</p> <p><small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100017946. 2017.</small></p>	
MM116	Appendix 1 p41	MJP14 Key sensitivities	<p>Revise 1st bullet point in key sensitivities: Ecological issues, including impacts on: Ripon Parks and River Ure Bank Ripon Parks SSSIs, SINCs, High Batts SSSI and Nature Reserve and river Ure Corridor, woodland, protected species, <u>lamprey as an Annex ii species of the Humber Estuary SAC and the presence of invasive species including himalayan balsam.</u></p>	To correct a factual error and clarify the key sensitivities and Development management requirements criteria of the Site

		<p>Revise 5th bullet point: Water issues, including: hydrology, dewatering, flood risk (zones 2 and 3), surface water drainage, and potential for flood storage <u>and water quality & geomorphology issues important to the features of the SSSI.</u></p> <p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • <u>Structures proposed over 91.4m in height</u> <p>Revise 1st bullet point Development management requirements criteria:</p> <p>Mitigation of ecological issues, in particular with regard to avoiding impacts on the Ripon Parks and River Ure Bank Ripon Parks SSSIs and the River Ure to demonstrate that minerals extraction at this site will not destroy or damage the interest features for which the High Batts <u>Nature Reserve</u>, Ripon Parks and River Ure Bank Ripon Parks SSSIs are designated. <u>This includes designing the development (including any bunds and discharge outfalls) to protect the SSSI ecological features from the impact of haul roads and the impacts of flood events and potential erosion by the river that might lead to river encroachment into the quarry and SSSI (to include a buffer zone between the north western part of the development and the River Ure), or alterations to the stability of the hydrology associated with the SSSI and to protect lamprey as an Annex ii species of the Humber Estuary SAC;</u> and, in respect of protected species, including measures to address and control invasive species</p> <p>Revise last bullet point: An appropriate restoration using opportunities for habitat creation, but which is also appropriate to location within a birdstrike safeguarding zone <u>and which includes long term management arrangements to ensure the protection and enhancement of the SSSI.</u></p> <p>Insert extra bullet point at the end of the Development requirements:</p>	
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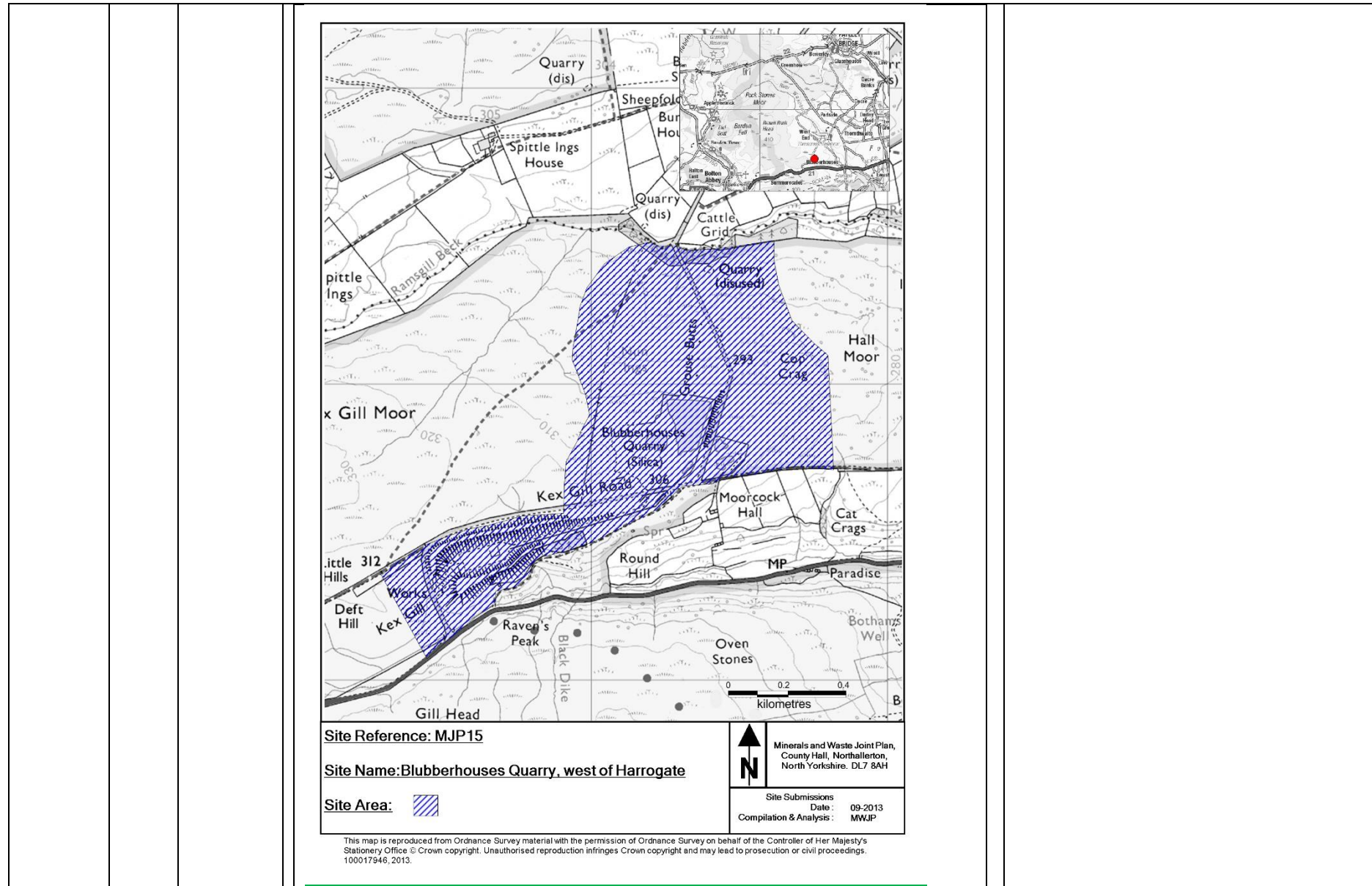
			<ul style="list-style-type: none"> <u>The Ministry of Defence should be consulted on any structures proposed over 91.4m in height in connection with this development and any development of open water bodies, creation of wetland habitat, refuse or landfill site within the RAF Leeming and RAF Topcliffe birdstrike safeguarding zones</u> 									
MM117	Appendix 1 page 45	MJP10	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> <u>Structures proposed over 91.4m in height or over 47.5m in height</u> <p>Insert extra bullet point at the end of the Development requirements:</p> <p><u>The Ministry of Defence should be consulted in respect of RAF Leeming on any structures proposed over 91.4m in height at this development; in respect of RAF Topcliffe on any structures proposed over 47.5m in height and any development of open water bodies, creation of wetland habitat, refuse or landfill site within the RAF Leeming birdstrike safeguarding zone</u></p>	Requested by MOD in Hearing Statement								
MM118	Appendix 1 after page 47	MJP15	<p>Insert MJP15 into Harrogate Borough section of Allocated sites in Appendix 1 (CD18) between MJP10 text on page 4. And beginning of WJP08 text on page 51</p> <p><u>BLUBBERHOUSES QUARRY, WEST OF HARROGATE</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><u>Site reference</u> <u>MJP15</u></td> </tr> <tr> <td colspan="2"><u>Nature of Planning Proposal</u></td> </tr> <tr> <td colspan="2"><u>Extension of time to allow continuation of extraction of silica sand from existing site</u></td> </tr> <tr> <td><u>Location of Land</u></td> <td><u>Blubberhouses Quarry</u> <u>Kex Gill Moor</u> <u>Blubberhouses</u> <u>Harrogate</u></td> </tr> </table>	<u>Site reference</u> <u>MJP15</u>		<u>Nature of Planning Proposal</u>		<u>Extension of time to allow continuation of extraction of silica sand from existing site</u>		<u>Location of Land</u>	<u>Blubberhouses Quarry</u> <u>Kex Gill Moor</u> <u>Blubberhouses</u> <u>Harrogate</u>	Inclusion of allocated site at request of Inspector
<u>Site reference</u> <u>MJP15</u>												
<u>Nature of Planning Proposal</u>												
<u>Extension of time to allow continuation of extraction of silica sand from existing site</u>												
<u>Location of Land</u>	<u>Blubberhouses Quarry</u> <u>Kex Gill Moor</u> <u>Blubberhouses</u> <u>Harrogate</u>											

			<u>(Grid Reference)</u>	<u>(414582 456437)</u>
			<u>District</u>	<u>Harrogate</u>
			<u>Mineral and Waste Planning Authority</u>	<u>North Yorkshire County Council</u>
			<u>Submitted by</u>	<u>Hanson UK</u>
			<u>Landowner</u>	<u>Landowners support submission</u>
			<u>Current Use</u>	<u>Mothballed quarry (including areas partly excavated and areas of moorland)</u>
			<u>Minerals Estimated Reserve (tonnes)</u>	<u>4,050,000</u>
			<u>Minerals Annual Output (tonnes)</u>	<u>250,000</u>
			<u>Waste Annual Tonnage import</u>	<u>None proposed</u>
			<u>Recycled Materials Annual output (tonnes)</u>	<u>Not applicable</u>
			<u>Size of Site (hectares)</u>	<u>83.43 of which 38.66 is proposed for extraction</u>
			<u>Estimated date of commencement</u>	<u>Within next 5 – 10 years</u>
			<u>Proposed Life of Site</u>	<u>25 years</u>

			<p><u>Proposed Access</u></p>	<p><u>Existing Blubberhouses Quarry access onto Kex Gill Road (U2478 unclassified road) approximately 155m from junction with A59, with the use of the existing conveyor tunnel under Kex Gill Road to the area north-west of Kex Gill Road.</u></p> <p><u>Note: the development involves the proposed movement of Kex Gill Road as the quarrying progresses to enable extraction (application details NY/2011/0465/73)</u></p>	
			<p><u>Light vehicles (two-way daily movements)</u></p>	<p><u>80 (application details NY/2011/0465/73)</u></p>	
			<p><u>HGVs (two-way daily movements)</u></p>	<p><u>80 (Application details NY/2011/0465/73)</u></p>	
			<p><u>Possible site restoration and aftercare (if applicable)</u></p>	<p><u>Moorland and wet bog</u></p>	
			<p><u>Other information (if applicable)</u></p>	<p><u>Existing quarry that is subject to an application (NY/2011/0465/73) to extend the period of time for working the site until 2036. That application is awaiting determination.</u></p>	
			<p><u>Key Sensitivities identified by Site Assessment</u></p> <ul style="list-style-type: none"> <u>Ecological issues including as identified by the RSPB and the Yorkshire Wildlife Trust, including impacts on: North Pennine Moors SPA and SAC areas, protected species, potential habitats such as blanket bog and in combination effects</u> 		

			<ul style="list-style-type: none"> • <u>Heritage asset issues as identified by Historic England, including proximity to and impact on: Listed Buildings at Redshaw Hall, archaeological remains</u> • <u>Landscape and visual intrusion issues, including: location within the Nidderdale AONB, proximity to the Yorkshire Dales National Park</u> • <u>Water issues, including: hydrology, flood risk (Zone 1) and surface water drainage</u> • <u>Impacts on rights of way and CROW access land within and adjacent to the site</u> • <u>Traffic impact, including: access and potential road diversions associated with the proposed quarry and with the realignment of the A59 in the Kex Gill area</u> • <u>Amenity issues, including: noise, dust</u> <p><u>Development requirements identified through Site Assessment and Consultation processes</u></p> <ul style="list-style-type: none"> • <u>An Appropriate Assessment under the Habitats Regulations and mitigation of ecological issues including as identified by the RSPB and Yorkshire Wildlife Trust, in particular with regard to avoiding impacts on the North Pennine Moors SPA and SAC areas and protected species</u> • <u>Mitigation to minimise the irreversible loss of high quality soil resources (peat)</u> • <u>An archaeological field evaluation and suitable mitigation strategy</u> • <u>A suitable landscape assessment and appropriate site design and landscaping of site to mitigate potential impacts on heritage assets as identified by Historic England (Redshaw Hall, archaeological remains), the Nidderdale AONB, the Yorkshire Dales National Park and local landscape features and their respective settings and users of the A59 and rights of way in area</u> • <u>A hydrological assessment</u> 	
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			<ul style="list-style-type: none"> • <u>A suitable flood risk assessment, which to be satisfactory will need to include any necessary mitigation such as attenuation and SuDS as appropriate</u> • <u>An appropriate transport assessment to ensure suitable arrangements for access and local roads, including an appropriate traffic management plan</u> • <u>Suitable arrangements for public rights of way (diversion or retention, and associated mitigation as appropriate)</u> • <u>Appropriate arrangements for assessment, control of and mitigation of effects such as noise and dust</u> • <u>Appropriate restoration scheme using opportunities for habitat creation</u> <p><u>Reasons for allocating site:</u></p> <p><u>The site could contribute over the Plan period to the supply of silica sand suitable for glass manufacture, which is a nationally scarce resource (Policy M12). No major issues have been raised by statutory consultees in respect of local amenity, landscape, biodiversity, historic and water environment which indicate any significant conflict with other relevant policies in the Plan. Although there are development requirements which have been identified through the Site Assessment process, such as Appropriate Assessment, which would need to form part of the development proposals for any subsequent planning application, no overriding constraints have been identified at this stage through the site assessment process to indicate that the site could not be developed and operated in an appropriate manner.</u></p> <p><u>Therefore this is an allocated site.</u></p>	
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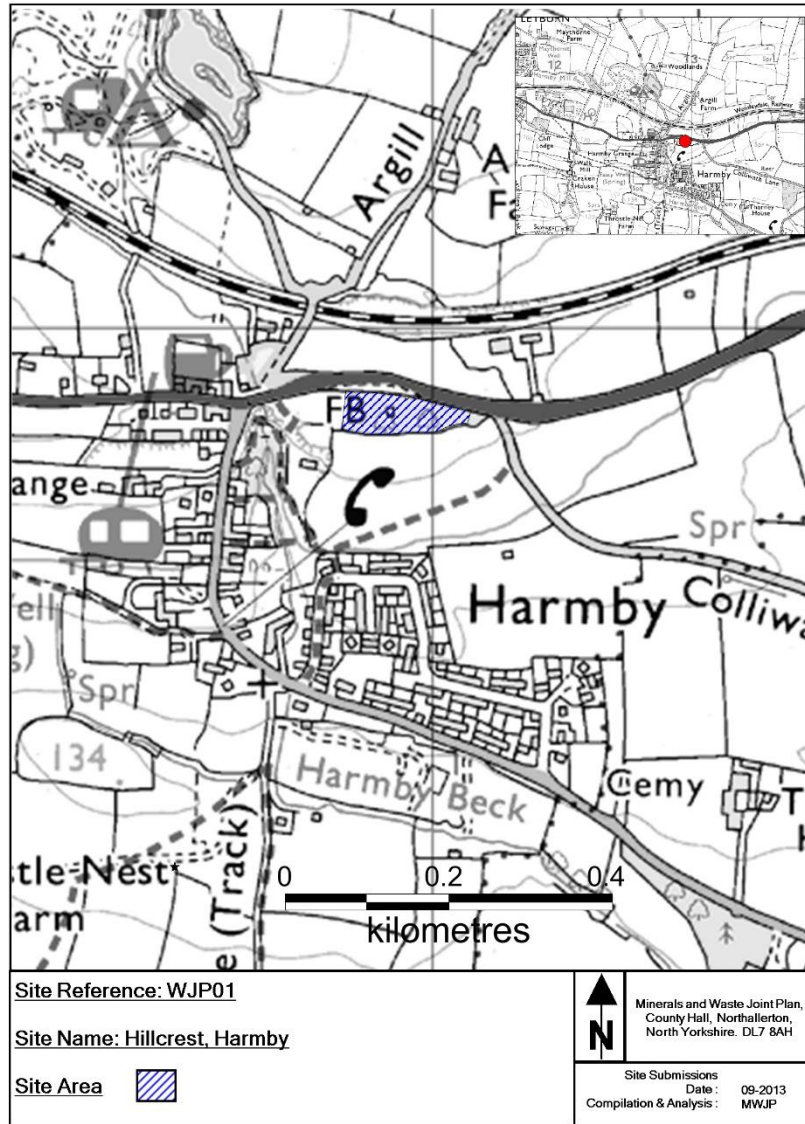
MM119	Appendix 1 page 49	WJP08	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 91.4m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 91.4m in height in connection with this development and any development of open water bodies, creation of wetland habitat, refuse or landfill site within the RAF Linton on Ouse birdstrike safeguarding zone</p>	Requested by MOD in Hearing Statement								
MM120	Appendix 1 page 53	WJP24	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 91.4m in height or over 47.5m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted in respect of RAF Leeming on any structures proposed over 91.4m in height at this development and in respect of RAF Topcliffe on any structures proposed over 47.5m in height</p>	Requested by MOD in Hearing Statement								
MM121	Appendix 1 after p57	WJP01	<p>Insert WJP01 into Richmondshire District section of Allocated sites in Appendix 1 before WJP18 text on page 61.</p> <p>HILLCREST, HARMBY</p> <table border="1" data-bbox="539 1042 1442 1383"> <tr> <td colspan="2">Site reference WJP01</td> </tr> <tr> <td colspan="2">Nature of Submitted Proposal</td> </tr> <tr> <td colspan="2">Waste Transfer Station (including recycling) for commercial and industrial waste including construction and demolition waste</td> </tr> <tr> <td>Location of Land</td> <td>Hillcrest Harmby Main Road Harmby DL8 5PE</td> </tr> </table>	Site reference WJP01		Nature of Submitted Proposal		Waste Transfer Station (including recycling) for commercial and industrial waste including construction and demolition waste		Location of Land	Hillcrest Harmby Main Road Harmby DL8 5PE	Inclusion of allocated site at request of Inspector
Site reference WJP01												
Nature of Submitted Proposal												
Waste Transfer Station (including recycling) for commercial and industrial waste including construction and demolition waste												
Location of Land	Hillcrest Harmby Main Road Harmby DL8 5PE											

			(Grid Reference)	(412700 489800)		
			District	Richmondshire		
			Waste Planning Authority	North Yorkshire County Council		
			Submitted by	R and I Heugh		
			Landowner	Landowner supports submission		
			Current Use	Scrap Yard including end of life vehicle dismantling		
			Minerals Estimated Reserve (tonnes)	Not applicable		
			Minerals Annual Output (tonnes)	Not applicable		
			Waste Annual Tonnage import	10,000 – 15,000		
			Recycled Materials Annual output (tonnes)	10,000 – 15,000		
			Size of Site (hectares)	0.64		
			Estimated date of commencement	2017		

			<p>Proposed Life of Site</p> <p>Permanent</p>	
			<p>Proposed Access</p> <p>Existing access onto A684 at Harmby, approximately 205m east of the junction with the C42 road to Spennithorne</p>	
			<p>Light vehicles (two-way daily movements)</p> <p>1 – 2 (estimate agreed with submitter)</p>	
			<p>HGVs (two-way daily movements)</p> <p>Up to 10 (submitter information)</p>	
			<p>Possible site restoration and aftercare (if applicable)</p> <p>Site proposed as a permanent facility so no restoration proposed</p>	
			<p>Other information (if applicable)</p> <p>There is no end-date specified by existing planning conditions for the existing scrap yard facility</p> <p>WJP01 proposal is likely to include a new waste transfer building at east end of site and an office facility near the site entrance</p>	
			<p>Key Sensitivities identified by Site Assessment</p> <ul style="list-style-type: none"> Ecological issues, including impacts on: Harmby Beck, protected species and TPO trees along the southern boundary of the site 	

			<ul style="list-style-type: none"> • Landscape and visual intrusion issues, including: Harmby village, the approach along the A684 and local landscape features • Water issues, including: hydrology, flood risk (Zone 1) and surface water drainage • Traffic impact, including: access and HGV use of local roads • Amenity issues, including: noise, dust, effects on users of rights of way to west and south of site, quality of life <p>Development requirements identified through Site Assessment and Consultation processes</p> <ul style="list-style-type: none"> • Mitigation of ecological issues, in particular with regard to avoiding impacts on the TPO trees by the site, Harmby Beck and protected species • Design of development to be of a scale commensurate with the physical constraints of the site and its location adjacent to an important access route into the Yorkshire Dales National Park with landscaping of site to mitigate impact on Harmby village, users of rights of way and users of the A684 and local landscape features • Surface water runoff should be managed using SUDs where appropriate • An appropriate transport assessment to ensure suitable arrangements for access onto the A684 and local roads • Mitigation of impact on right of way users and other recreation activities in the vicinity • Appropriate arrangements for assessment, control of and mitigation of effects such as noise, dust, odour, spillages on local residences, businesses, tourism and the community <p><u>Reasons for allocating site:</u></p> <p><u>The site could contribute to the provision of infrastructure which could help move waste up the waste hierarchy (Policy W01) and</u></p>	
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			<p><u>meet capacity requirements for C & I waste (Policy W04) in this part of the Plan area. No major issues have been raised by statutory consultees in respect of local amenity, landscape, biodiversity, historic and water environment which indicate any significant conflict with other relevant policies in the Plan including Policy W10 meeting overall requirements for the provision of waste capacity and Policy W11 waste site identification principles. Although there are development requirements which have been identified through the Site Assessment process which would need to form part of the development proposals for any subsequent planning application, no overriding constraints have been identified at this stage through the site assessment process to indicate that the site could not be developed and operated in an appropriate matter.</u></p> <p><u>Therefore this site is an allocated site</u></p>	
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MM122	Appendix 1 page 56	WJP18	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 91.4m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted in respect of RAF Leeming on any structures proposed over 91.4m in height at this development.</p>	Requested by MOD in Hearing Statement															
MM123	Appendix 1 page 59	MJP08	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement															
MM124	Appendix 1 after page 64	MJP12	<p>Insert MJP12 into Ryedale District section of Allocated sites in Appendix 1 between end of MJP08 text on page 64 and beginning of MJP30 text on page 62.</p> <p>WHITEWALL QUARRY, NEAR NORTON</p> <table border="1" data-bbox="533 932 1420 1377"> <tr> <td colspan="2">Site reference</td> <td>MJP12</td> </tr> <tr> <td colspan="3">Nature of Planning Proposal</td> </tr> <tr> <td colspan="3">Extraction of Jurassic limestone as proposed extension to existing quarry</td> </tr> <tr> <td>Location of Land</td> <td colspan="2">Whitewall Quarry Welham Road Norton YO17 9EH</td> </tr> <tr> <td>(Grid Reference)</td> <td colspan="2">(479108 468996)</td> </tr> </table>	Site reference		MJP12	Nature of Planning Proposal			Extraction of Jurassic limestone as proposed extension to existing quarry			Location of Land	Whitewall Quarry Welham Road Norton YO17 9EH		(Grid Reference)	(479108 468996)		Inclusion of allocated site at request of Inspector with text adjustments to reflect concerns raised at the EIP and by statutory consultees
Site reference		MJP12																	
Nature of Planning Proposal																			
Extraction of Jurassic limestone as proposed extension to existing quarry																			
Location of Land	Whitewall Quarry Welham Road Norton YO17 9EH																		
(Grid Reference)	(479108 468996)																		

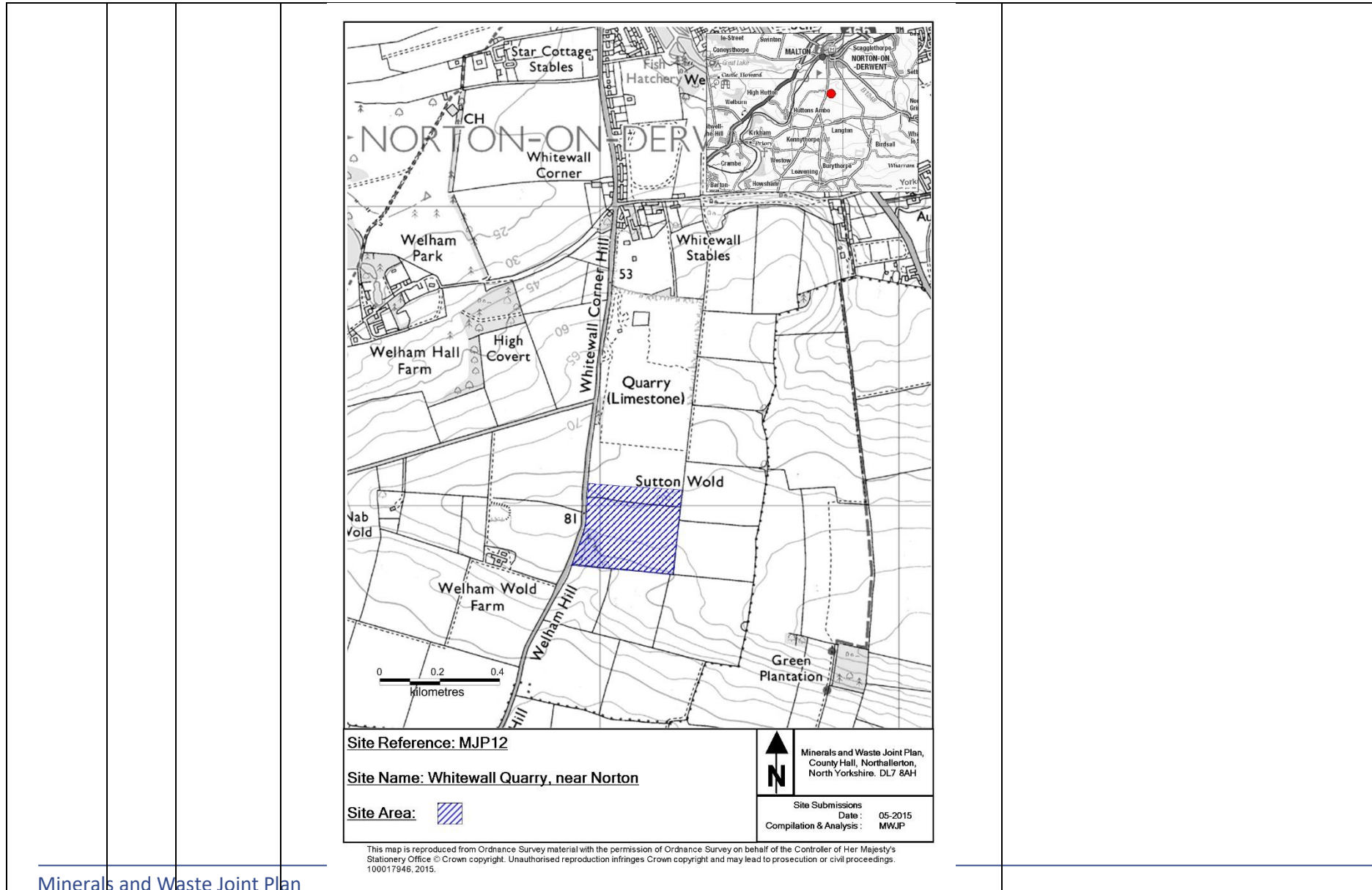
			District	Ryedale		
			Mineral and Waste Planning Authority	North Yorkshire County Council		
			Submitted by	W. Clifford Watts Ltd		
			Landowner	Landowner supports submission		
			Current Use	Agriculture and woodland		
			Minerals Estimated Reserve (tonnes)	2,000,000		
			Minerals Annual Output (tonnes)	250,000		
			Waste Annual Tonnage import	None proposed to MJP12 site area		
			Recycled Materials Annual output (tonnes)	Not applicable		
			Size of Site (hectares)	9.0		
			Estimated date of commencement	Prior to 2023		
			Proposed Life of Site	2031		
			Proposed Access	The existing quarry access approximately 330m south of the edge of		

				Norton onto Whitewall Corner Hill road (C177), with no access to MJP12 site direct from public highway				
			Light vehicles (two-way daily movements)	46 (based on details in application NY/2013/0058/FUL)				
			HGVs (two-way daily movements)	50 (submitter information)				
			Possible site restoration and aftercare (if applicable)	No detailed design for proposed extension yet, but would be compatible with the approved scheme for the existing quarry, which is undulating grassland with tree and shrub planting				
			Other information (if applicable)	Southern half of MJP12 site would be not be extracted, but would be used for landscape screening purposes only				
			Key Sensitivities identified by Site Assessment					
			<ul style="list-style-type: none"> • Ecological issues, including impacts on: River Derwent SAC, Welham Hill verges SINC, protected species, potential habitats • Impact on best and most versatile agricultural land • Heritage asset issues <u>as identified by Historic England</u>, including proximity to and impact on: archaeological remains, Scheduled Monuments at The Three Dykes and West Wold Farm, Langton Conservation Area, Listed Buildings including Whitewall House, Whitewall Cottages & associated stable and their settings 					

			<ul style="list-style-type: none"> • Landscape and visual intrusion issues, including: on the town and landscape features including the ridgeline, and cumulative impact of quarrying • Impact on economy of the Malton, Norton and local area, including the horse racing industry • Water issues, including: hydrology, flood risk (Zone 1), water main and surface water drainage • Geodiversity issues • Traffic impact, including: access, HGV use of local roads, the Yorkshire Wolds Way cycle route, Malton and Norton • Amenity issues, including: noise, dust, air quality in Malton and Norton, vibration, quality of life <u>and cumulative impact in relation to residential amenity and proximity of the adjacent stables</u> 		
			<p>Development requirements identified through Site Assessment and Consultation processes</p> <ul style="list-style-type: none"> • Mitigation of ecological issues, including impact on designated sites (such as the River Derwent SAC and Welham Hill verges SINCS), protected species and habitats • Mitigation to minimise the irreversible loss of best and most versatile agricultural land and to protect high quality soil resources • An appropriate site design and landscaping of site to mitigate potential impacts on heritage assets <u>as identified by Historic England</u>, (archaeological remains, Scheduled Monuments at The Three Dykes and West Wold Farm, Langton Conservation Area, Listed Buildings including Whitewall House, Whitewall Cottages & associated stable) and their respective settings including appropriate archaeological investigation and mitigation • A suitable flood risk assessment, which to be satisfactory will need to include any necessary mitigation such as 		

			<p>compensatory storage, attenuation and SuDS as appropriate and mitigation of any impacts groundwater quality and groundwater supplies</p> <ul style="list-style-type: none"> • An appropriate transport assessment to ensure suitable arrangements for access onto Whitewall Corner Hill road and on local roads, including an appropriate traffic management plan <u>that reflects the volume of traffic using the site in connection with the development and other activities taking place within the quarry site.</u> • Mitigation of impact on right of way users and other recreation activities in the vicinity including the route of the Yorkshire Wolds cycle route • Appropriate arrangements for assessment, control of and mitigation of effects such as <u>ancillary development noise, blasting, and dust and including a cumulative impact assessment which demonstrates the relationship of any proposed development on the allocated site with existing operations; the potential for consolidated mitigation of the operation and control at the quarry and ancillary infrastructure; measures to ensure adequate protection against potential impacts on residential amenity and use of the stables; and monitoring (and where appropriate reporting) of potential impacts.</u> • Appropriate restoration scheme using opportunities for habitat creation <u>and which relates to the whole of the quarry site.</u> 		
			<p><u>Reasons for allocating site:</u></p> <p><u>The site is consistent with the broad geographical approach to the supply of aggregates (Policy M01) and could contribute to maintaining the landbank of crushed rock (Policy M06) and a local source of supply of Jurassic Limestone as evidence, including from the adjacent existing quarry, indicates that there is a suitable resource in this location. No major issues have been raised by</u></p>		

			<p><u>statutory consultees in respect of local amenity, landscape, biodiversity, historic and water environments which indicate any significant conflict with other strategic policies in the Plan.</u></p> <p><u>There are development requirements which have been identified through the Site Assessment process which would need to form part of the development proposals for any subsequent planning application, when particular scrutiny will be required of potential impacts on traffic, residential amenity and the adjacent stables. No overriding constraints have been identified at this stage through the site assessment process to indicate that the site could not be developed and operated in an appropriate manner</u></p> <p><u>Therefore this site is an allocated site</u></p>		
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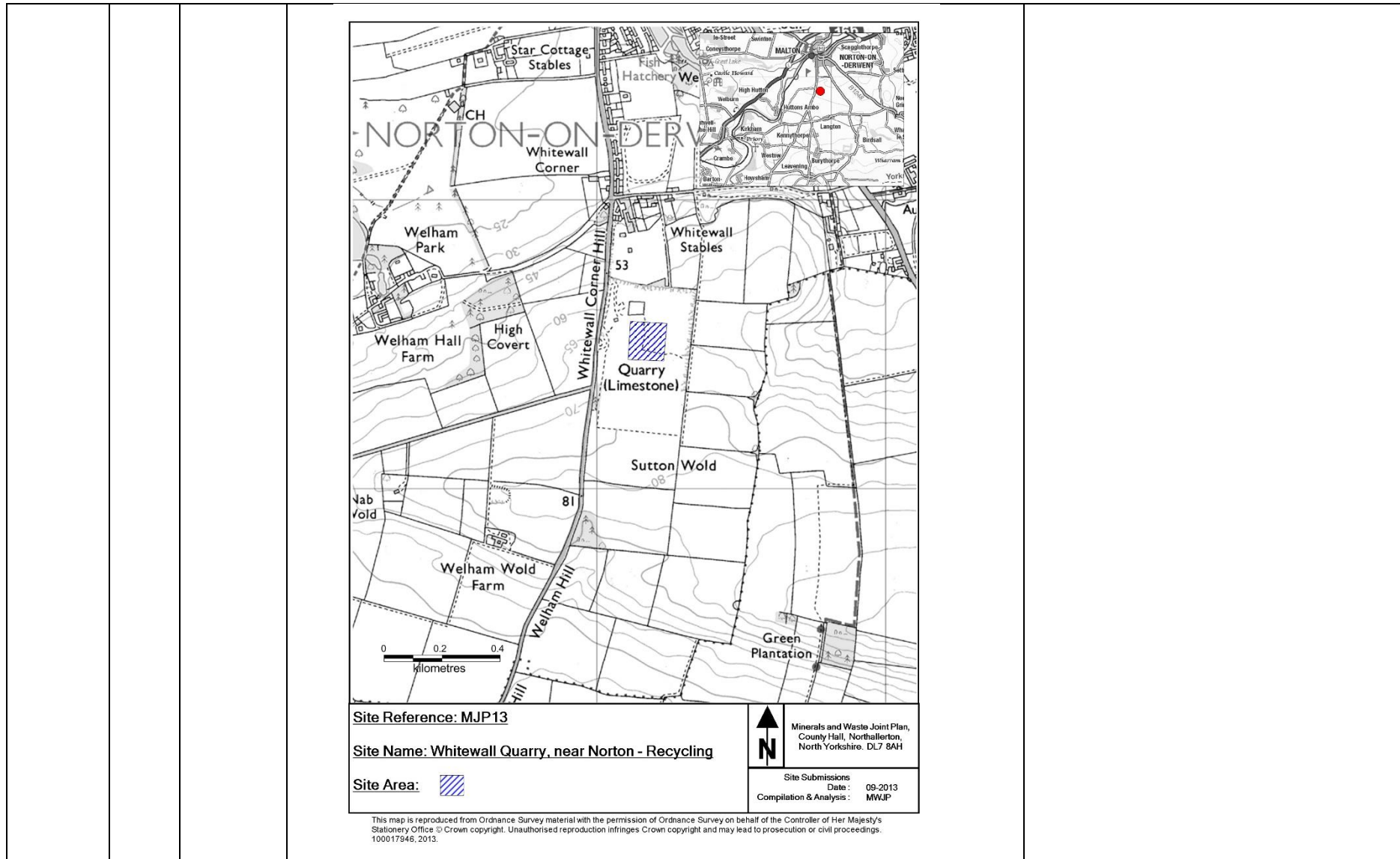
MM125	Appendix 1 before page 69	MJP13	<p>Insert MJP13 into Ryedale District section of Allocated sites in Appendix 1 after MJP63 plan on page 68.</p> <p>WHITEWALL QUARRY, NEAR NORTON</p> <table border="1" data-bbox="539 456 1442 1382"> <tr> <td colspan="2" data-bbox="539 456 1442 507">Site reference MJP13</td> </tr> <tr> <td colspan="2" data-bbox="539 507 1442 662">Nature of Planning Proposal Expansion to area used for recycling of construction, demolition and soil waste for secondary aggregates within existing quarry void</td> </tr> <tr> <td data-bbox="539 662 896 903">Location of Land</td> <td data-bbox="896 662 1442 903">Whitewall Quarry Welham Road Norton YO17 9EH</td> </tr> <tr> <td data-bbox="539 903 896 954">(Grid Reference)</td> <td data-bbox="896 903 1442 954">(479163 469527)</td> </tr> <tr> <td data-bbox="539 954 896 970">District</td> <td data-bbox="896 954 1442 970">Ryedale</td> </tr> <tr> <td data-bbox="539 970 896 1074">Mineral and Waste Planning Authority</td> <td data-bbox="896 970 1442 1074">North Yorkshire County Council</td> </tr> <tr> <td data-bbox="539 1074 896 1145">Submitted by</td> <td data-bbox="896 1074 1442 1145">W. Clifford Watts Ltd</td> </tr> <tr> <td data-bbox="539 1145 896 1209">Landowner</td> <td data-bbox="896 1145 1442 1209">Landowner supports submission</td> </tr> <tr> <td data-bbox="539 1209 896 1281">Current Use</td> <td data-bbox="896 1209 1442 1281">Part quarry, part existing recycling area</td> </tr> <tr> <td data-bbox="539 1281 896 1382">Minerals Estimated Reserve (tonnes)</td> <td data-bbox="896 1281 1442 1382">Not applicable</td> </tr> </table>	Site reference MJP13		Nature of Planning Proposal Expansion to area used for recycling of construction, demolition and soil waste for secondary aggregates within existing quarry void		Location of Land	Whitewall Quarry Welham Road Norton YO17 9EH	(Grid Reference)	(479163 469527)	District	Ryedale	Mineral and Waste Planning Authority	North Yorkshire County Council	Submitted by	W. Clifford Watts Ltd	Landowner	Landowner supports submission	Current Use	Part quarry, part existing recycling area	Minerals Estimated Reserve (tonnes)	Not applicable	Inclusion of allocated site at request of Inspector with text adjustments to reflect concerns raised at the EIP and by statutory consultees
Site reference MJP13																								
Nature of Planning Proposal Expansion to area used for recycling of construction, demolition and soil waste for secondary aggregates within existing quarry void																								
Location of Land	Whitewall Quarry Welham Road Norton YO17 9EH																							
(Grid Reference)	(479163 469527)																							
District	Ryedale																							
Mineral and Waste Planning Authority	North Yorkshire County Council																							
Submitted by	W. Clifford Watts Ltd																							
Landowner	Landowner supports submission																							
Current Use	Part quarry, part existing recycling area																							
Minerals Estimated Reserve (tonnes)	Not applicable																							

			Minerals Annual Output (tonnes)	Not applicable	
			Waste Annual Tonnage import	20,000	
			Recycled Materials Annual output (tonnes)	20,000	
			Size of Site (hectares)	2.25	
			Estimated date of commencement	Prior to 2023	
			Proposed Life of Site	Until 2023 (permitted lifespan of existing quarry)	
			Proposed Access	Existing quarry access, approximately 330m south of edge of Norton onto Whitewall Corner Hill road (C177)	
			Light vehicles (two-way daily movements)	No additional vehicles (to those of MJP12)	
			HGVs (two-way daily movements)	25, based on 50% being backhauled using MJP12 vehicles	
			Possible site restoration and aftercare (if applicable)	Proposed restoration to the approved scheme for the existing quarry, which is undulating grassland with tree and shrub planting	

			<p>Other information (if applicable)</p>			
			<p>Key Sensitivities identified by Site Assessment</p> <ul style="list-style-type: none"> • Ecological issues, including impacts on: River Derwent SAC, potential habitats • Heritage asset issues <u>as identified by Historic England</u>, including: proximity to and impact on Scheduled Monuments (The Three Dykes and the barrow at West Wold Farm, Langton Conservation Area, Listed Buildings (Whitewall House and Whitewall Cottages and stable and buildings in Langton and their settings) • Landscape impact if retained in long-term • Water issues, including: hydrology, flood risk (Zone 1) and surface water drainage • Traffic impact, including: access, HGV use of local roads, the Yorkshire Wolds Way cycle route, Malton and Norton and the economy • Amenity issues, including: noise, dust <u>and cumulative impact in relation to residential amenity and the proximity of the adjacent stable.</u> 			
			<p>Development requirements identified through Site Assessment and Consultation processes</p> <ul style="list-style-type: none"> • Mitigation of ecological issues, including impact on designated sites (such as the River Derwent SAC and Welham Hill verges SINIC), protected species and habitats • <u>Appropriate site design and landscaping of site to mitigate potential impacts on heritage assets as identified by Historic England (archaeological remains, Scheduled Monuments at The Three Dykes and West Wold Farm, Langton Conservation Area, Listed Buildings including Whitewall House, Whitewall Cottages & associated stable) and their respective settings</u> 			

			<p><u>including appropriate archaeological investigation and mitigation.</u></p> <ul style="list-style-type: none"> • Mitigation to minimise the irreversible loss of best and most versatile agricultural land and to protect high quality soil resources • A suitable flood risk assessment, which to be satisfactory will need to include any necessary mitigation such as compensatory storage, attenuation and SuDS as appropriate and mitigation of any impacts groundwater quality and groundwater supplies • An appropriate transport assessment to ensure suitable arrangements for access onto Whitewall Corner Hill road and on local roads, including an appropriate traffic management plan <u>that reflects the volume of traffic using the site in connection with the development and other activities taking place within the quarry site.</u> • Mitigation of impact on right of way users and other recreation activities in the vicinity including the route of the Yorkshire Wolds cycle route • Appropriate arrangements for assessment, control of and mitigation of effects such as <u>ancillary development noise, and dust and including a cumulative impact assessment which demonstrates the relationship of any proposed development on the allocated site with existing operations; the potential for consolidated mitigation of the operation and control at the quarry and ancillary infrastructure and the measures to ensure adequate protection against potential impacts on residential amenity and use of stables; monitoring and reporting as appropriate, of potential impacts of the recycling operation to the MPA.</u> • Appropriate restoration scheme using opportunities for habitat creation <u>and which relates to the whole of the quarry area.</u> <p>Reasons for allocating site:</p>		
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			<p><u>The site is located within the existing Whitewall Quarry operational area where, and is adjacent to an area where recycling currently takes place.</u></p> <p><u>The site could contribute to the provision of infrastructure which could help move waste up the waste hierarchy (Policy W01), facilitate net self-sufficiency in the management of waste (Policy W02) and to meeting capacity requirements for CD & E waste (Policy W05). Subject to it being linked to the life of Whitewall Quarry it would not conflict with Policy W11 waste site identification principles. No major issues have been raised by statutory consultees in respect of local amenity, landscape, biodiversity, historic and water environments which indicate any significant conflict with other strategic policies in the Plan.</u></p> <p><u>There are development requirements which have been identified through the site assessment process which would need to form part of the development proposals for any subsequent planning application and consideration will need to be given to potential impacts on residential amenity and the adjacent stables. No overriding constraints have been identified at this stage through the site assessment process to indicate that the site could not be developed and operated in an appropriate manner</u></p> <p><u>Therefore this site is an allocated site</u></p>	
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MM126	Appendix 1 page 63	MJP30	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM127	Appendix 1 page 66	MJP63	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM128	Appendix 1 page 70	WJP15	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 15.2m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted in respect of Staxton Wold Radar on any structures proposed over 15.2m in height</p>	Requested by MOD in Hearing Statement
MM129	Appendix 1 page 74	MJP45	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM130	Appendix 1	MJP55	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p>	Requested by MOD in Hearing Statement

	page 78		The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development	
MM131	Appendix 1 page 82	MJP28	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM132	Appendix 1 page 85	MJP29	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM133	Appendix 1 page 89	MJP23 Key Sensitivities and Development requirements	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <ul style="list-style-type: none"> The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development 	Additional clarification as required by the Inspector
MM134	Appendix 1 page 93	MJP22	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p>	Requested by MOD in Hearing Statement

			The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development	
MM135	Appendix 1 page 99	MJP54	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM136	Appendix 1 page 102	MJP09	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM137	Appendix 1 page 105	MJP24	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM138	Appendix 1 page 108	MJP27	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM139	Appendix	MJP26	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 50m in height 	Requested by MOD in Hearing Statement

	1 page 111		<p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	
MM140	Appendix 1 page 114	WJP10	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM141	Appendix 1 page 120	WJP16	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM142	Appendix 1 page 120	WJP06	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM143	Appendix 1 page 126	WJP22	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p>	Requested by MOD in Hearing Statement

			The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development	
MM144	Appendix 1 page 129	WJP03	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM145	Appendix 1 page 132	WJP25	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM146	Appendix 1 page 135	WJP19	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM147	Appendix 1 page 138	MJP52	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> • Structures proposed over 91.4m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 91.4m in height in connection with this development and any development of open water bodies, creation of wetland habitat, refuse or landfill site within the RAF Linton on Ouse birdstrike safeguarding zone</p>	Requested by MOD in Hearing Statement

MM148	Appendix 1 page 141	WJP02	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 50m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 50m in height in connection with this development</p>	Requested by MOD in Hearing Statement
MM149	Appendix 1 page 145	WJP05	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 91.4m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 91.4m in height in connection with this development and any development of open water bodies, creation of wetland habitat, refuse or landfill site within the RAF Linton on Ouse birdstrike safeguarding zone</p>	Requested by MOD in Hearing Statement
MM150	Appendix 1 page 148	WJP11	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 91.4m in height <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 91.4m in height in connection with this development and any development of open water bodies, creation of wetland habitat, refuse or landfill site within the RAF Linton on Ouse birdstrike safeguarding zone</p>	Requested by MOD in Hearing Statement
MM151	Appendix 1 page 153	Area of Search A	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> Structures proposed over 91.4m, 45.7 and 15.2 in height within this area <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 91.4m, 45.7m and 15.2m in height in connection with development within this</p>	Requested by MOD in Hearing Statement

			<p><u>area and any development as it lies within the RAF Topcliffe birdstrike safeguarding zone</u></p> <p><i>The Ministry of Defence should be consulted on any structures greater than 15.2 metres in height proposed within the Area of Search to enable an assessment of the potential for any such structures to infringe or inhibit aerodrome operations, and also the Ministry of Defence should be consulted on any development which has the potential to attract large, and, or flocking bird species hazardous to aircraft safety.</i></p>	
MM152	Appendix 1 page 155	Area of Search C	<p>Insert extra bullet point at the end of the Key Sensitivities:</p> <ul style="list-style-type: none"> <u>Structures proposed over 91.4m, 45.7 and 15.2 in height within this area</u> <p>Insert extra bullet point at the end of the Development requirements:</p> <p>The Ministry of Defence should be consulted on any structures proposed over 91.4m, 45.7m and 15.2m in height in connection with development within this area and any development as it lies within the RAF Dishforth birdstrike safeguarding zone</p> <p><i>The Ministry of Defence should be consulted on any structures greater than 15.2 metres in height proposed within the Area of Search to enable an assessment of the potential for any such structures to infringe or inhibit aerodrome operations, and also the Ministry of Defence should be consulted on any development which has the potential to attract large, and, or flocking bird species hazardous to aircraft safety.</i></p>	Requested by MOD in Hearing Statement
MM153	Appendix 3 – Monitoring p275		<p>Insert new monitoring mechanism into Table titled ‘Monitoring of implementation of policies in Minerals and Waste Joint Plan’: for Policy S03 –</p>	To reflect addition of new policy

			<u>Policy (inc. link to objectives)</u>	<u>Indicator Number</u>	<u>Indicator</u>	<u>Target</u>	<u>Method</u>	<u>Trigger Point</u>	<u>Action Required if Trigger Point hit</u>	
			S03: <u>Safeguarded Deep Mineral Resource areas</u> <u>Linked to Objective 3</u> <u>SA Objective 8</u>	57	Percentage of approved applications that do not have an adverse effect on the Mineral Safeguarding Areas for sand and gravel as identified on the policies map	100% of relevant applications are consistent with policy	Monitoring of planning applications, decisions, annual monitoring	If more than 3 proposals approved in any one year go against this policy	Consider need for review of relevant policy and initiate review if appropriate	
MM154	Appendix 3 – Monitoring p279		Insert new monitoring mechanism into Table titled ‘Monitoring of implementation of policies in Minerals and Waste Joint Plan’: for Policy D14 – Planning Obligations							To reflect addition of new policy
			<u>Policy (inc. link to objectives)</u>	<u>Indicator Number</u>	<u>Indicator</u>	<u>Target</u>	<u>Method</u>	<u>Trigger Point</u>	<u>Action Required if Trigger Point hit</u>	

			<p><u>D14: Planning Obligations</u>. <u>Linked to Objectives 9, 10, 12</u></p>	<p><u>57</u></p>	<p><u>Approved applications are consistent with this policy (where appropriate)</u></p>	<p><u>N/A</u></p>	<p><u>Monitoring of planning application decisions, annual monitoring</u></p>	<p><u>NA</u></p>	<p><u>NA</u></p>															
MM155	Appendix 3 - Monitoring		<p>Insert new monitoring mechanism into Table titled 'Monitoring of implementation of policies in Minerals and Waste Joint Plan': for Policy D15 – Air Quality</p> <table border="1"> <thead> <tr> <th><u>Policy (inc. link to objectives)</u></th> <th><u>Indicator Number</u></th> <th><u>Indicator</u></th> <th><u>Target</u></th> <th><u>Method</u></th> <th><u>Trigger Point</u></th> <th><u>Action Required if Trigger Point hit</u></th> </tr> </thead> <tbody> <tr> <td><u>D15: Air Quality. Linked to Objectives 1, 5, 7, 8, 10, 11</u></td> <td><u>58</u></td> <td><u>Approved applications are consistent with this policy (where appropriate)</u></td> <td><u>N/A</u></td> <td><u>Monitoring of planning application decisions, annual monitoring</u></td> <td><u>NA</u></td> <td><u>NA</u></td> </tr> </tbody> </table>							<u>Policy (inc. link to objectives)</u>	<u>Indicator Number</u>	<u>Indicator</u>	<u>Target</u>	<u>Method</u>	<u>Trigger Point</u>	<u>Action Required if Trigger Point hit</u>	<u>D15: Air Quality. Linked to Objectives 1, 5, 7, 8, 10, 11</u>	<u>58</u>	<u>Approved applications are consistent with this policy (where appropriate)</u>	<u>N/A</u>	<u>Monitoring of planning application decisions, annual monitoring</u>	<u>NA</u>	<u>NA</u>	<p>To reflect addition of new policy</p>
<u>Policy (inc. link to objectives)</u>	<u>Indicator Number</u>	<u>Indicator</u>	<u>Target</u>	<u>Method</u>	<u>Trigger Point</u>	<u>Action Required if Trigger Point hit</u>																		
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**Decision Session – Executive
Member for Economy and Strategic
Planning**

27th July 2021

Quarterly Economic Update

Summary

1. As we move through the Government's Roadmap to Recovery, the York economy has seen significant growth and change through the past quarter. Key challenges are being reported in recruiting staff at a range of levels, with the most significant short term shortages being seen in skilled and semi-skilled roles, particularly in customer-facing sectors such as hospitality, retail and social care.
2. There are currently over 180 Apprenticeship vacancies within 15 miles of York, with continued growth in opportunities. However, companies are reporting that there is not a sufficient supply of applicants to fill these Apprenticeship vacancies.
3. The city centre has recovered strongly, with footfall back up at pre-pandemic levels and spend also high. This is also reflected in out of town retail settings, and the hotel sector and visitor economy are also reporting strong performance and forward bookings.
4. Interest in York as place to do business remains high with several indigenous businesses looking to expand in the city and a number of enquiries received from businesses keen to establish a presence locally. There is also strong demand for industrial space outside the city centre, with speculative builds coming onto the market quickly snapped up.
5. Public and business engagement for the new Economic Strategy is now underway, with the Skills Plan also nearing completion. There is some uncertainty over the future of regional economic arrangements, with a national LEP review due to report soon, alongside announcements expected on local government arrangements and devolution.

Recommendations

6. The Executive Member is asked to:

- 1) Note the contents of the report

Reason: To support York's economic response to the COVID -19 pandemic

State of the Economy

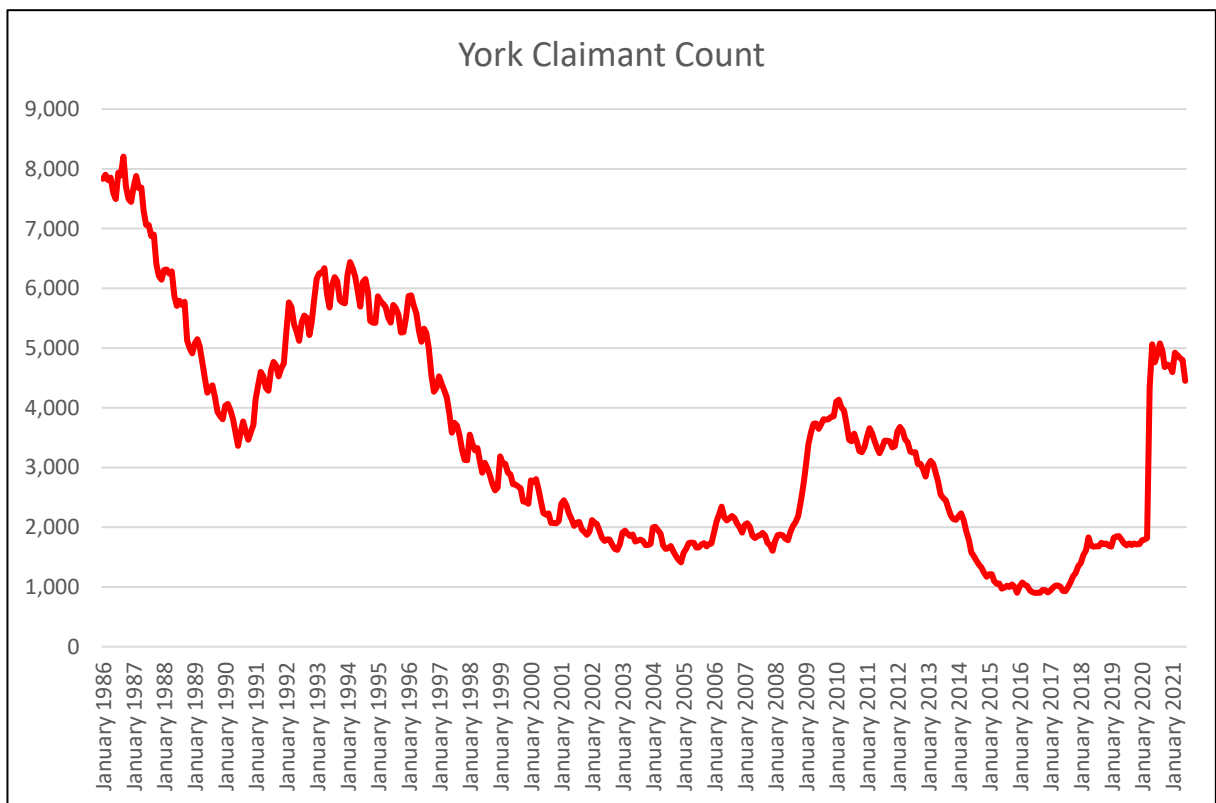
7. This report covers the period April 2021 to June 2021, as lockdown was eased through the Government's Roadmap to Recovery. The city centre consumer-driven economy has reopened strongly, with footfall returning to levels close to, and on occasions above, pre-pandemic levels last seen in 2019. Hotels and visitor attractions report strong forward bookings through July and into August, and York is attracting strong demand from the staycation market.
8. More generally, businesses are reporting good performance but are seeing challenges in recruitment as they seek to scale up delivery. This is seen most starkly in skilled and semi-skilled jobs, with very high levels of vacancies seen in areas such as HGV and LGV drivers, chefs, experienced customer service staff and carers across the national economy. These challenges are also seen locally, where businesses are also reporting shortages in middle management, project management, and other roles where there is a requirement for formal qualifications such as health and social care.
9. In response to the specific challenges being faced by the city's hospitality sector, a Hospitality Summit is being planned for late July by the Council's Economic Growth team to bring together industry leaders, relevant education and training providers, Council officials and key city partners to discuss the skills and recruitment challenges being faced by the sector and to collectively identify and develop appropriate solutions.
10. The issue of staff shortages in hospitality is not unique to York, with businesses across the UK reporting similar challenges. Trade body UKHospitality has indicated that nearly 190,000 workers are required across the UK to support the sector post-lockdown, whilst online jobs board Adzuna reported that there were 73,000 vacancies across UK pubs, bars, restaurants, cafes during the beginning of June. Similar

recruitment challenges in hospitality are being reported across Europe and in the United States.

11. In some sectors, we are told that staff shortages are leading to increases in wages as employers seek to incentivise both retention and recruitment of drivers, chefs and other staff. It will take some time for such changes to be shown in public statistics, with local pay reported annually through the Annual Survey of Hours and Earnings (ASHE) which is conducted in April each year and published in October. The 2020 figures for York, based on pay in April 2020, showed that almost half of all part time staff in our economy were paid below the Real Living Wage of £9.50 per hour. This is in contrast to full time roles where only the lowest 10% of earners are paid below that level.
12. There are thus around 15,000 part time employees and 6,000 full time employees in York businesses who are paid below the Real Living Wage, representing approximately 1 in 5 workers. These figures are for York workplaces – residents’ figures are also published which show a very similar picture, but with slightly lower numbers of residents paid below the Real Living Wage.

Unemployment and Furlough (Annex 1 pp.12-13)

13. The impact of the COVID pandemic is shown very clearly in the claimant count¹ shown in Fig 1 below. This saw the largest increase in at least 35



¹ Data from <https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?collapse=yes>

years in the months since lockdown when the count rose from 1,800 to 5,000 in April 2020, however the total has been falling since then, and now stands at 4,450.

14. Centre for Cities have been monitoring increases in unemployment across their cohort of 68 UK centres². York continues to be the city with the lowest percentage increase in unemployment, despite the influence of our retail, tourism and hospitality businesses. Cities such as Bradford, Hull and Birmingham have seen unemployment rise at nearly 3 times the rate that York has experienced.
15. Updated figures for the Job Retention Scheme (JRS) and Self Employment Income Support Scheme (SEISS) have been published by Government³. These show a total of 7,400 people furloughed by York employers at the end of May 2021 and a further 4,800 claiming self-employed support at the same date. The total number of people reliant on these grants is thus 12,200, more than 8,000 fewer than were in this position in January 2021.

Apprenticeships and Kickstart

16. The apprenticeship market in and around York (+15 miles) has continued to grow month on month since March, and now stands at a historically unprecedented level of just over 180 adverts, with some advertising multiple opportunities. This suggests there are around 250 potential jobs. Whilst the hospitality sector shows some recovery, it is still below the previous experience of a consistent 25/30% of the market at 10%. The rest is fairly evenly spread across general job roles such as Customer Service, Administration, Sales, then small numbers in engineering/manufacturing, construction trades, pharmacy, early years, health care and dentistry.
17. Interestingly the hospitality sector has chosen an unprecedented number of Level 2 Intermediate apprenticeships, more suitable to 16 to 18 year old progressing school students. This significantly reverses a 4 year progressive reduction in Level 2s in preference for Level 3 apprenticeships. In the total market, this places Level 2s as just over half of the total market, which has not been the case since around 2014.
18. The Business Engagement Officer, in communication with the apprentice Training Providers and some direct discussions with employers, has

² <https://www.centreforcities.org/data/uk-unemployment-tracker/>

³ <https://www.gov.uk/government/statistics/self-employment-income-support-scheme-statistics-july-2021> and <https://www.gov.uk/government/statistics/self-employment-income-support-scheme-statistics-june-2021/self-employment-income-support-scheme-statistics-june-2021>

identified a growing concern over a much lower, or sometimes complete lack, of applicants for advertised apprenticeship vacancies. One reason could be that the educational disruption during the Covid-19 pandemic had resulted in more young people remaining in post-16 education.

19. To both celebrate the apprenticeship vacancy situation, and promote the current market to stimulate applications, the Skills Team are working with The Press to publish a double page article in early August to coincide with the GCSE and A level exams results period, containing York employer and apprentice case studies. Additional social media activity is also planned to help amplify apprenticeship vacancies locally.
20. Applications for the first round of CYC Apprenticeship Levy Transfer closed on 30 June and applications are currently being appraised and applicants notified of outcomes. A fuller update detailing the number, types and values of successful applications will be provided at the August meeting.
21. The KickStart scheme in York is sustaining levels achieved in April/May. The approved local Gateway organisations are progressing the opportunity as much as possible, but many employers are opting to go directly to apprenticeships. The Council's Business Engagement Officer has seen KickStart enquires from employers drop off, but apprenticeship enquires grow substantially to about 6 a week. York-based employer feedback on the KickStart scheme has been submitted to the Department for Work and Pensions, with the department looking at ways to speed up the process from employer contact to the placement of a vacancy advert.

City centre economy (Annexes 1, 2 and 3)

22. Our partnership with the Business Improvement District (BID) to provide new sources of data on city centre usage, including spend, is beginning to mature. The Movement Insights platform, which the Executive Member committed to supporting in March 2020, shows both where users of the city centre originate from, and how much money is spent through Visa transactions in city centre businesses. Annexes 2 and 3 show origin and footfall data for April, May and June 2021, with a quarterly summary of Visa spend for the first three months of 2021 (same data in both reports).
23. The contrast with 2020 is strong – in autumn and Christmas periods, the visitor spend data shows people coming from across a broad area of northern and central England to York. In the first three months of this year, however, spend was almost entirely from York, North Yorkshire

and Leeds, showing that customers have largely followed the restrictions and have been “shopping local”.

24. As the city centre moved through the Government’s Roadmap to Recovery and different sectors were able to reopen, Annexes 2 and 3, together with the chart on Annex 1 p3, show the volume of footfall increasing significantly in April, May and June. For Movement Insights, the number of recorded visits to Parliament Street increased from 430,000 in April to 740,000 in June. The Springboard data shown in Annex 1 demonstrates that footfall has returned almost to 2019 levels. Indeed, finer grained data from Springboard shows that footfall was significantly above 2019 levels on some days, with Sundays proving particularly popular at the moment.
25. Increasing footfall is, in part, due to the return of York residents to the city centre, however the “Where do Visitors Come From?” section of Annex 3, shows the strong return of visitors from further afield, with 48% of those recorded being from more than 50km away. This will also be reflected in spend data once the Q2 2021 figures are available. In the first quarter of the year, just 4% of visitors were from more than 50km distance, but they represented 20% of all the money spent in the city.
26. Shop vacancies in the city centre have stabilised (Annex 1 p4), and remain above pre-pandemic levels but below the national average. Make it York report that they are witnessing demand for small retail units, and York Retail Forum is actively working to attract new shops to the city. Interestingly, data from CoStar shows that over 43 commercial properties in York changed ownership in the last 12 months – over a third of these are in the city centre. The resumption of the MyCityCentre initiative in recent months will focus efforts to make a positive impact and ensure that York retains a vibrant city centre culture. Outside the city centre (Annex 1 p5) vacancies have decreased in all of our secondary retail areas and retail parks, as measured by business rates. The recent announcement by John Lewis that its Vangarde store will not be reopening (despite efforts by the Council to keep the store open) shows that, despite the data, there is some fragility to traditional bricks and mortar retail and we must keep a close eye on the developing situation.

Broader Economy

27. There continues to be strong demand for industrial space outside of the city centre, with widespread interest for commercial units ranging from 1,500 sq. ft. to 30,000 sq. ft. A number of speculative industrial units

have been built in recent years, with those coming onto the market in the last quarter fully leased.

28. Interest in York as a business location remains high with the Make it York team fielding a number of enquiries from prospective investors. The team is also supporting a number of indigenous businesses across the city to expand, and providing soft landing support to those who have recently taken up premises.
29. In terms of business support, Growth Managers are reporting that skills, training and recruitment are featuring heavily in discussions with businesses as they seek to recruit staff. Digital support remains an area of high demand, whilst concerns have been raised over the lack of capital grants from LEPs to help support premises/unit fit-out – such grants have provided much needed assistance in recent years to businesses looking to expand/move to York, aiding job creation.

Make it York

30. In September 2021, the Make it York Business Team will be amalgamating with City of York Council's Economic Growth team in a move to strengthen the delivery of business support, economic development and inward investment activity across York.
31. The move will expand and bolster the Council's existing economic development resource and ensure a stronger and more efficient delivery of crucial business-facing functions to help guide and support York's economic prosperity, both now and into the future. The move will enable Make it York to focus its efforts on tourism, culture, events and operating the city's much loved Shambles Market.
32. Both organisations continue to work closely with partners to further develop the partnership approach that has underpinned the city's

response to Covid-19. Key deliverables achieved by the Make it York Business Team between May and June 2021 include:

- General business support provided to 77 businesses via their Growth Managers;
- Over 40 businesses attended a Funders Roadshow led by Growth Managers;
- Virtual conversations had with 15 businesses on the Make it York key accounts list;
- 11 indigenous investment enquiries handled;
- 9 inward investment enquiries handled;
- 2 Foreign Direct Investment enquiries handled.

Local Enterprise Partnership

33. Alongside the March 2021 Budget, the government announced that they will be working with local businesses on the future role of Local Enterprise Partnerships to ensure that local businesses have clear representation and support in their area to drive economic recovery.
34. The National LEP Network have been working with government departments to agree the terms of reference for the review and to start the process. Discussions with government departments commenced in April and are based around the following key themes:
 - Objectives and functions;
 - Geographies and accountability;
 - Representation and interaction with Local Government;
 - Implementation and funding.
35. It is important to note in the context of the above discussion that Levelling Up Funding, a post-Covid capital infrastructure fund, is being routed through local authorities. The Government has also indicated that that they see future Local Growth Funding being routed in this way too, although this does not preclude LEPs from having a role in shaping and influencing these funds. For City of York Council, how York and North Yorkshire LEP can best support the delivery of funding at a local level will be an important consideration.

36. A decision on the future role of LEPs is expected before the summer recess, although an announcement could possibly be aligned with the Autumn Budget Statement.

A York and North Yorkshire Plan for Growth

37. As part of the March 2021 Budget the government released their Plan for Growth, a plan for how the government will support the UK to Build Back Better following the pandemic. The publication sets out how the government will support economic growth through significant investment in infrastructure, skills and innovation, and pursue growth that levels every part of the UK, enables the transition to net zero and supports their vision of a global post-Brexit Britain.
38. The Government's Plan for Growth signifies a shift away from the national Industrial Strategy of Teresa May's Government, with Local Industrial Strategies to also be replaced by sub-regional plans for growth. York and North Yorkshire LEP will be producing a Plan for Growth for the sub-region, and will approach this task from a position of strength given the strong place-based nature of their Local Industrial Strategy and Covid-19 Reshaping Plan for York and North Yorkshire.

Devolution

39. Work is also underway to review the Devolution Deal asks for York and North Yorkshire in light of the pandemic and shifts in government policy. The government has informally informed York and North Yorkshire leaders that negotiations around devolution will not commence before the Local Government Reorganisation announcement, the latter expected before the summer recess.
40. A City of York Council officer working group has been created to ensure that the Devolution Deal recognises the role that York plays as a key economic centre within a largely rural geography, and that the asks unlock the full economic potential of our city.

Economic Strategy

41. Engagement is currently underway with York's residents, workers and businesses to help inform the development of a new, inclusive Economic Strategy for York.
42. Through the Council's One Big Conversation, a coherent approach to engagement has been developed to address the overlapping themes of York's economy, carbon reduction and transport, as agreed at the Executive Member's April Decision Session. Online surveys will close at the end of July, whilst households in the city have received a paper

survey through the Council's Our City publication – residents can choose to either fill in the survey online or return their completed paper survey to the Council.

43. Following analysis of the survey results, targeted engagement sessions on the economy will be planned through sector roundtables and workshops to pick up key themes emerging from the Council's One Big Conversation that warrant further engagement. Engagement activity will run until October 2021, with a new Economic Strategy brought back to the Council's Executive for sign-off in December 2021. The Council's Economy and Place Policy and Scrutiny Committee will continue to play a key role in reviewing the development of a new inclusive, Economic Strategy for York.

Skills Strategy

44. The City Skills and Employment Board has continued to meet monthly and drive the development of the 10 year Skills Strategy. This has included:
 - continuing to explore the evidence base
 - drafting the overarching principles of the strategy
 - agreeing the priority sectors (now and for the future)
 - establishing priorities for the next 2-5 years under the established themes of York Works, Empowered Employers, Pioneering Provision and York's Talent Pipeline
 - considering appropriate measures and reporting of partnership activities / impact.
45. The full draft of the 10-year strategy will be considered by the Board at its next meeting on 21 July along with the key areas for targeted stakeholder or sector consultation, which will include Hospitality, Rail, IT & Digital, Creative and Communication, and the Green Jobs agenda. Through our Economic Strategy engagement as part of Our Big Conversation, residents and businesses are being consulted about skills, employment and perspectives on what is currently available in terms of provision.
46. The priority projects under the one-year skills plan have also progressed well with a strong partnership framework having been established – which is benefitting collaboration outside of these projects too.
47. Outputs delivered through the projects so far:

- Pilot - 10 volunteers at Foxwood Community Hub are attending 2 training courses this term to be able to provide signposting, Information, Advice and Guidance (IAG) on skills and employment to residents. More sessions already being planned in other hubs
- Mapped IAG providers and resources
- Developed redundancy support and digital skills flyers
- Single message - Promoting IAG and skills for employment support to residents via the Learning for Everyone brochure and Adult Learning in York Week planned to start week of 6th September 2021. Adult learning providers across the city are promoting a wide range of skills and personal interest activities to start re-engagement back into education in any forms.
- Produced a scoping document for the development of a Skills Hub
- Digital Skills - mapped provision, demands and barriers for residents looking to upskill
- Mapped apprenticeship and T-Level provision and routes in the City
- Mapping public funded skills provision for businesses
- Developing and share employer engagement resources.

48. At its June meeting, the Board received an update on project progress and proposed next steps which includes the need to determine resource requirements to deliver key projects and sustaining ways of working.

York becomes the UK's first Good Business Charter City

49. Following City of York Council becoming a signatory of the Good Business Charter (decision agreed at June's Executive meeting), York has become the UK's first Good Business Charter City.
50. Developed by the Good Business Foundation, the Good Business Charter promotes responsible business behaviour through ten key components, including employee well-being, diversity and inclusion, environmental responsibility and ethical sourcing. Launched in February 2020, the Charter represents a private-sector led approach to business charters and has assembled an impressive group of Trustees including nominees from CBI, TUC, and leaders from the Living Wage Foundation and New Economics Foundation. Membership of the Good Business Charter has grown to over 500 accredited members during its first year, with University of York and Aviva notable members in York.

51. The Good Business Charter can act as a framework for Building Back Better, placing inclusivity, sustainability and fairness at the heart of local economic growth. The Charter will be part of our emerging Economic Strategy for York, with work underway to expand local membership to include other education institutions, charities and businesses of all sizes. Further promotion of York's Good Business Charter City status is planned for York Business Week 2021.

York Business Week 2021

52. Planning is underway for York Business Week 2021, with the week commencing 8th November acting as the focal point for this year's programme of events.
53. An online business survey has been developed in an effort to hear from local businesses of all sizes and sectors across the city on what they would like to see included in this year's programme of events. In keeping with recent iterations of York Business Week, a collaborative approach will be taken to the programme with business membership organisations, networks and city partners all invited to put on events during the course of the week.
54. As planning continues for York Business Week, further updates will be provided to the Executive Member through future decision sessions.

York Micro Grants Webinar

55. On 6th July, the Executive Member for Economy and Strategic Planning and members of the Council's Economic Growth team took part in a webinar hosted by Blueberry Marketing. Titled "Supporting the Foundation Economy: the York Way" the webinar saw representatives from City of York Council discuss the motivations behind the Council's pioneering Micro Grants Scheme, the impact of the scheme on the York economy and implications for future economic policy both locally and nationally. The event drew attendance from over 25 different local authorities across the country, each eager to hear how City of York Council has supported small, micro and one-person businesses through the pandemic.
56. The webinar followed an independent evaluation of the Council's Micro Grant Scheme carried out by Blueberry Marketing. The evaluation found that **the scheme helped to prevent 294 local businesses from permanently ceasing to trade during the pandemic**, while also supporting many other hundreds to diversify and adapt their businesses in response to Covid-19 through digitisation, investment in equipment, technology or materials, developing new products and/or accessing new

markets. The findings of the Council's Micro Grant Scheme were presented to the Council's Executive at their June meeting, and will inform plans to spend the Council's remaining allocation of Additional Restrictions Grant funding.

University of York Transform Student Challenge

57. June saw representatives from City of York Council participate in the University of York's Transform Student Challenge. The Transform Challenge is designed to support students to develop key employability skills, including problem solving, self-awareness, resilience, and community focus. Transform is an alliance between five of the biggest public sector graduate recruiters.
58. Over 30 university students took part in this year's Transform Challenge which saw students engage with the Council's My City Centre project, exploring how the Council can improve resident engagement with the project. In addition to the challenge, students received presentations from Council officers on how policy is made and measured, and how to present policy ideas in person and in writing.
59. The winning group of students proposed a "My City Centre Podcast" as a way to share different perspectives and start conversations. The team pitched a series of 10 episodes, each focusing on a different topic related to engaging with the city centre, such as transport, changes to retail, heritage and security.
60. Work is underway to consider how student ideas from the challenge can be incorporated within Council plans and initiatives, as well as how students from across the city can be more involved in Council projects and initiatives.

Secondary shopping areas

61. The Future of Acomb Front Street project is now complete and, following a hugely successful consultation and engagement exercise with residents and businesses, the consultants have provided the Council with potential projects in response to the original brief. Each of these proposals will now be examined for feasibility, impact on the local area, cost and capacity to deliver before a paper is brought back to Members to decide on the appropriate options with which to proceed.
62. Procurement for consultants to progress the Haxby and Wigginton Area Study has begun, and a decision on the successful bidder is expected shortly. The successful company will be required to work to a brief that better understands the needs of the local community, plans for a

healthier, sustainable life for residents, and provides a 21st century place to live, work and visit. The aim is to create a thriving future for Haxby and Wigginton as a robust micro economy, and the outcomes of this study will be used to identify both quick wins and longer term initiatives tailored to the area, built upon the aspirations of local residents, businesses and visitors.

Traders' Associations

63. Following successful take up for the inaugural event in March, the Executive Member chaired a second Traders' Association roundtable session on July 8th. Delegates and key partners, including the Federation of Small Businesses, York and North Yorkshire LEP, Make it York and York BID, along with officers from the Council, gathered to share experiences of trading in the current economic climate. Businesses raised various concerns, including the impact of the delayed date for full reopening and the how the requirement for staff to self-isolate following close contact pings from the NHS Track and Trace app has affected their ability to trade, with instances highlighted of businesses forced to temporarily close as a result of staff shortages.
64. Other topics on the agenda were environmental sustainability, a progress update on the Council's My City Centre project and information sharing on plans for allocating the remaining Additional Restrictions Grant funding set aside for Trader-led initiatives. It is expected that these sessions will continue on a quarterly basis.

Consultation

65. Consultation on the economy and our COVID response has been through weekly intelligence calls with key partners, the civic partnership structures, and regular meetings of the Executive Economic Recovery Group.

Council Plan

66. Our work addresses the following outcomes from the Council Plan:
 - Good health and wellbeing;
 - Well-paid and an inclusive economy;
 - A better start for children and young people;
 - A greener and cleaner city; and,
 - Safe communities and culture for all.

Implications

- **Financial** – no financial implications;

- **Human Resources (HR)** – no implications;
- **One Planet Council / Equalities** – our work positively supports the Council’s equalities objectives;
- **Legal** – no implications;
- **Crime and Disorder** – no implications;
- **Information Technology (IT)** – no implications;
- **Property** – no direct implications

Risk Management

There are no specific risks identified in respect of the recommendations.

Contact Details

Author:

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Head of Economic Growth
Economy & Place

Chief Officer Responsible for the report:

Tracey Carter
Interim Director of Place

Report Date 16/07/2021
Approved

Wards Affected: List wards or tick box to indicate all

All

For further information please contact the author of the report

Glossary:

BID – York Business Improvement District
CBI – Confederation of British Industry
HGV – Heavy Goods Vehicle
IAG – Information, Advice and Guidance
LEP – York and North Yorkshire Local Enterprise Partnership
LGV – Lights Goods Vehicle
TUC – Trades Union Congress

Background Papers:

Annexes

Annex 1: Economic Recovery Data Pack – July 2021

Annex 2: York BID Movement Insights April May 2021

Annex 3: York BID Movement Insights June 2021



City of York Council

Economic Recovery Data Pack

July 2021

Economic Recovery - Contents

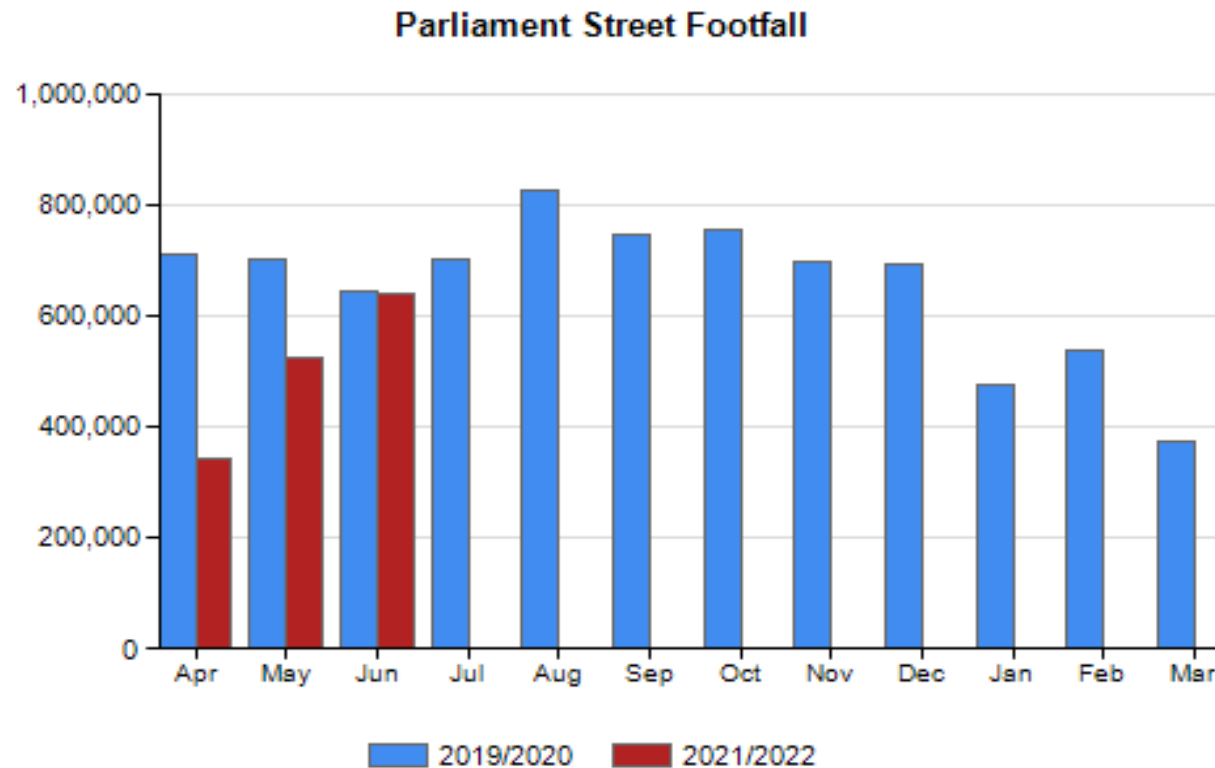
Table of Contents	Covering Data Period	Data Pack Updated
1. City centre and community mobility:		
Footfall	2019/20 v 2021/22	07-Jul-21
Tourism and vacancy rates	Apr 2020 - May 2021	07-Jul-21
Community Mobility	Apr 2020 - June 2021	07-Jul-21
2. Parking:		
Income	2019/20 v 2021/22	07-Jul-21
Occupancy from CCTV counters	Q1 2021	07-Jul-21
4. Business Start Ups:		
BankSearch figures	Apr 2020 - May 2021	07-Jul-21
5. Job Seekers Allowance / Universal Credit:		
York overview	May	07-Jul-21
JSA Claimants aged 18-24	May	07-Jul-21
JSA Claimants out of work for over a year	May	07-Jul-21
JSA claimants by gender	May	07-Jul-21
JSA & UC Claimants by Ward	May	07-Jul-21
Universal Credit claimants	May	07-Jul-21

Economic Recovery - City Centre

Footfall

- Overall, footfall during 2020/21 was half that of the previous year.
- During Q1 2021/22 figures have moved in a positive direction of travel are around three times higher than the same period last year.
- The latest data for June shows signs of returning to levels seen before the pandemic.

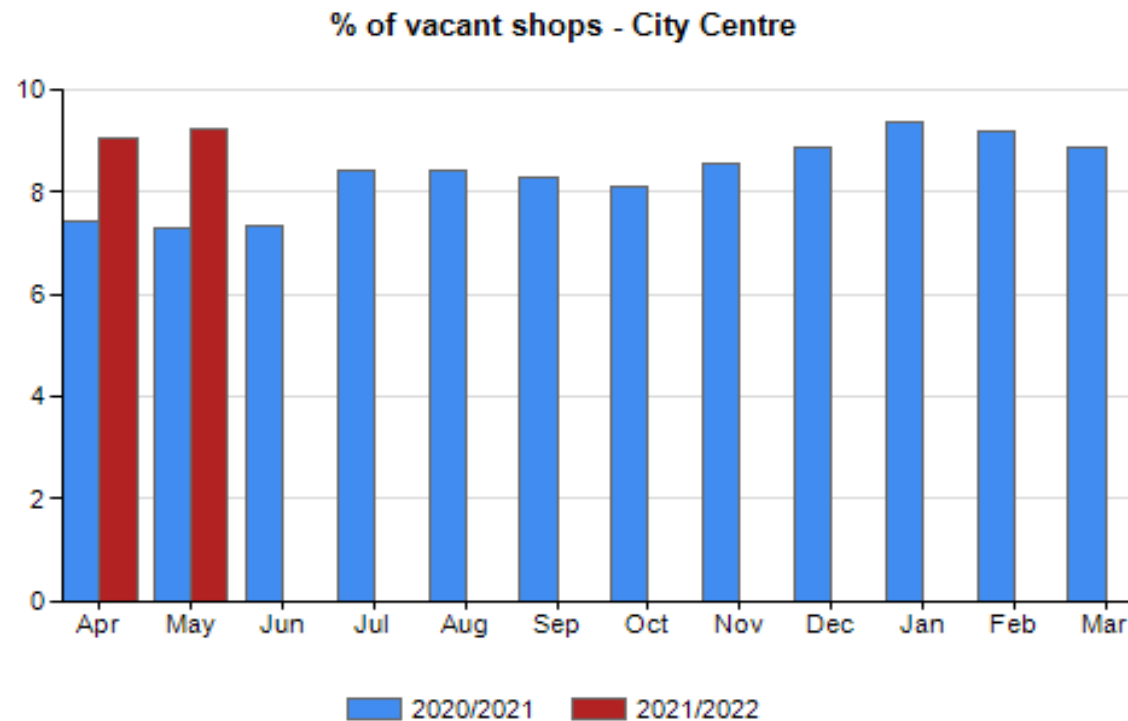
The graph below compares 2019/20 data (pre pandemic) to the current year.



Economic Recovery - City Centre

City Centre Vacancy

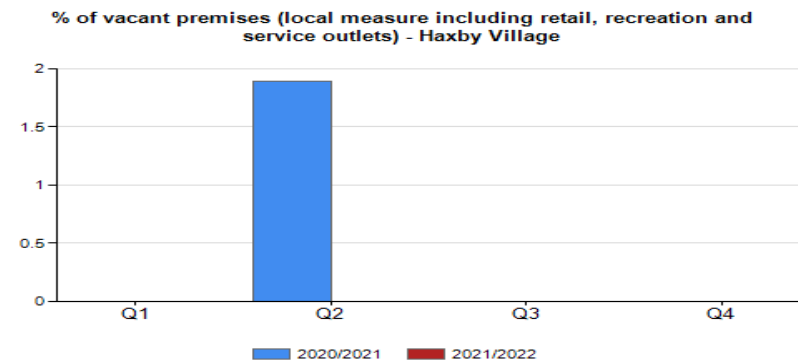
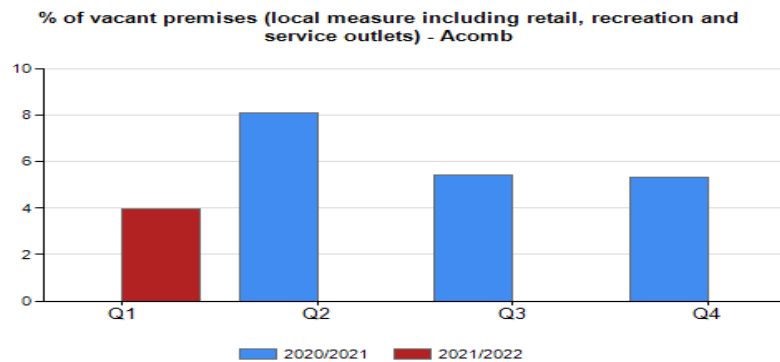
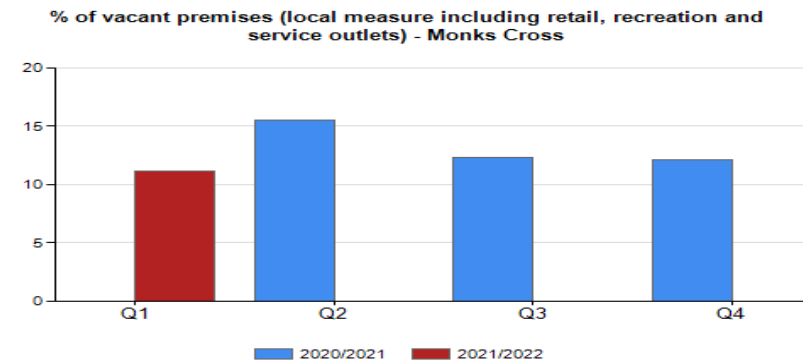
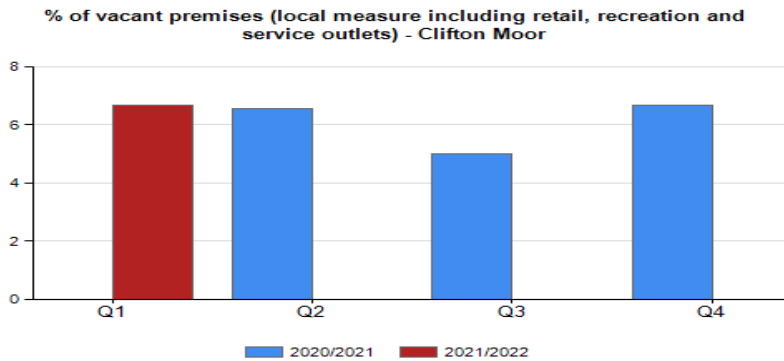
- At the end of May 9.35% of retail outlets within the city centre were vacant, this is an increase from 7.43% at the start of the pandemic . The percentage vacant for the same period 2019 was 6.29%
- The local measure of city centre vacancies for Q1, which includes hospitality and service outlets along with retail, is 8.51%
- No data has been available for tourism indicators such as visits to attractions and hotel occupancy during lockdown. Recovery data is awaited from Visit York.



Economic Recovery - Secondary Shopping Centres

Secondary shopping centres

- From Q2 2020/21 data has been captured on vacancies within the city's secondary shopping centres.
- These are local measures which differ to the retail based national measure and include recreation and service outlets along with retail. Premises include: All shopping outlets along with Restaurants, Public Houses, Hairdressing Salons, Cafes, Banks, Betting Shops, Wine bars and Launderettes
- Each area shows a stable or reducing rate since Q2 last year. Latest data for Q1 2021/22 is shown in red below.

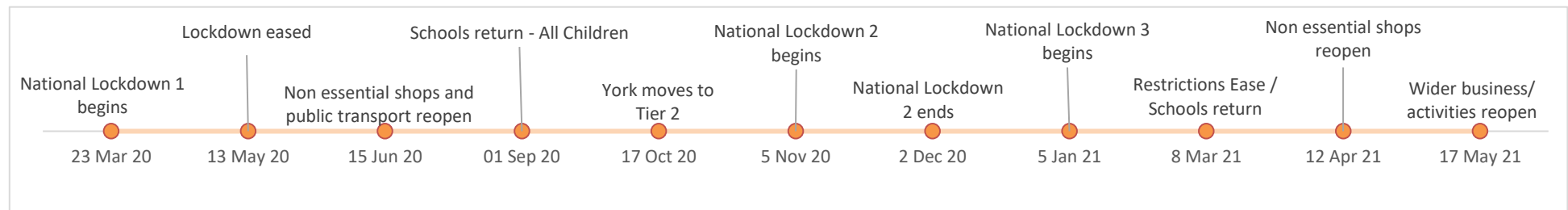


Economic Recovery - Community Mobility

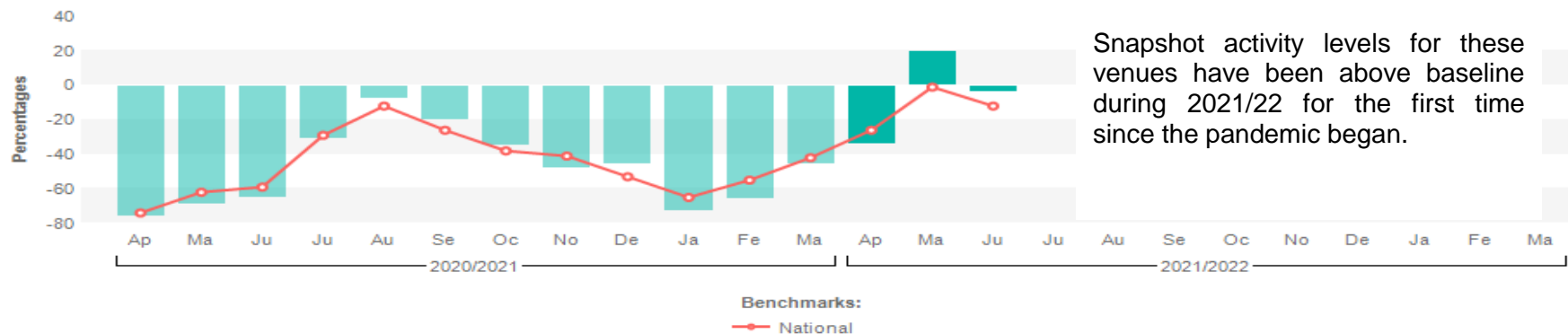
Community Mobility

- Community mobility data has been available regularly from Google since the start of the pandemic to track how visits and length of stay at places such as shops and transit stations are changing.
- Data is sourced through phone location history where consented and changes for each day are compared to a baseline value for that day of the week taken during January and February 2020.
- The following charts show monthly snapshots of activity at retail and recreation, supermarket and pharmacy, public transport and workplace venues. The May snap shot was taken during half term and shows movement was high during this time.

Key Reopening Dates



Community mobility compared to baseline (%) - Retail and recreation (by Month) - Historic

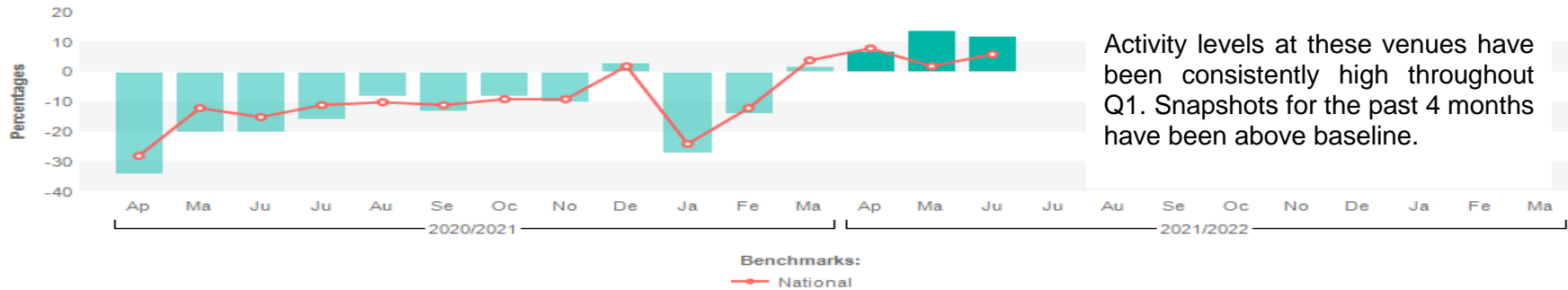


Retail and Recreation:

Snapshot activity levels for these venues have been above baseline during 2021/22 for the first time since the pandemic began.

Economic Recovery - Community Mobility

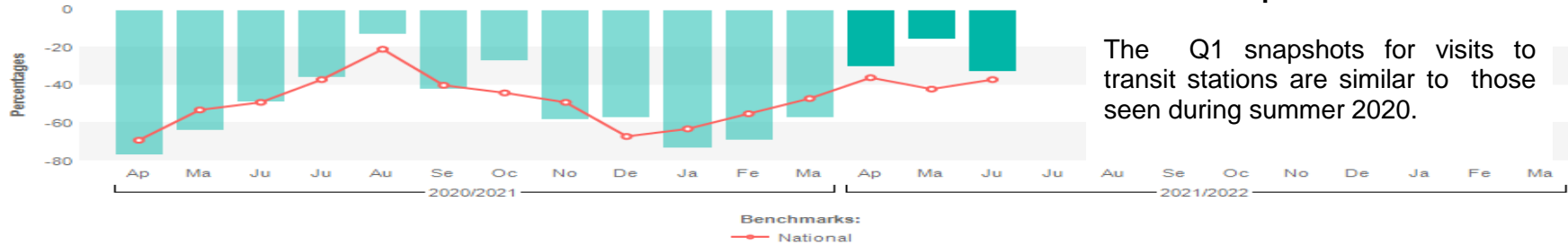
Community mobility compared to baseline (%) - Supermarket and pharmacy (by Month) - Historic



Supermarket and Pharmacy:

Activity levels at these venues have been consistently high throughout Q1. Snapshots for the past 4 months have been above baseline.

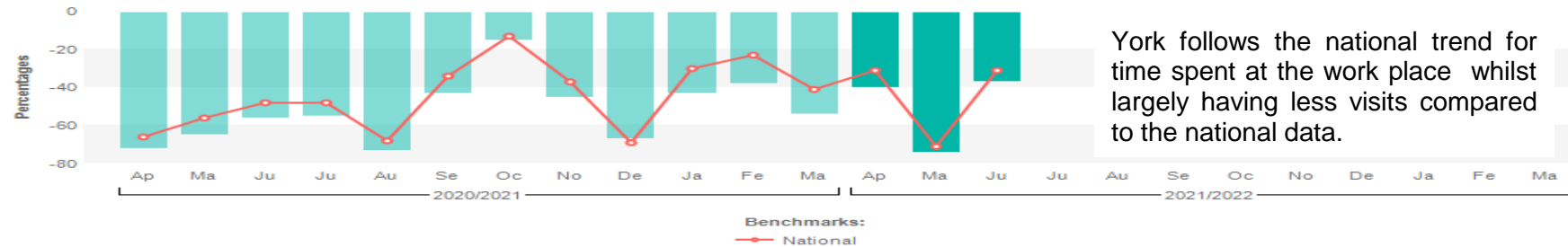
Community mobility compared to baseline (%) - Public Transport (by Month) - Historic



Public Transport:

The Q1 snapshots for visits to transit stations are similar to those seen during summer 2020.

Community mobility compared to baseline (%) - Workplaces (by Month) - Historic



Workplaces:

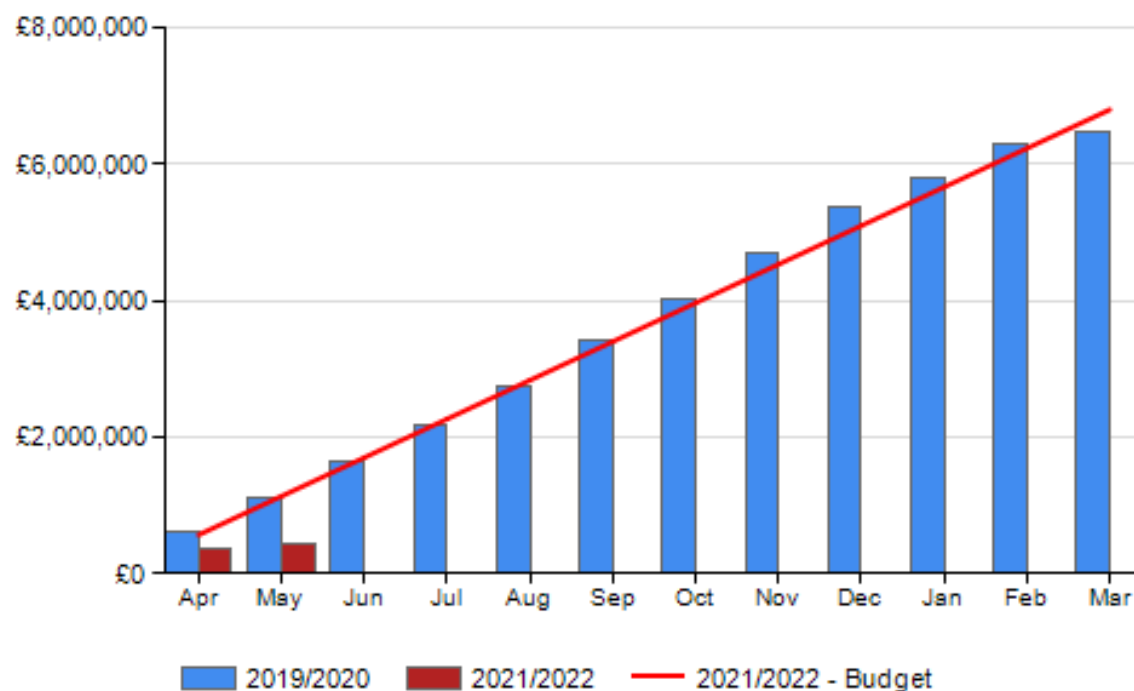
York follows the national trend for time spent at the work place whilst largely having less visits compared to the national data.

Economic Recovery - Parking

Income

- YTD Parking income at May was £442,758.83 this is just under half the target amount of £1,133,485
- YTD Parking fines income at May was £76,756.34 which is around 2/3 of the target amount of £120,596.67
- Recovery from the third national lockdown appears to be happening faster than after the first however income for 2021/22 is just under half the amount collected at the same point in 2019/20 (pre-pandemic)

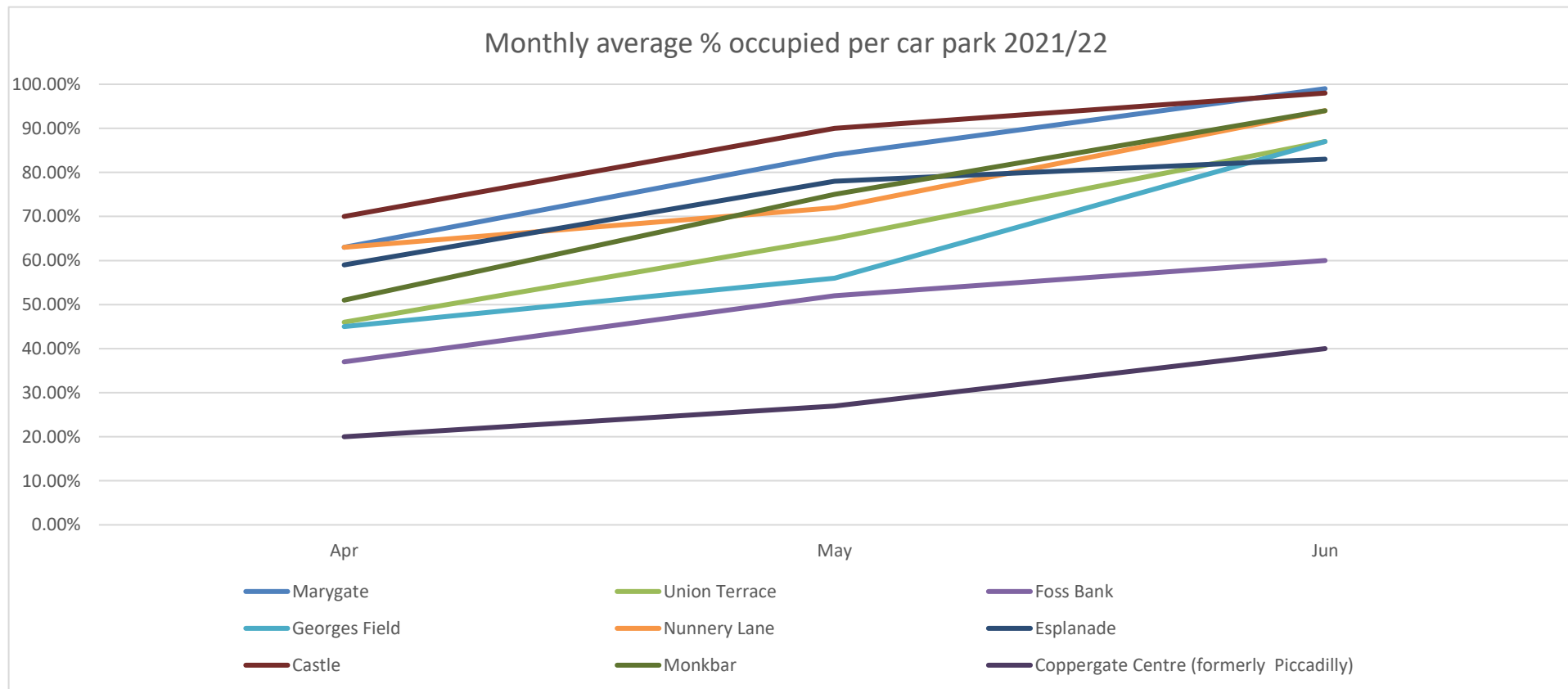
Parking - Income (£) - (YTD)



Economic Recovery - Parking

Occupancy - CCTV counters

- Parking counts via CCTV counters are available daily
- The chart below shows average occupancy during Q1 2021/22
- Occupancy rates have been moving in a positive direction following the easing of restrictions. Q1 has also seen a return of coaches parking in the coach parks.

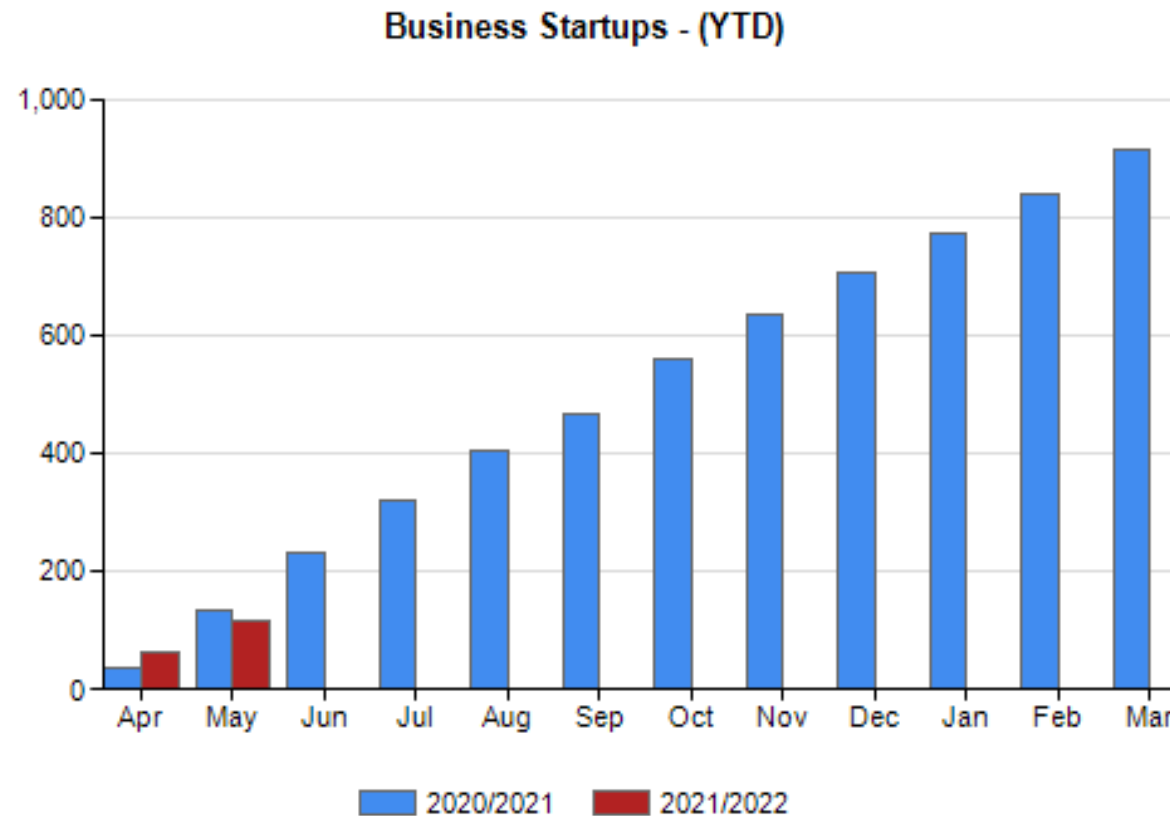


Data notes: Bootham Row camera has been out of action since mid November.

Economic Recovery - Business Startups

Business Startups - BankSearch

- Business start-ups was an area less affected by the pandemic during 2020/21 with year end figures similar to the previous year.
- The number of business startups YTD at May 2021 was 115 this is slightly less than 132 at the same period last year.

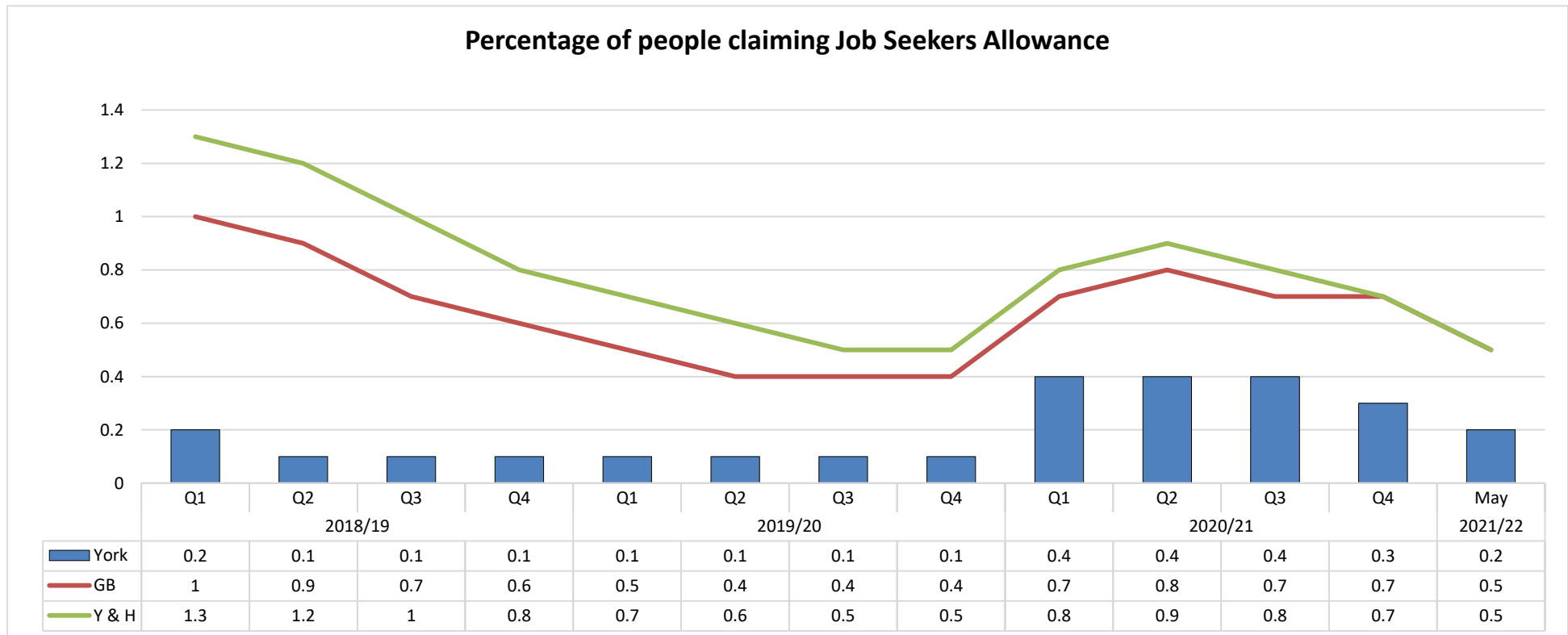


Job Seekers Allowance

May 2021

York overall picture:

- The JSA claimant count for York in May 2021 is 290.
- In March 2019 the figure was 180, which is an increase of 61.1% .
- This represents 0.2% of the working age population.
- The region stands at 0.5% and GB at 0.5%.
- The highest JSA claimant count in York in the past 10 years (from May 2011) is from February 2012 with a figure of 3,675 or 2.8% of the working age population.

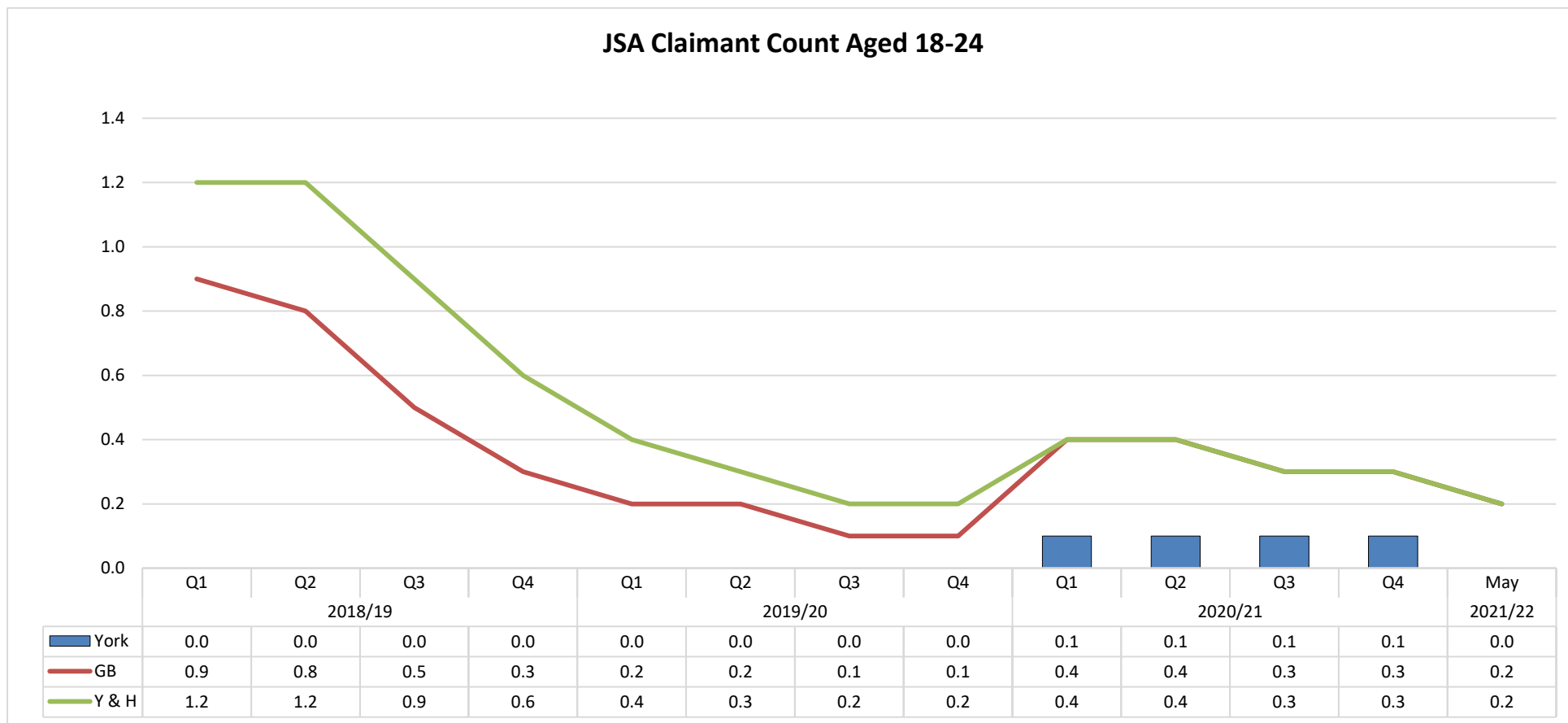


Source: nomis - official labour market statistics (ONS)

Job Seekers Allowance

JSA Claimants 18 - 24 years old

- In May 2021 the total number of claimants (18-24) stood at 15, an increase of 15 from March 2019.
- This represents 0.0% of the working age population.
- The region stands at 0.2% and GB at 0.2%.

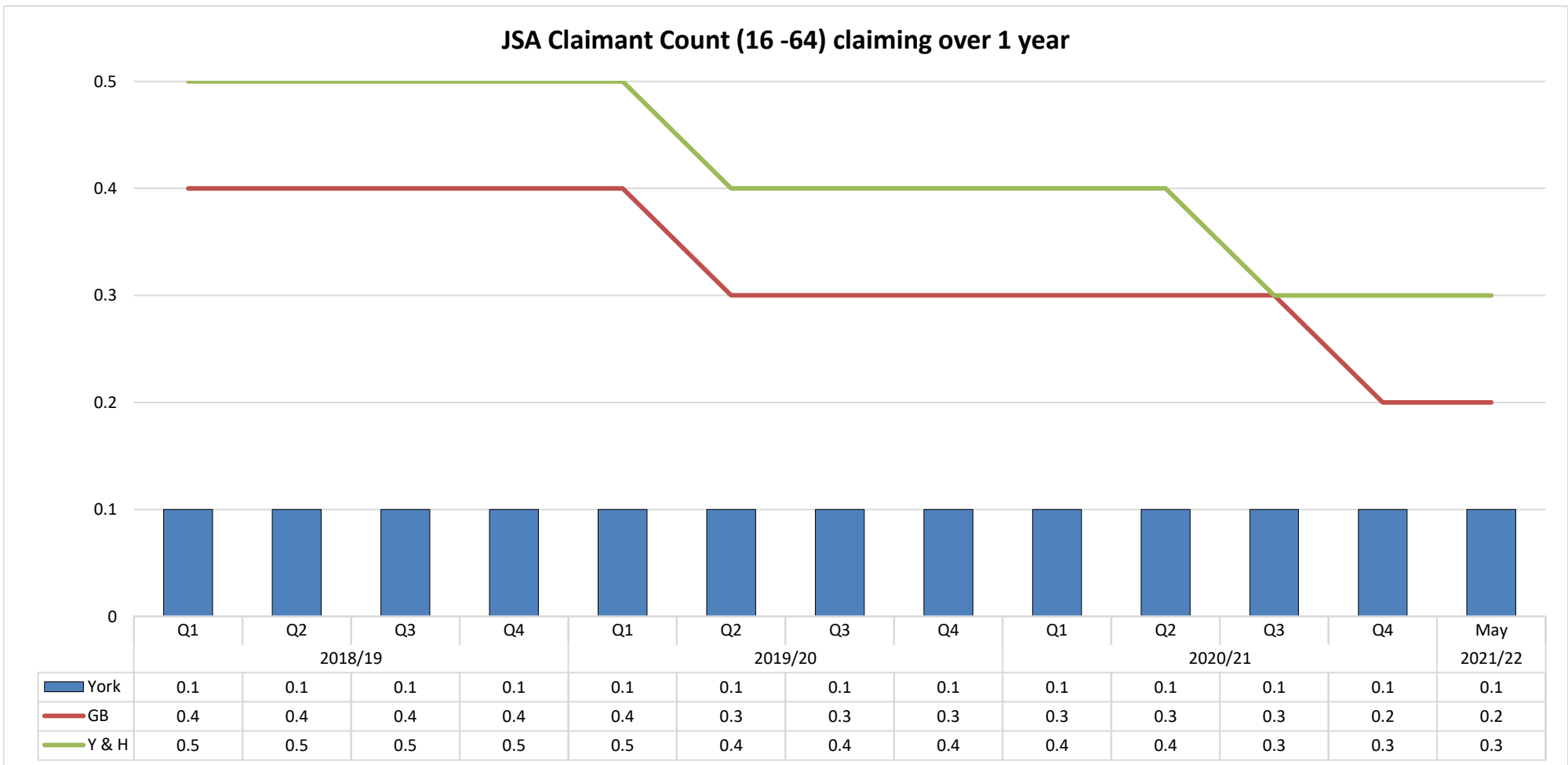


Source: [nomis - official labour market statistics \(ONS\)](https://www.nomis.gov.uk/)

Job Seekers Allowance

JSA Claimants out of work for over one year

- Claimants out of work for over one year, showed no change from last month, no change from one year ago.
- This represents 0.1% of the working age population who were out of work for over 1 year.
- The region stands at 0.3% and GB at 0.2%.

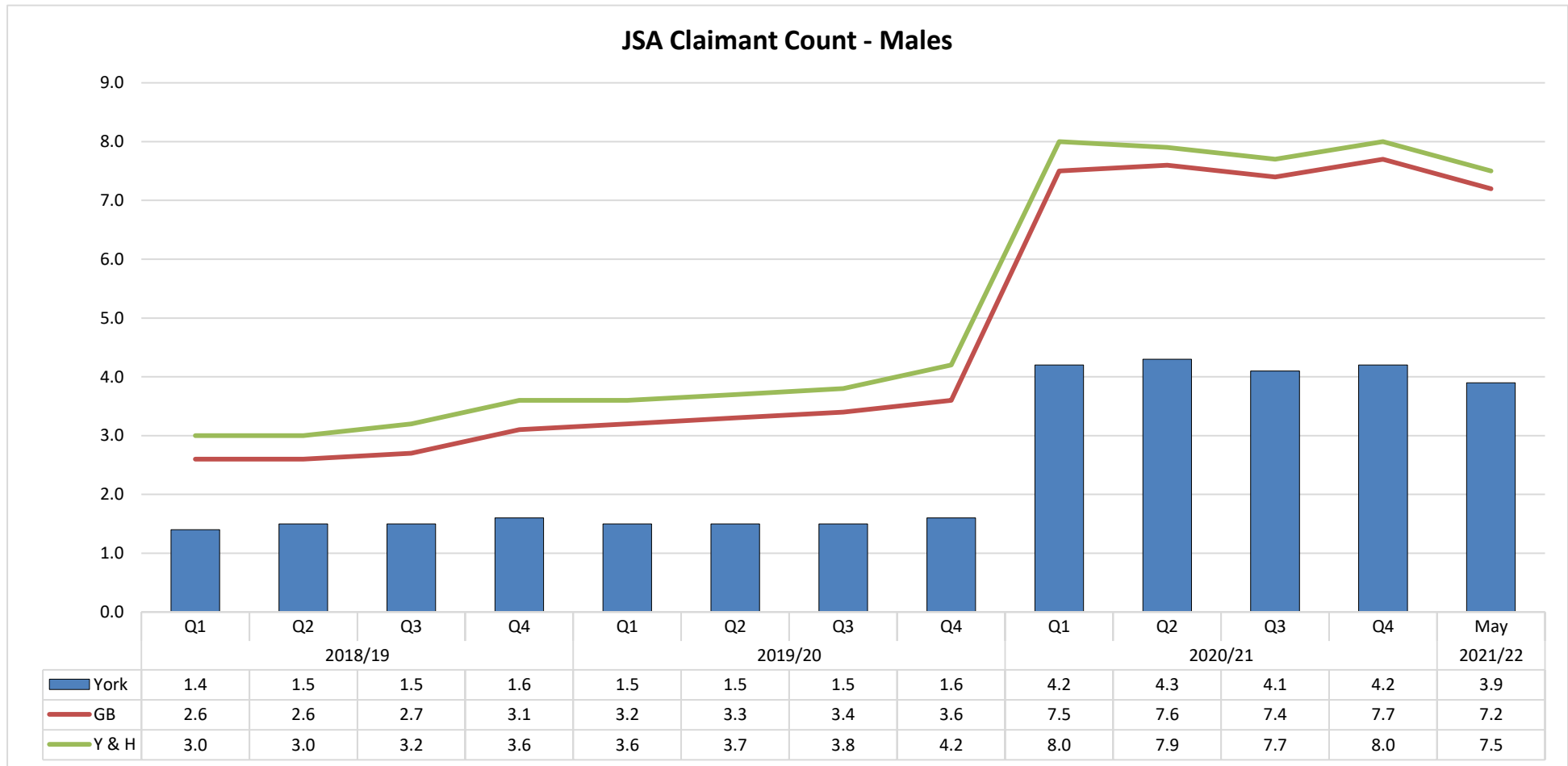


Source: nomis - official labour market statistics (ONS)

Job Seekers Allowance

JSA Male Claimant Count

- Male Claimants have decreased by 35 from last month, totalling 165, 55 more than one year ago - a 50.0% increase.
- This represents 3.9 % of the male working age population.
- The region stands at 7.5% and GB at 7.2%.

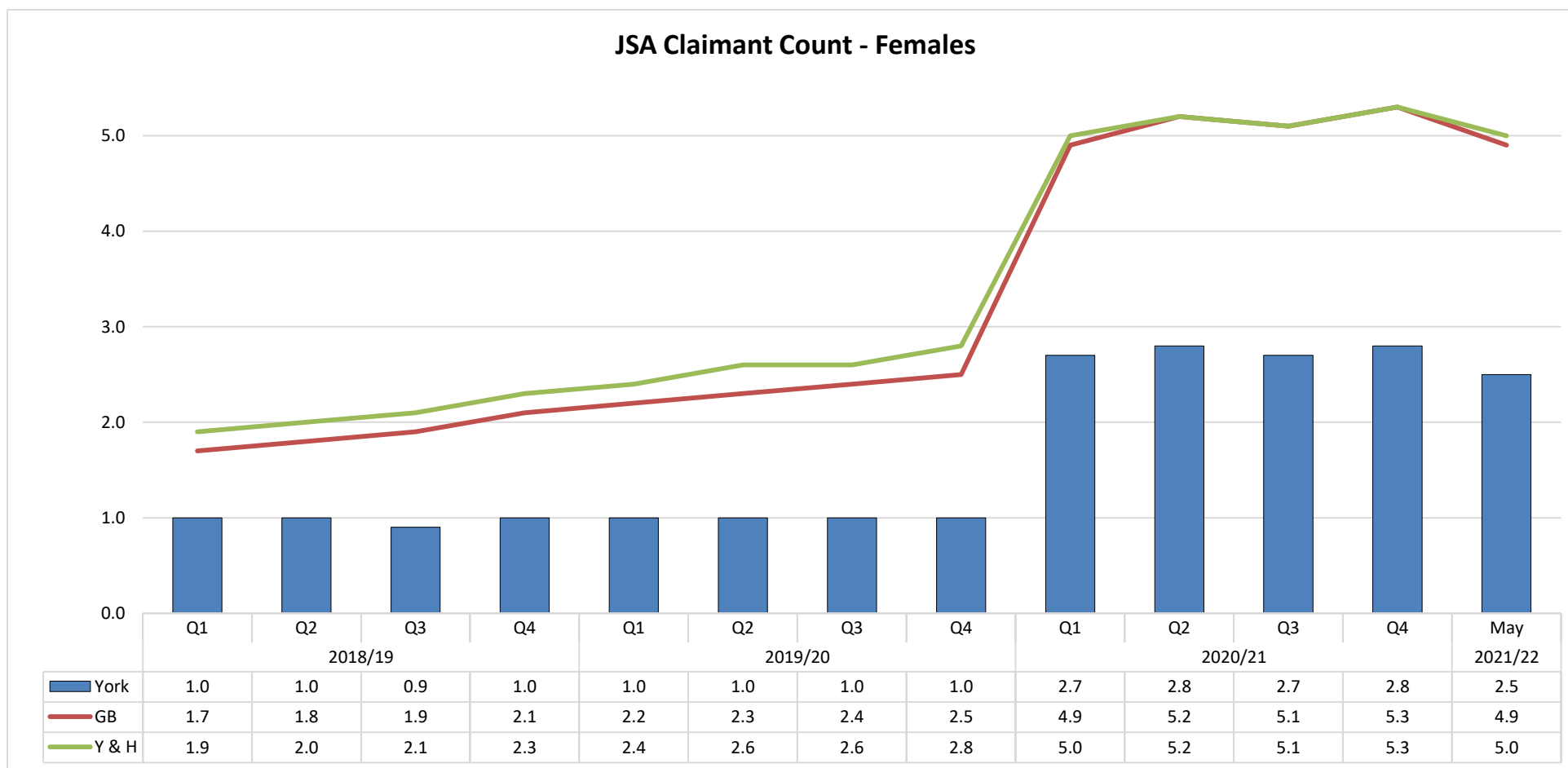


Source: [nomis - official labour market statistics \(ONS\)](https://www.nomis.gov.uk)

Job Seekers Allowance

JSA Female Claimants

- Female Claimants have decreased by 40 from last month, totalling 125, 55 more than one year ago - a 78.6% increase.
- This represents 2.5 % of the female working age population.
- The region stands at 5.0% and GB at 4.9%.



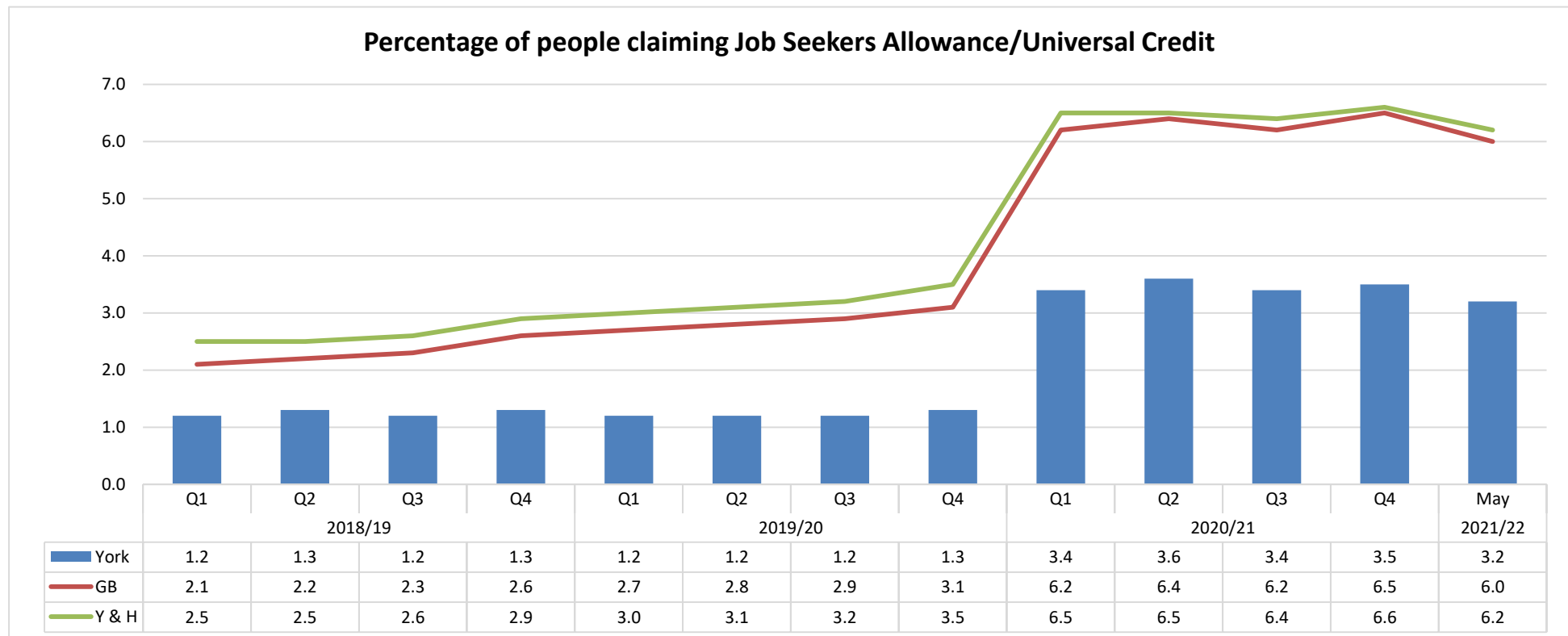
Source: [nomis - official labour market statistics \(ONS\)](#)

Job Seekers Allowance and Universal Credit Claimants

May 2021

York Jobseekers Allowance/Universal Credit overall picture:

- The JSA/UC claimant count for York in May 2021 is 4,450.
- In March 2019 the figure was 1845, this is an increase of 2605 (141.2%).
- This represents 3.2% of the working age population.
- The region stands at 6.2% and GB at 6.0%.
- The highest JSA/UC claimant count in York in the past 4 years (from May 2017) is from August 2020 with a figure of 5,080 or 3.7% of the working age population.

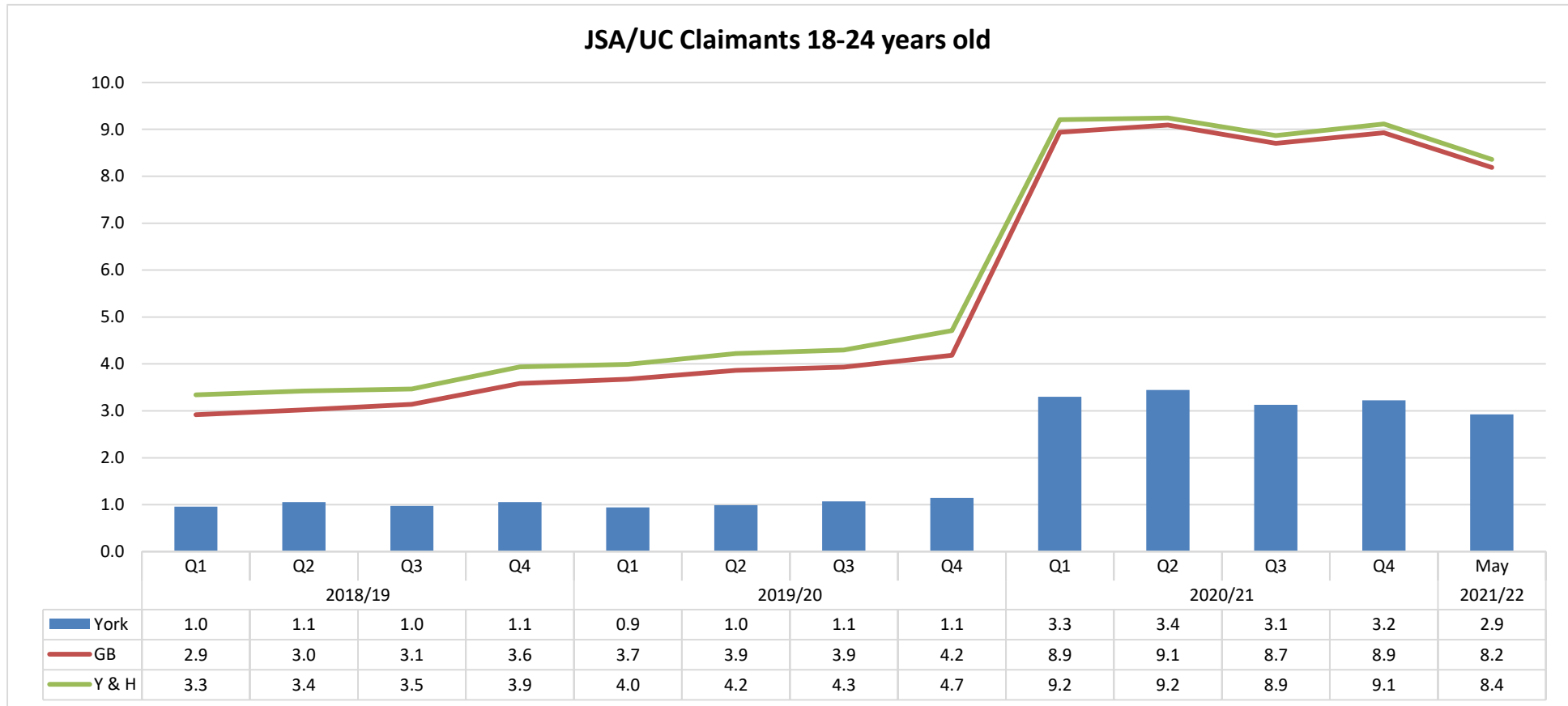


Source: nomis - official labour market statistics (ONS)

Job Seekers Allowance and Universal Credit Claimants

JSA/UC Claimants 18 - 24 years old

- In May 2021 the total number of claimants (18-24) stood at 930, a reduction of 55 (a 5.6% decrease) from April 2021.
- This represents 2.9% of the working age population.
- The region stands at 8.4% and GB at 8.2%.

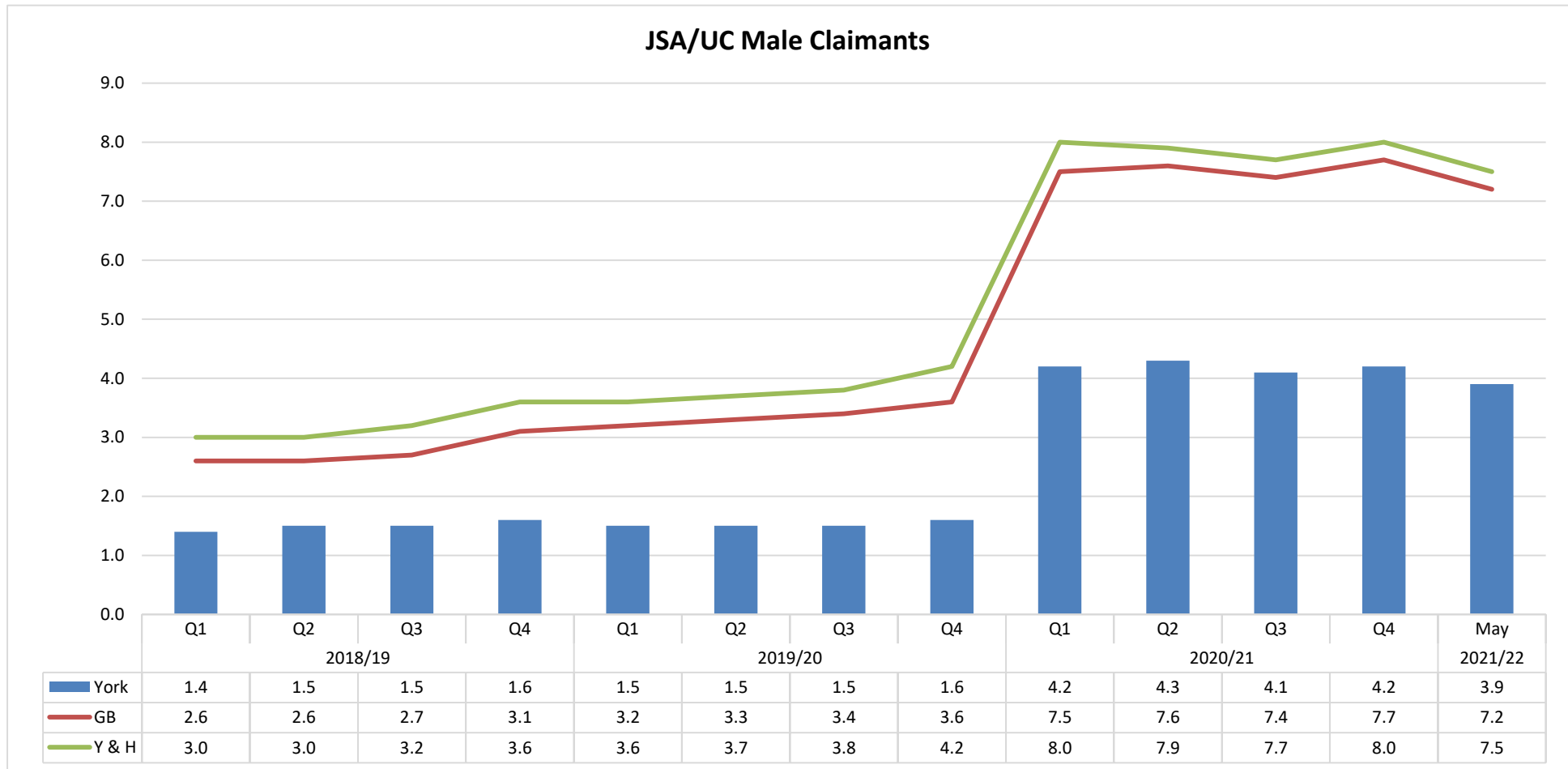


[Source: nomis - official labour market statistics \(ONS\)](#)

Job Seekers Allowance and Universal Credit Claimants

JSA/UC Male Claimant Count

- Male Claimants have decreased by 210 from last month, totalling 2,685, 1,555 more than one year ago - a 137.6% increase.
- This represents 3.9 % of the male working age population.
- The region stands at 7.5% and GB at 7.2%.

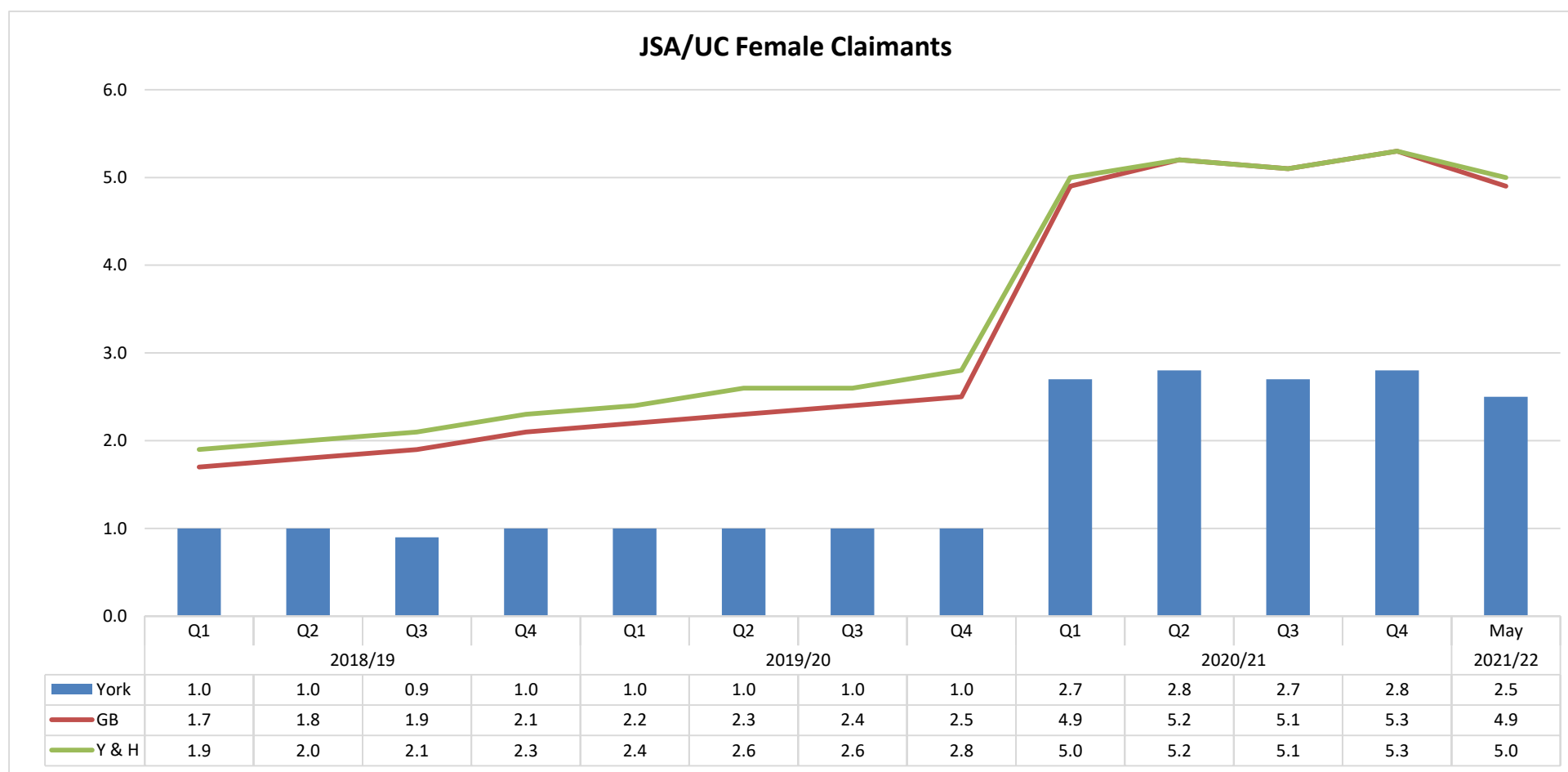


Source: [nomis - official labour market statistics \(ONS\)](https://nomis.digital)

Job Seekers Allowance and Universal Credit Claimants

JSA/UC Female Claimants

- Female Claimants have decreased by 135 from last month, totalling 1,765, 1,055 more than one year ago - a 148.6% increase.
- This represents 2.5 % of the female working age population.
- The region stands at 5.0% and GB at 4.9%.



Source: [nomis - official labour market statistics \(ONS\)](#)

Job Seekers Allowance and Universal Credit Claimants

York Wards

Below are the claimant count for Wards comparing the latest available data with the previous month and the previous year.

Job Seekers Allowance And Universal Credit Claimants - Ward Analysis (May 2021)

Total JSA and U/C Claimants

Ward	May 2021		April 2021		May 2020	
Westfield	6.1	540	6.4	570	6.8	605
Clifton	4.7	445	4.9	475	5.0	510
Holgate	4.2	420	4.6	455	4.7	465
Heworth	4.2	365	4.5	395	4.6	405
Micklegate	3.4	330	3.9	345	4.1	350
Huntington & New Earswick	3.4	315	3.6	365	3.8	390
Acomb	3.4	270	3.6	270	4.5	260
Dringhouses & Woodthorpe	3.3	250	3.5	265	3.6	285
Guildhall	3.0	225	3.2	235	3.4	245
Rawcliffe & Clifton Without	2.7	220	3.0	235	3.5	275
Osbalwick & Derwent	2.6	195	2.7	210	2.7	205
Rural West York	2.4	190	2.5	205	2.4	250
Heworth Without	2.3	125	2.7	155	3.1	160
Fulford & Heslington	2.3	120	2.7	130	1.9	125
Fishergate	2.3	110	2.5	110	2.4	110
Bishophorpe	2.3	100	2.1	115	3.1	135
Hull Road	2.2	50	2.2	55	2.1	65
Strensall	2.0	50	2.3	60	2.7	45
Haxby & Wigginton	2.0	50	2.5	45	2.6	65
Copmanthorpe	2.0	45	2.2	50	2.2	50
Wheldrake	1.6	40	1.6	40	2.3	55

[Source: nomis - official labour market statistics \(ONS\)](#)

Under Universal Credit a broader span of claimants are required to look for work than under Jobseeker's Allowance. As Universal Credit Full Service is rolled out in particular areas, the number of people recorded as being on the Claimant Count is therefore likely to rise.

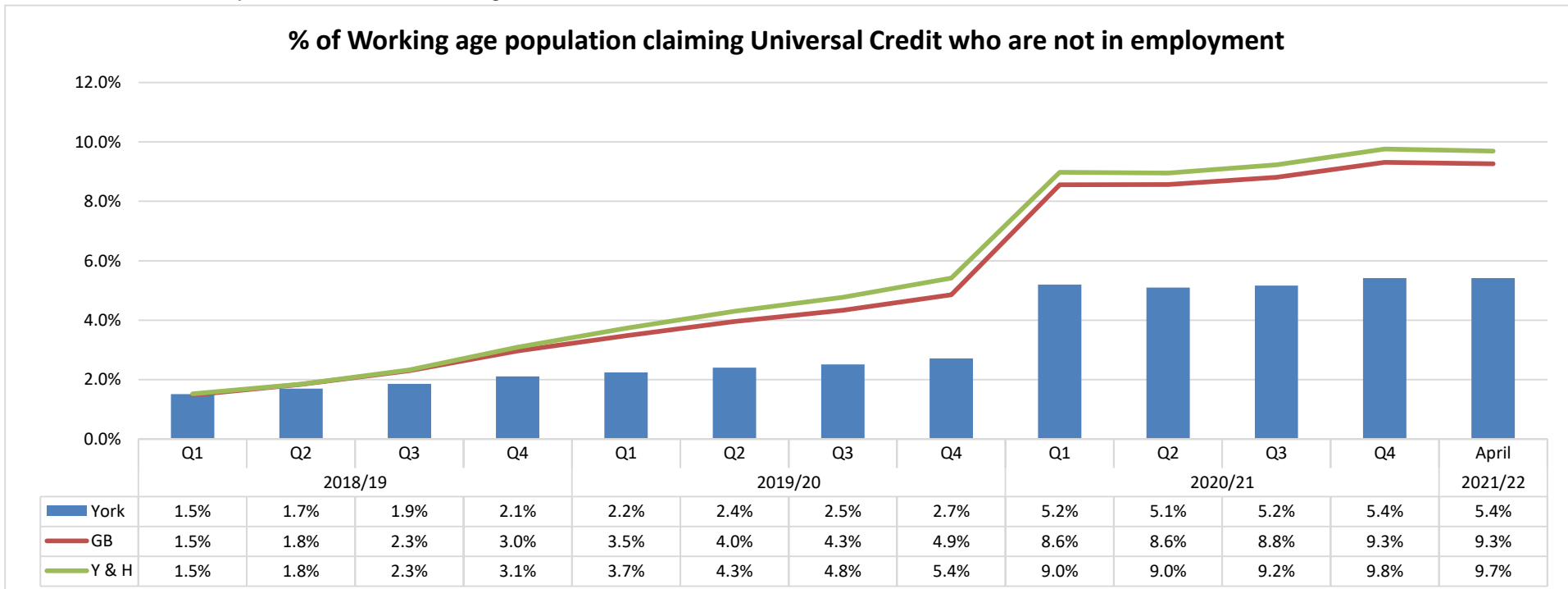
Job Seekers Allowance

Universal Credit Claimants

The JSA figures should be viewed in the context of the number of people receiving Universal Credit in York increasing from 13,141 in April to 13,168 in May. Under Universal Credit a broader span of claimants are required to look for work than under Jobseekers Allowance. As Universal Credit Full Service is rolled out in particular areas, the number of people recorded as being on the Claimant Count is therefore likely to rise.

Of which, in April, 7,522 were not in employment. The May figures will not be released until next month.

On 12 July 2017 Universal Credit became available to parents and couples in the York area, until this date Universal Credit was only available to single job seekers in the area. From November 2019 the provisional figures will show the total of those claiming Universal Credit. A breakdown will only be shown when the figures are revised.



Source: [nomis - official labour market statistics \(ONS\)](#)

Following the introduction of Universal Credit, the claimant count takes into account:

- people claiming contribution JSA (this is not affected by the introduction of Universal Credit)
- the figures for Universal Credit are provisional for the current month and may be revised in the next update.

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Report for: York City Centre

All data is anonymised, aggregated and GDPR compliant.

May 2021 saw an increase in footfall of 40% with respect to April. Demographics are overall consistent with April, with a slight higher proportion of 1 time visitors. Trips to the city centre from over 50km increased dramatically to represent 38% of the distribution, in line with the easing of Covid-19 measures.

Footfall

Powered by: O2

Footfall is measured by the number of visits detected by the presence sensor located in the city centre. This metric is presented at the monthly (Fig.1) and daily levels (Fig.2), together with location benchmarks (Fig.3).

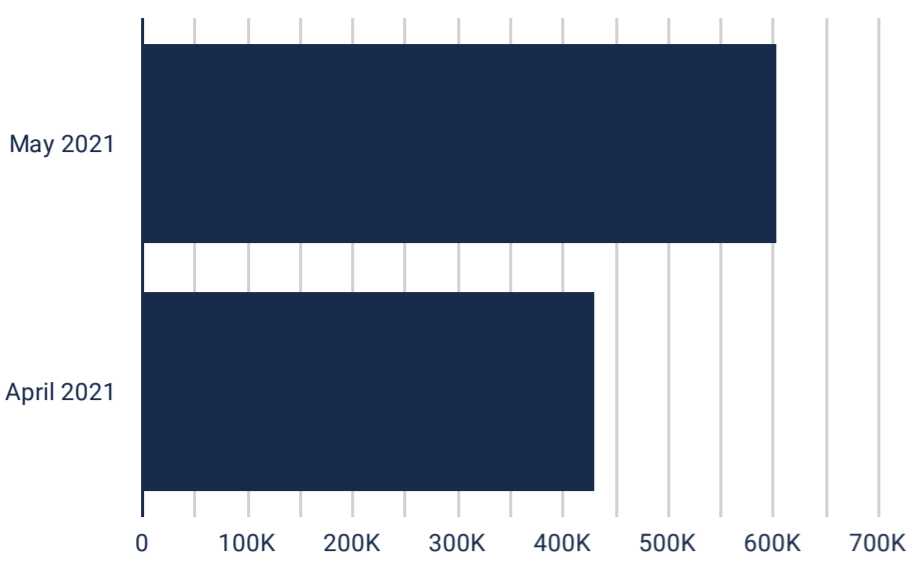


Fig.1. Number of monthly visits to the site.

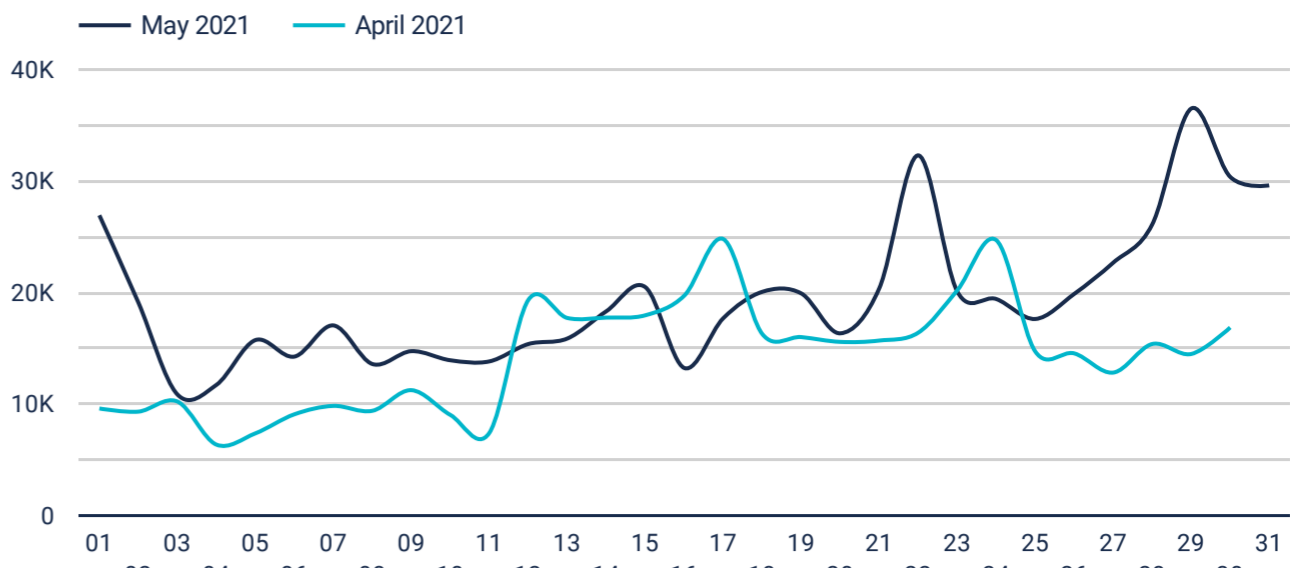


Fig.2. Number of daily visits to the site.

The daily average number of visits per week saw an increase in mid April, coinciding with the easing of restrictions, which has maintained throughout May in line with other towns.

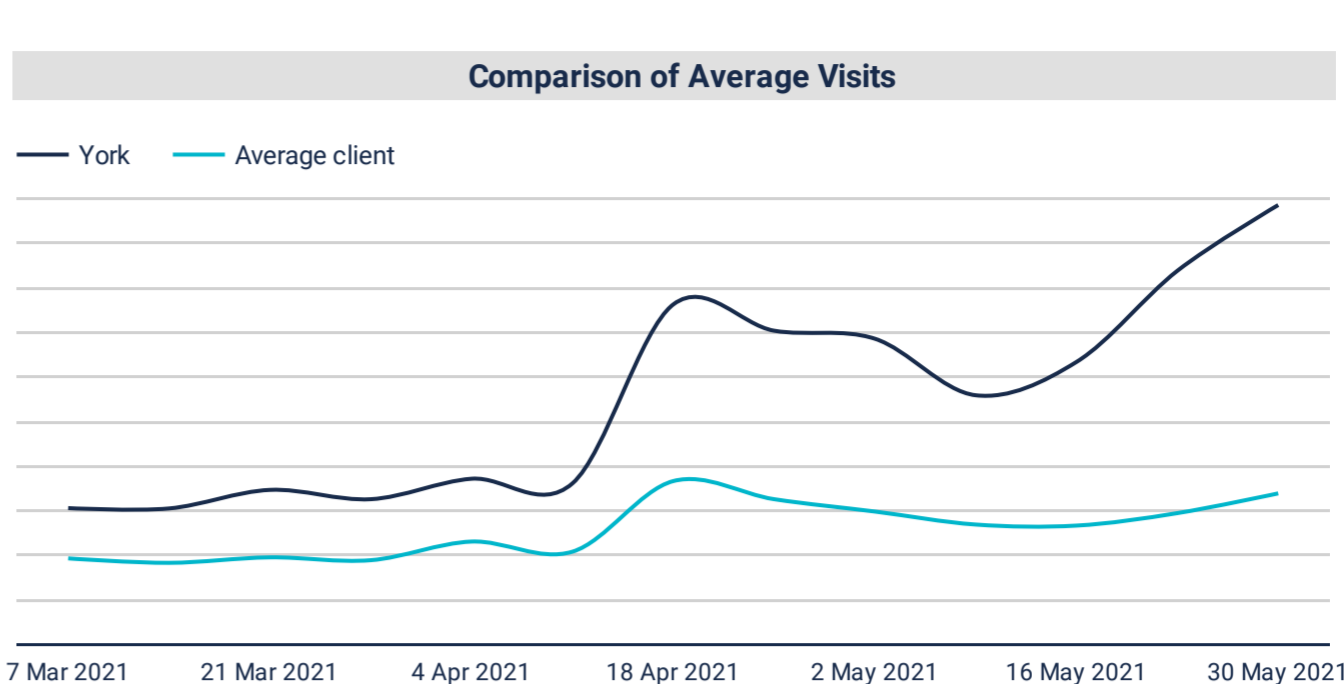


Fig.3. Daily average number of visits by week and city throughout the past 3 months.

Visitors to the city centre

Powered by: O2

A number of features are understood for the users sighted by the presence sensor. Their distributions by month are presented here.

With respect to April, May 2021 presents no significant changes overall. A slight higher proportion of 1 time visitors and broader time of arrival can be noted.

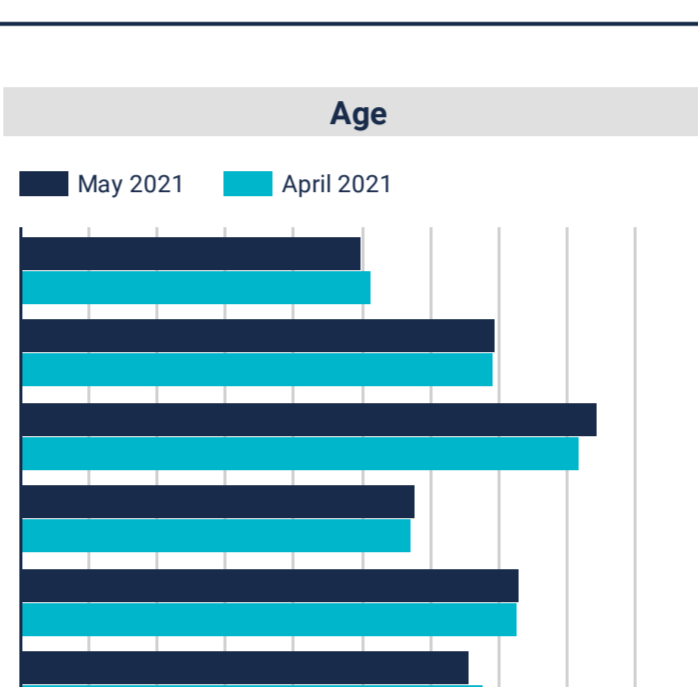


Fig.4. Age profile by month.

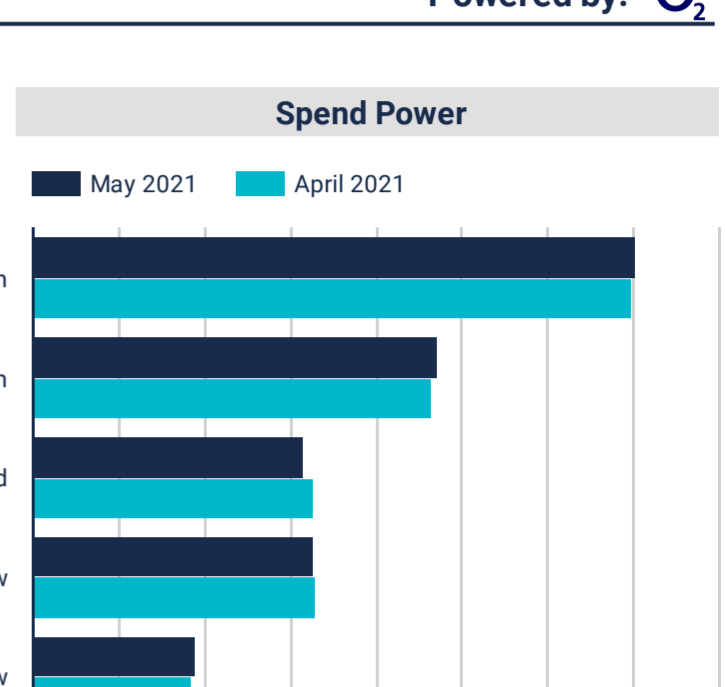


Fig.5. Spend Power profile by month. Spend power measures potential spend comparing to the regional score. (1)

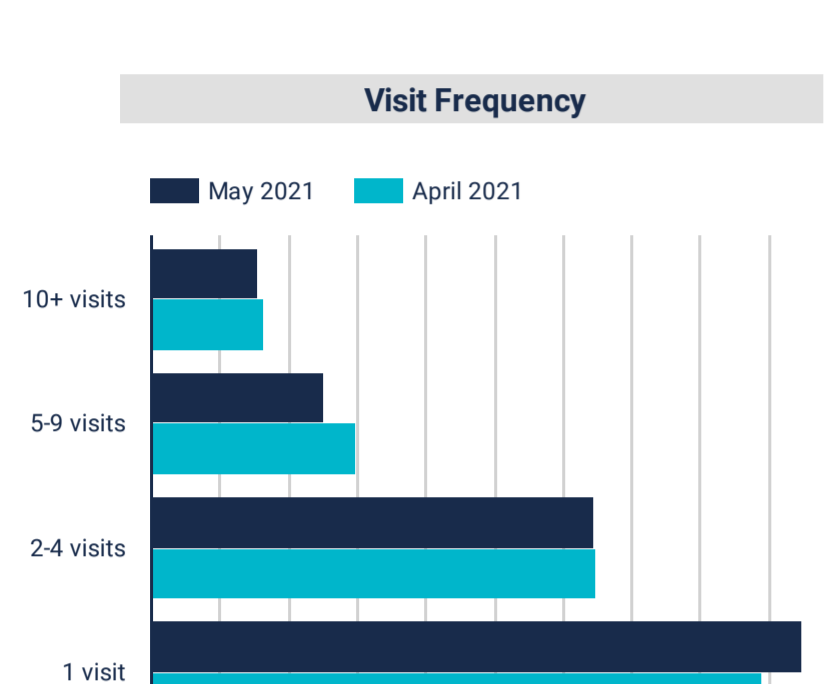


Fig.6. Visit Frequency profile by month. Visit frequency is defined as the number of unique days a person visits the vicinity of the presence sensor in a month.

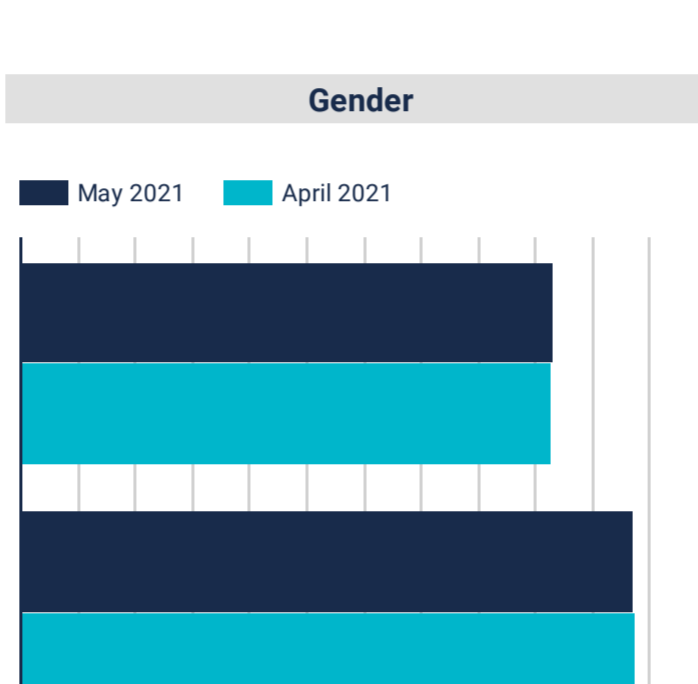


Fig.7. Gender profile by month.

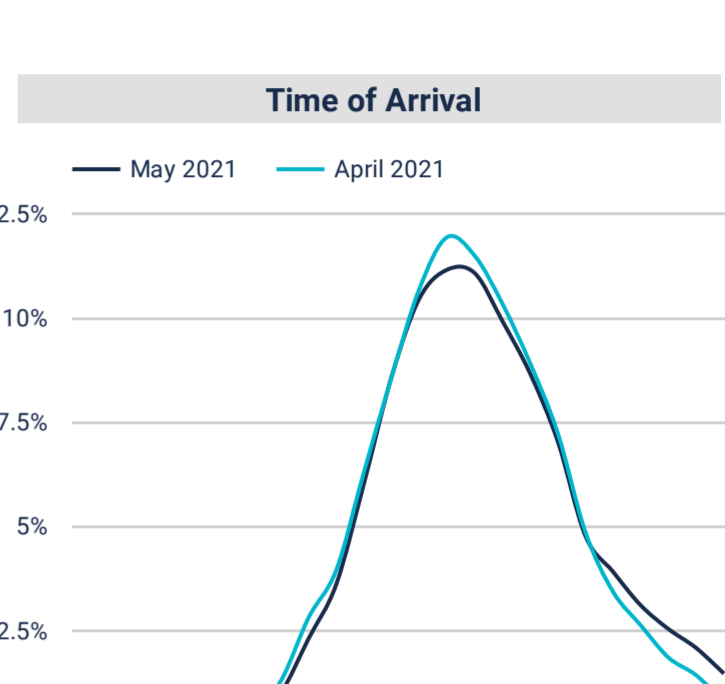


Fig.8. Time of arrival in the city centre for the month. Hour of day for first time sightings.

Where do visitors come from?

Powered by: O2

Mobile data allows us to understand where visitors to the city centre have come from. This is shown below at local authority level (Fig.9) and postcode sector level (Fig.11). A distribution by distance to the small cell displays in Fig.10.

The local authority of York gathered 27% of visits, while it represented 38% the previous month. 37% of the users sighted live within 0-10km to the site. Long distance visitors represented 38% of the distribution, almost doubling April.

Local Authority	May 2021	April 2021	May 2020
York	27.58%	38.36%	null
East Riding of Yorkshire	5.85%	6.37%	null
Selby	4.93%	6.41%	null
Harrogate	4.86%	6.44%	null
Hambleton	4.56%	6.19%	null
Leeds	4.48%	4.93%	null
Ryedale	2.83%	3.37%	null

Fig.9. Top home local authority catchment locations by month. Data sorted by latest month.

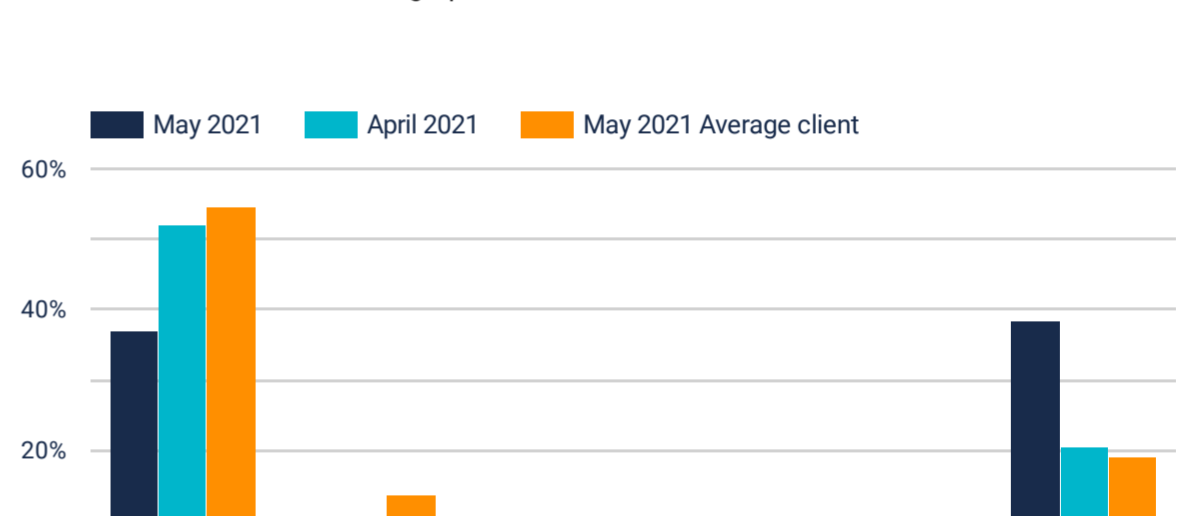


Fig.10. Distribution of distance to user's home location.

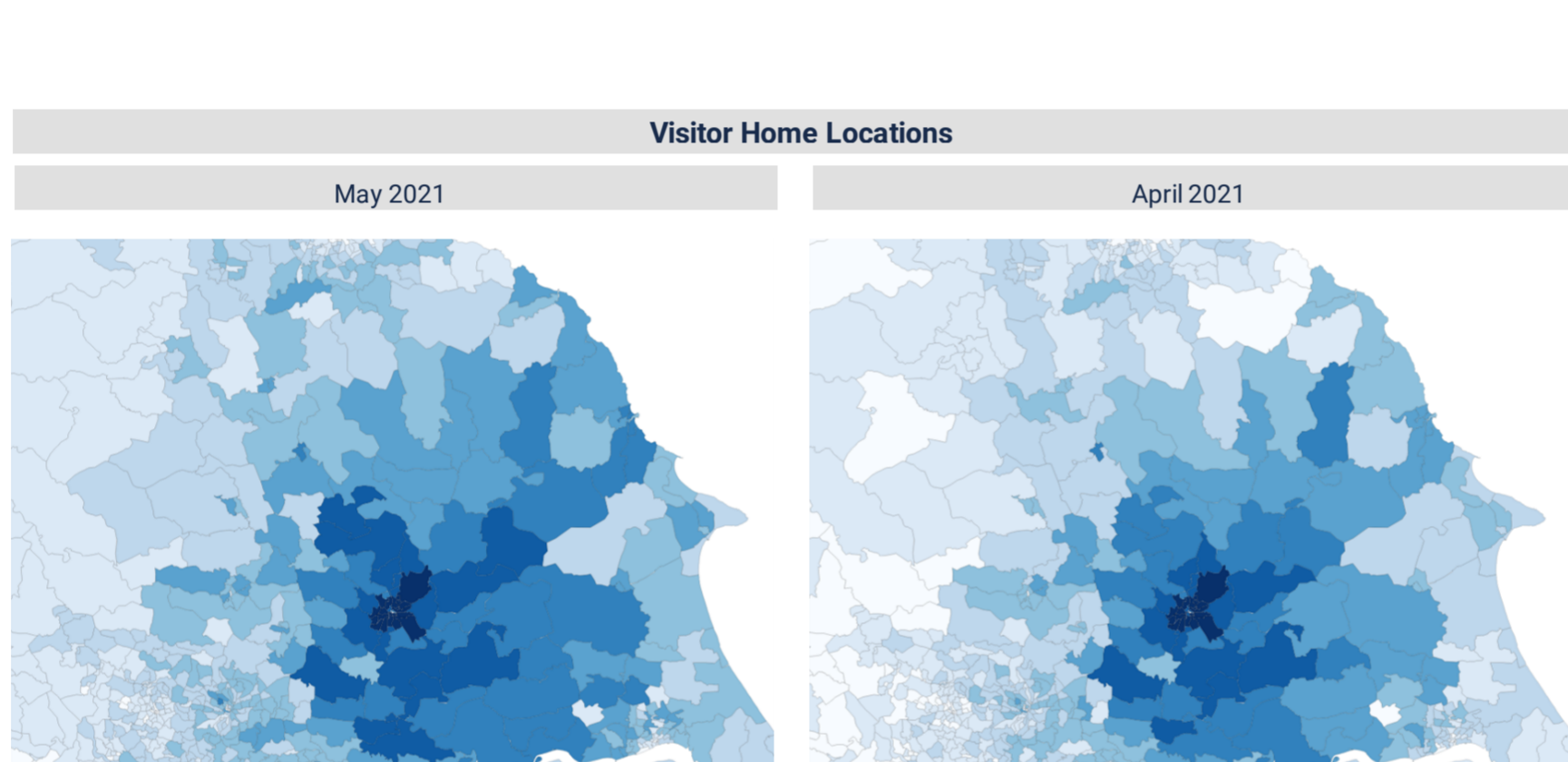


Fig.11. Number of users detected by the presence sensor by their inferred home location. (2)

Spend data (Quarterly)

Powered by: VISA

The following totals represent spend with merchants and on VISA cards in the city centre. This data will only be updated on a quarterly basis as it is released by Visa.

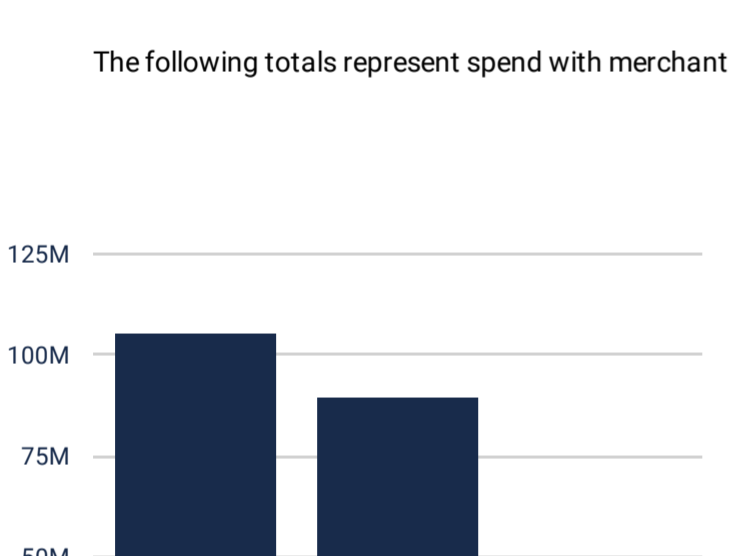


Fig.12. Total spend with city businesses in pounds by quarter.

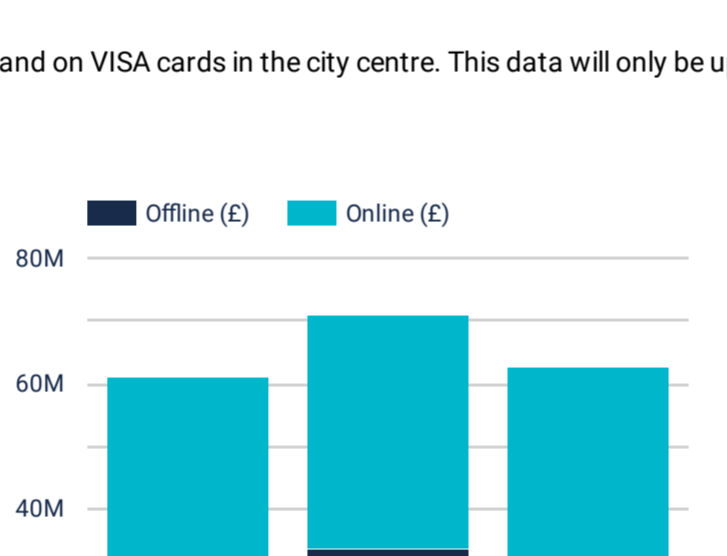


Fig.13. City resident spend with offline and online businesses by quarter.

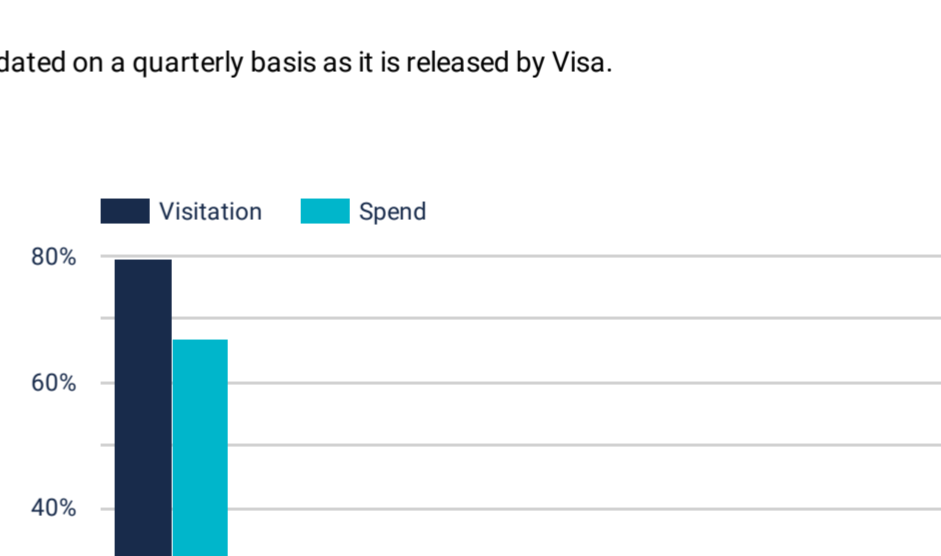


Fig.14. Visits and spend in the city centre by origin in last quarter. Visitation data is powered by o2.

Category	Total spend (£)			Average spend (£)		
	2020-Q3	2020-Q4	2021-Q1	2020-Q3	2020-Q4	2021-Q1
Health	3,266,903	1,859,258	4,952,051	29.9	27.0	25.4
Supermarkets	12,679,943	11,989,265	4,033,551	null	null	null
Restaurants	38,811,674	25,849,443	2,283,137	16.4	17.9	6.6
Retail & High St	20,444,986	19,683,185	2,242,194	26.0	27.0	13.1
Food & Drink	2,992,090	3,348,798	1,508,305	9.2	10.5	8.6
Clothing	12,946,801	10,012,223	207,071	35.9	38.8	35.1
Business & Prof. Services	183,127	140,864	98,054	199.9	130.2	127.0

Fig.15. Total spend and average spend per transaction in city centre by top 7 categories. Table sorted by latest quarter.

Where Does Spend in the City Come From?

Where Do City Residents Spend?

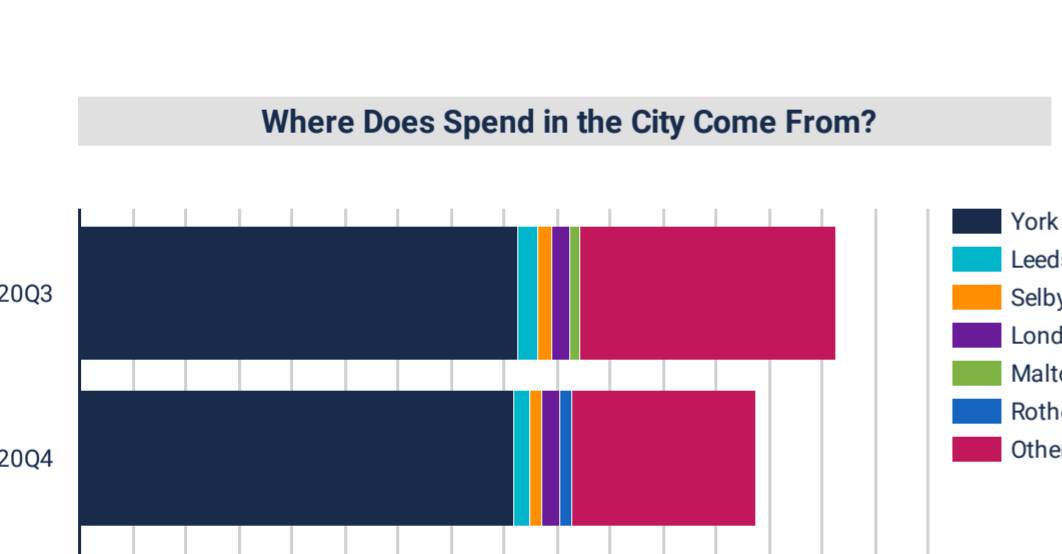


Fig.16. Visa spend in post town by origin. Only the top 5 origins by timeframe are shown.

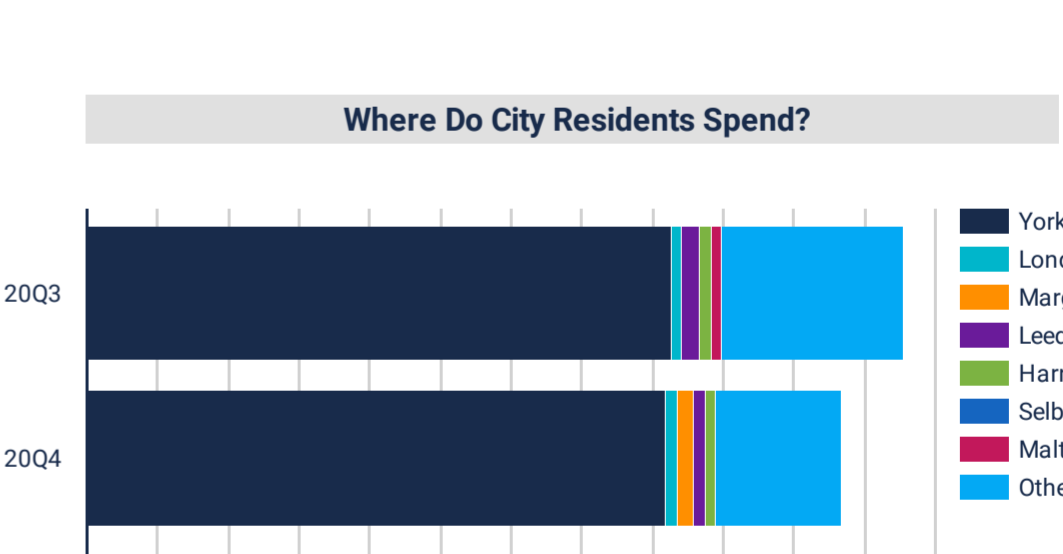


Fig.17. Visa spend from post town residents by destination of spend. Only the top 5 destinations by timeframe are shown.

Visitor Spend by Home Postcode

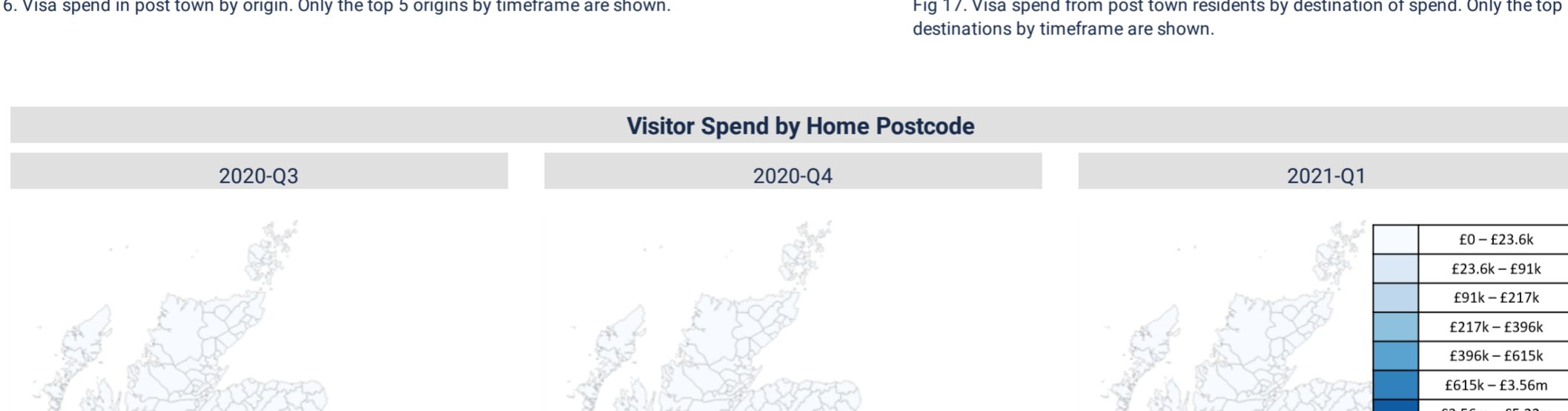


Fig.18. Spend in city centre by postcode district of origin.

Social Media

Powered by: Twitter

Tweets related to the city are pulled and analysed. Fig.19 shows the volume of tweets by week for the last months together with their average positive/negative rating. This rating ranges between -1 (most negative) and 1 (most positive). Fig.20 shows a word map of the terms most frequently used in the last month.

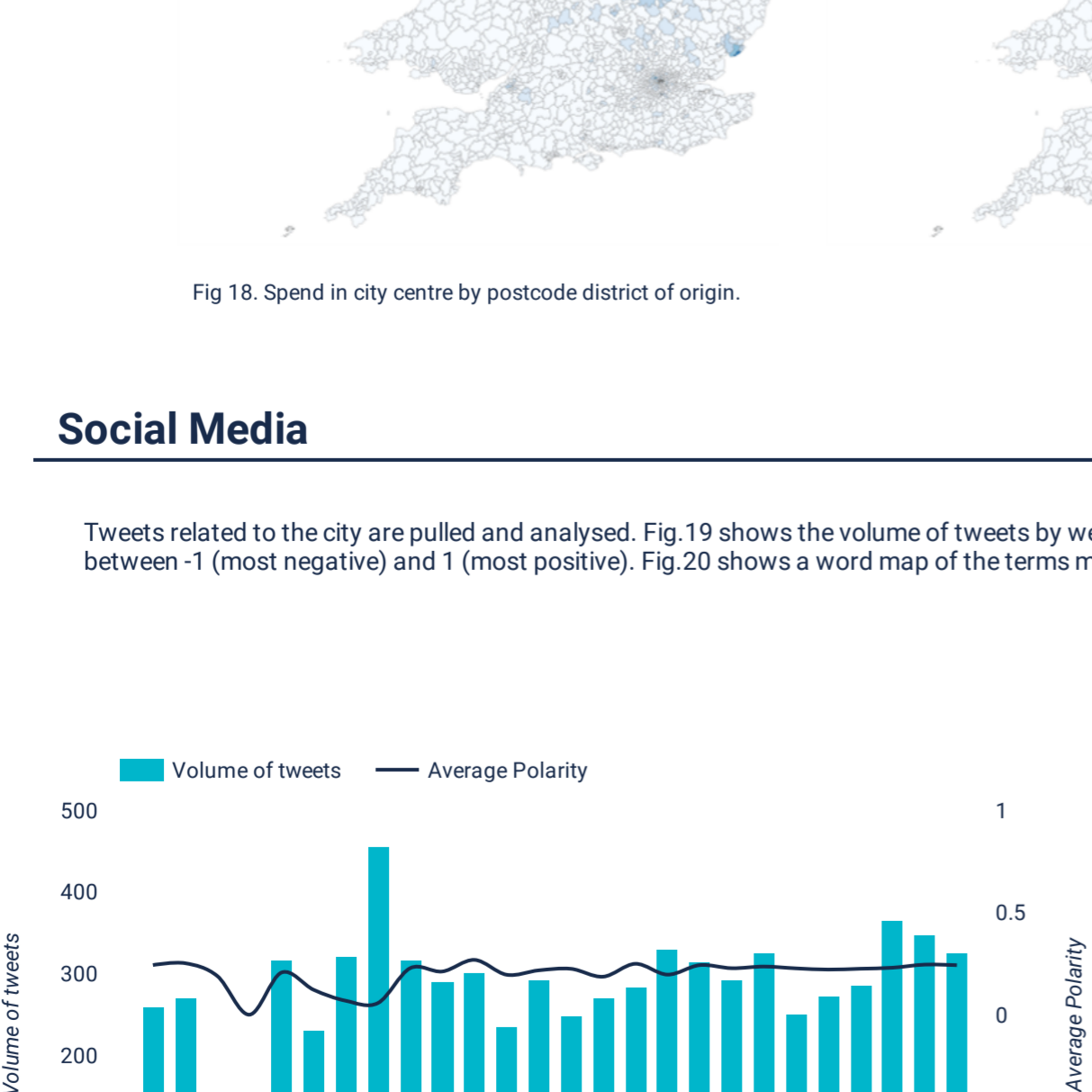


Fig.19. Weekly volume of tweets and their average positive/negative rating.



Fig.20. Word cloud for the month.

Background - About the data and limitations

The mobile phone device of o2 users establishes connection with the presence sensor when passing near it. In the process, the presence sensor identifies the device and O2 provides Movement Strategies (A GHD company) with anonymised, aggregated and GDPR compliant data of the visitors. Advanced modelling is applied to extrapolate volumes to all presence in the city, not just those on the O2 network. This is a novel dataset, currently in use by a limited number of BIDs in UK. It supplements traditional footfall information by understanding who is the visitor.

- Spend power is modelled on a combination of several measures (e.g. mobile device cost and frequency of upgrades, home location, frequency and distance from home of holidays).
- Due to privacy constraints, postcode sectors from which the visitation at the site is lower than 10 people are shown as 0.

Bespoke reports and further information are available to levy payers on request.

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Report for: York City Centre

All data is anonymised, aggregated and GDPR compliant.

During June 2021, York city centre experienced a significant increase in footfall of 23%, with respect to May. The highest volumes of visitors were recorded during the first week of the month, over the Summer half term. Visitor demographics are overall consistent with April, but showing a slightly higher proportion of first time visitors. Trips to the city centre from over 50km increased dramatically this month to represent 48% of the total distribution. We are soon to receive updated VISA spend data for Q2 (April to June 2021) which will be available in next month's report.

Footfall

Powered by:

Footfall is measured by the number of visits detected by the presence sensor located in the city centre. This metric is presented at the monthly (Fig.1) and daily levels (Fig.2), together with location benchmarks (Fig.3).

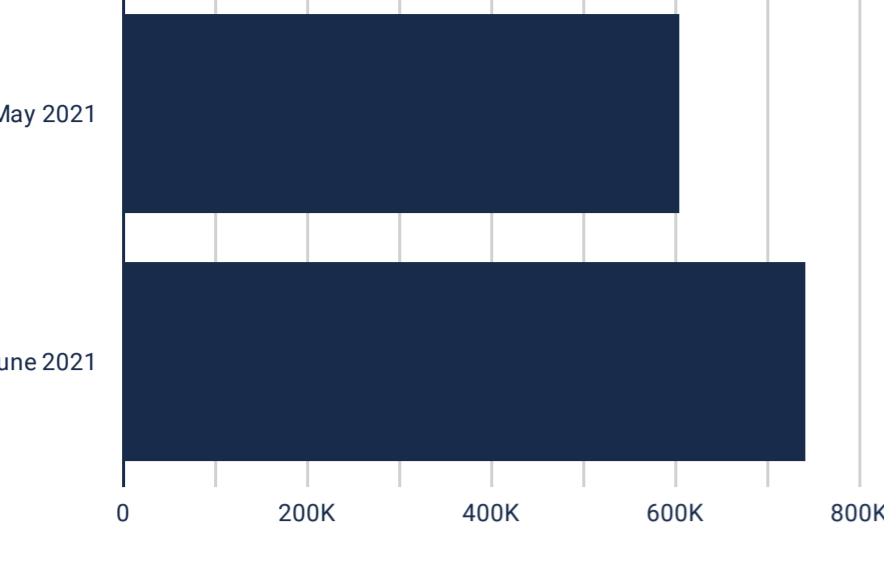


Fig.1. Number of monthly visits to the site.

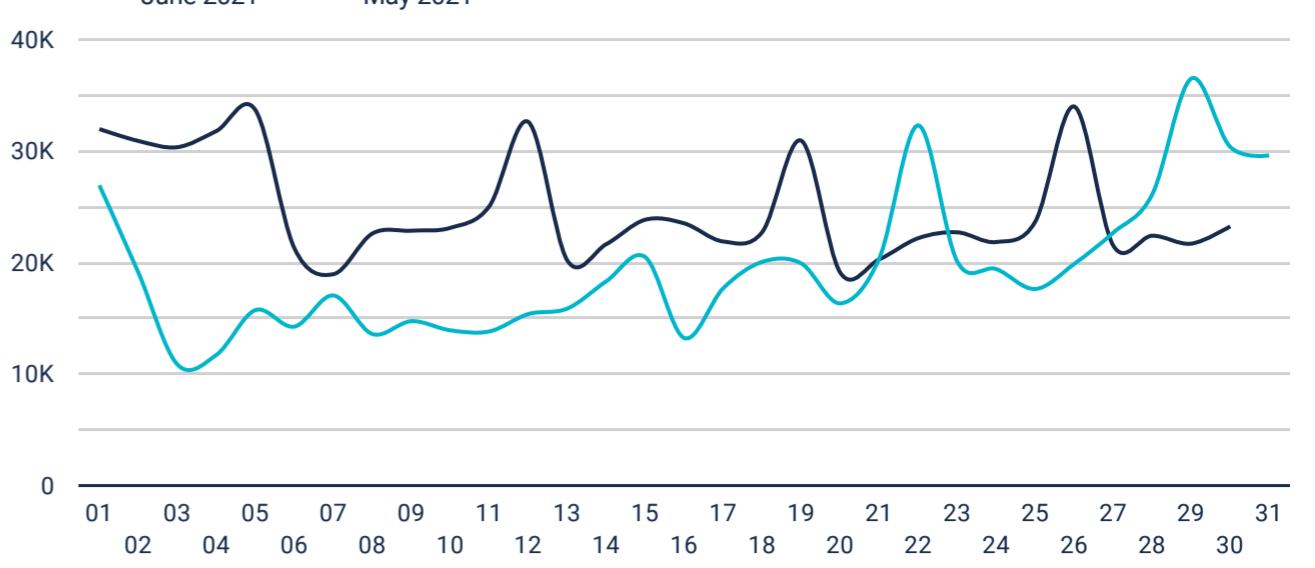


Fig.2. Number of daily visits to the site.

The monthly footfall increased a 23% with respect to May.

The daily average number of visits per week saw its highest spike of the last months in the week ending on the 6th of June, in line with other towns.

Comparison of Average Visits

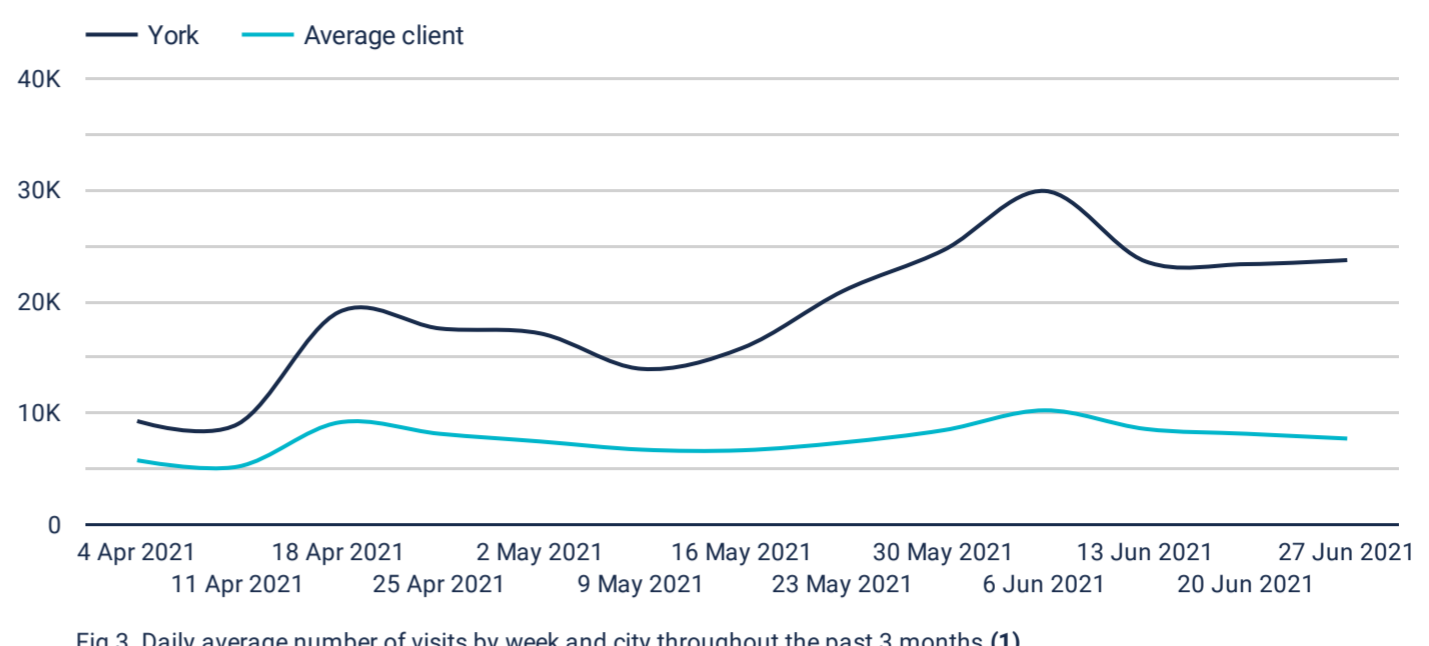


Fig.3. Daily average number of visits by week and city throughout the past 3 months.(1)

Visitors to the City Centre

Powered by:

A number of features are understood for the users sighted by the presence sensor. Their distributions by month are presented here.

With respect to May, June 2021 presents no significant changes overall.

The following can be noted:

- A slight higher proportion of 1 time visitors.
- A higher percentage of the older age groups
- A higher percentage of first time sightings during evening hours.

Age

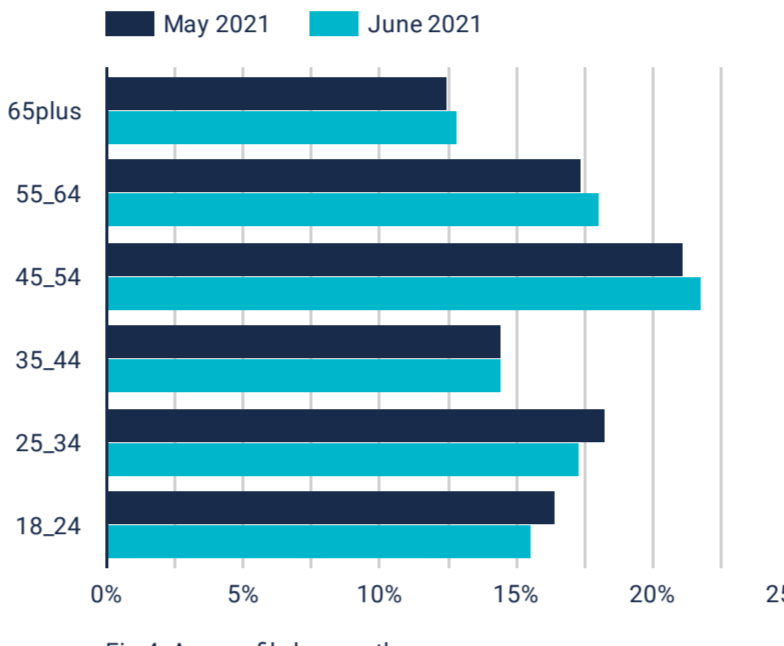


Fig.4. Age profile by month.

Spend Power

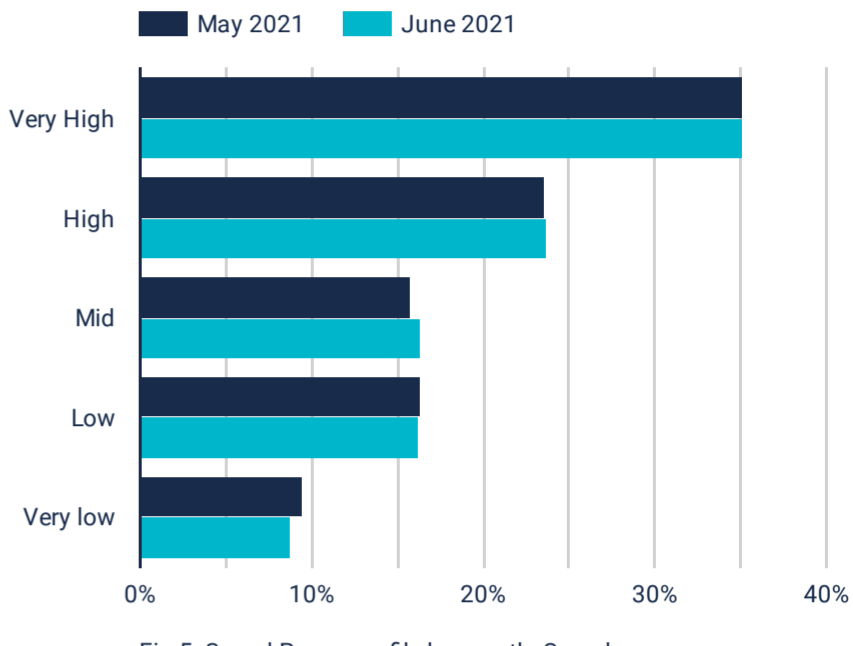


Fig.5. Spend Power profile by month. Spend power measures potential spend comparing to the regional score. (2)

Visit Frequency

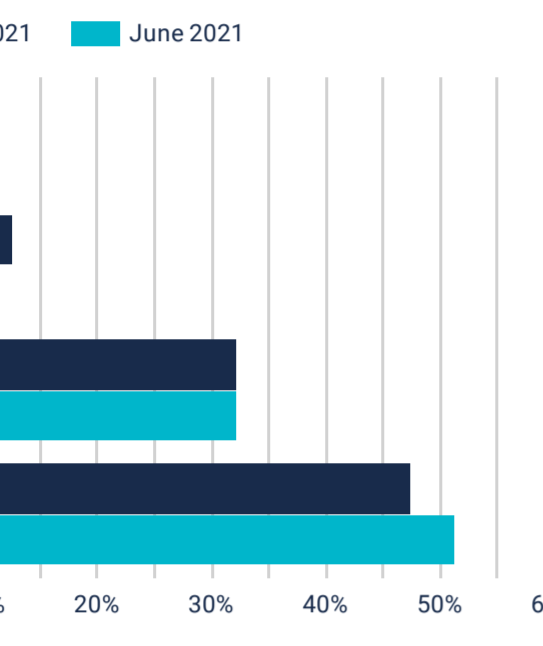


Fig.6. Visit Frequency profile by month. Visit frequency is defined as the number of unique days a person visits the vicinity of the presence sensor in a month.

Gender

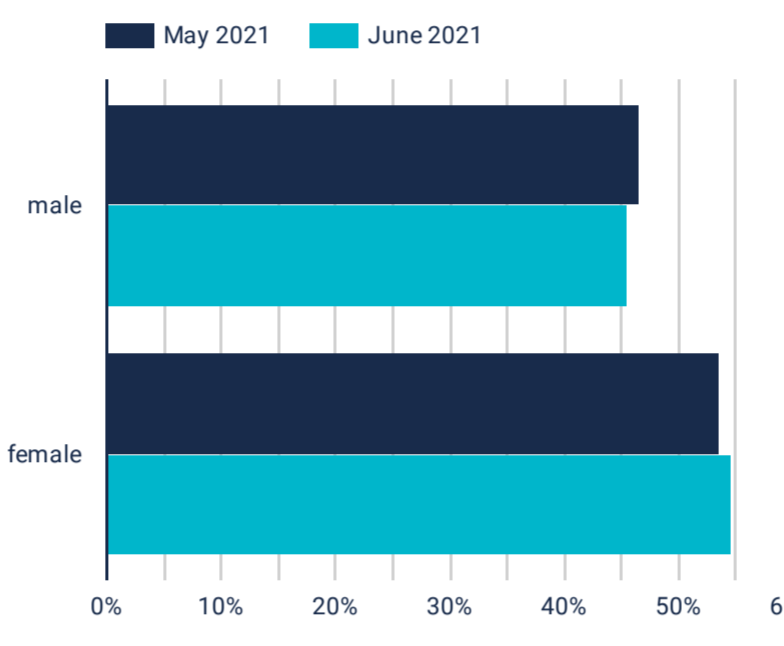


Fig.7. Gender profile by month.

Time of Arrival

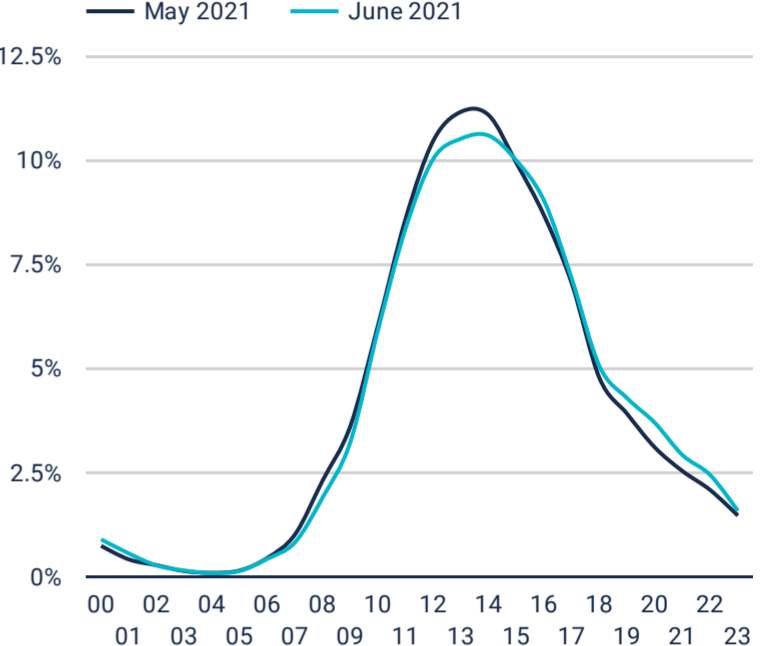


Fig.8. Time of arrival in the city centre for the month. Hour of day for first time sightings.

Where Do Visitors Come From?

Powered by:

Mobile data allows us to understand where visitors to the city centre have come from. This is shown below at local authority level (Fig.9) and postcode sector level (Fig.11). A distribution by distance to the small cell displays in Fig.10.

The local authority of York gathered 23% of visits, while it represented 28% the previous month. 30% of the users sighted live within 0-10km to the site. Long distance visitors represented 48% of the distribution, increasing a 10% with respect to May.

Local Authority	June 2021	May 2021	June 20...
York	23.23%	27.58%	null
East Riding of Yorkshire	5.13%	5.85%	null
Leeds	4.1%	4.48%	null
Selby	4.05%	4.93%	null
Harrogate	3.92%	4.86%	null
Hambleton	3.68%	4.56%	null
Ryedale	2.29%	2.83%	null

Fig.9. Top home local authority catchment locations by month. Data sorted by latest month.

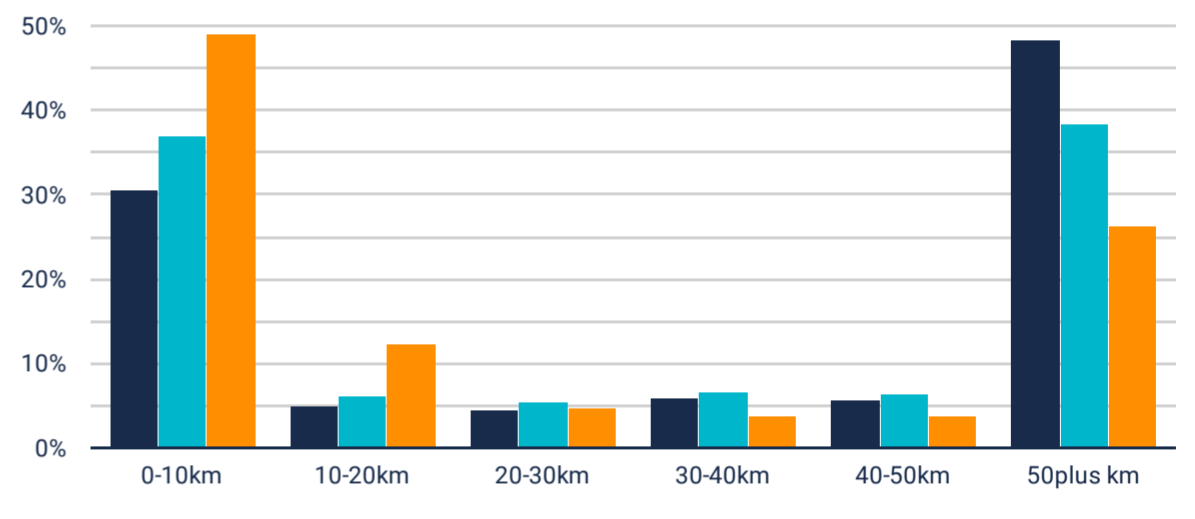


Fig.10. Distribution of distance to user's home location.

Visitor Home Locations

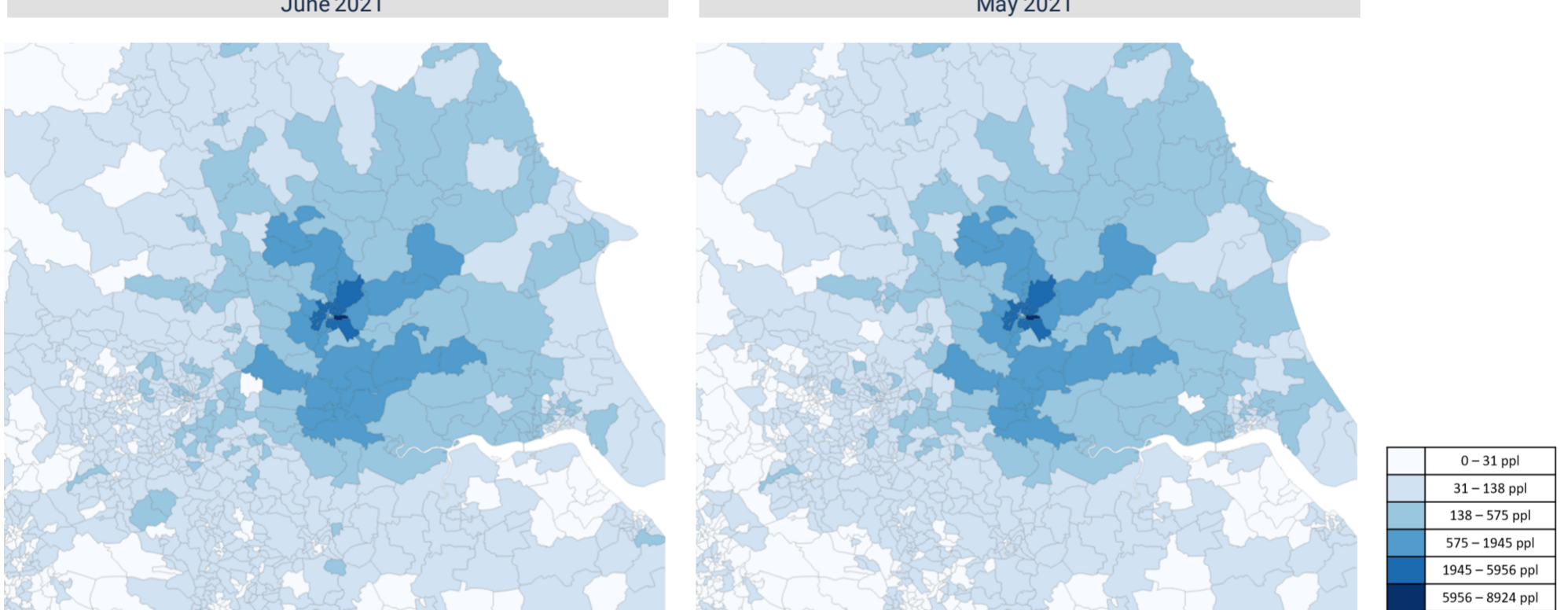


Fig.11. Number of users detected by the presence sensor by their inferred home location. (3)

Spend Data (Quarterly)

Powered by:

The following totals represent spend with merchants and on VISA cards in the city centre. All the figures below refer to the postcode district YO1, except for Fig.16 and Fig.17, where insights refer to the post town of York. This data will only be updated on a quarterly basis as it is released by Visa.

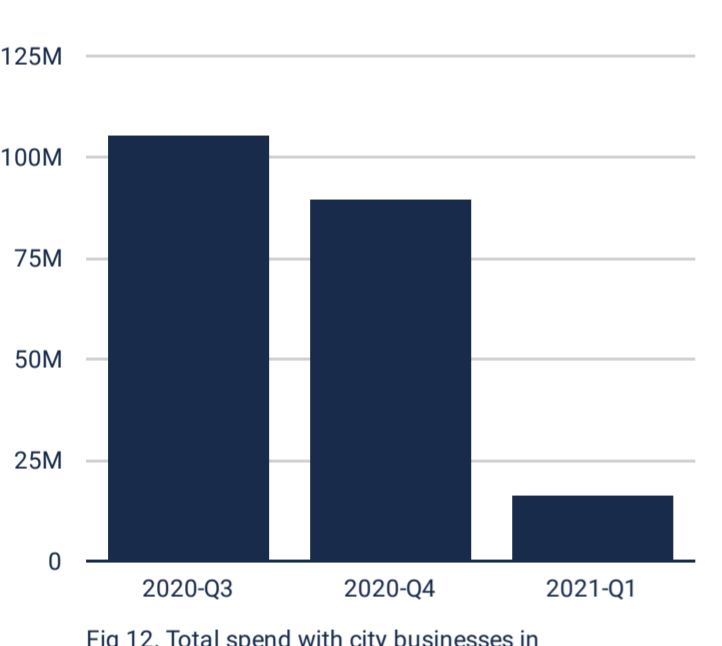


Fig.12. Total spend with city businesses in pounds by quarter.

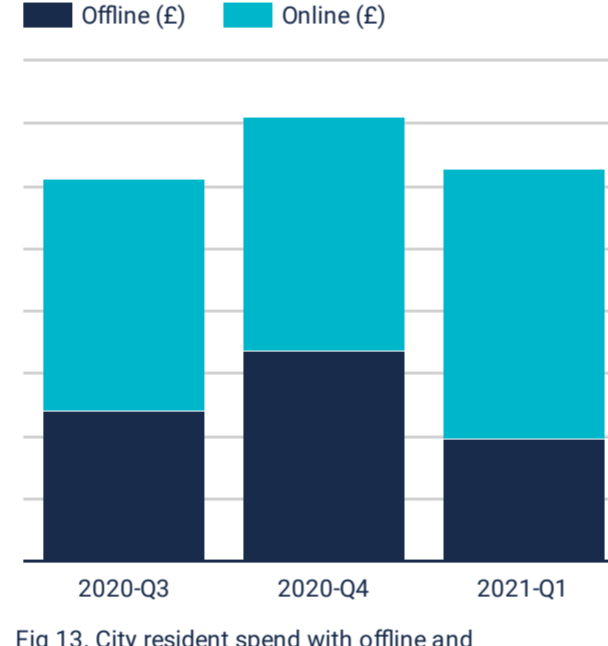


Fig.13. City resident spend with offline and online businesses by quarter

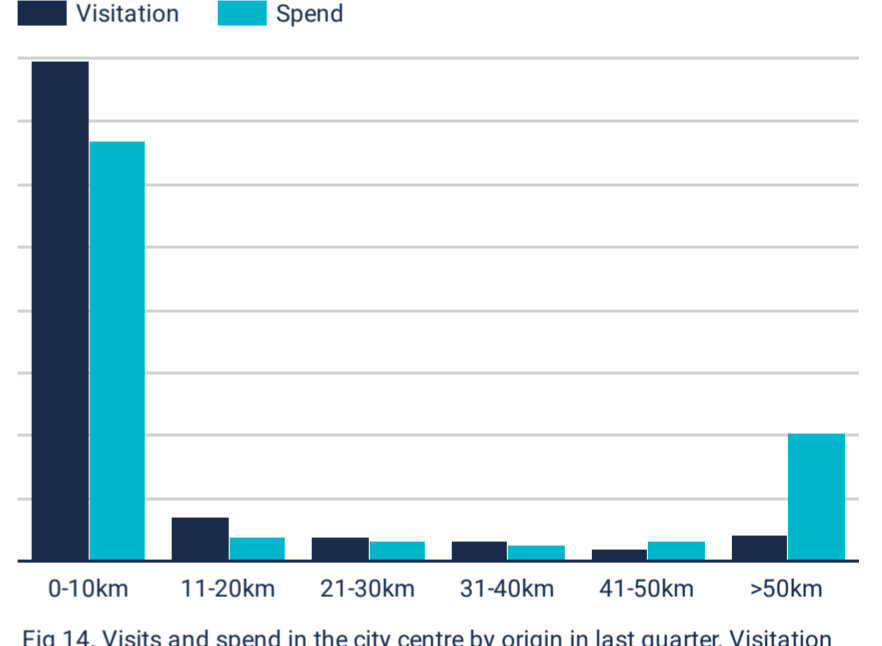


Fig.14. Visits and spend in the city centre by origin in last quarter. Visitation data is powered by o2.

Category	Total Spend (£)			Average Spend (£)		
	2020-Q3	2020-Q4	2021-Q1	2020-Q3	2020-Q4	2021-Q1
Health	3,266,903	1,859,258	4,952,051	29.9	27.0	25.4
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Fig.15. Total spend and average spend per transaction in city centre by top 7 categories. Table sorted by latest quarter.

Where Does Spend in the City Come From?

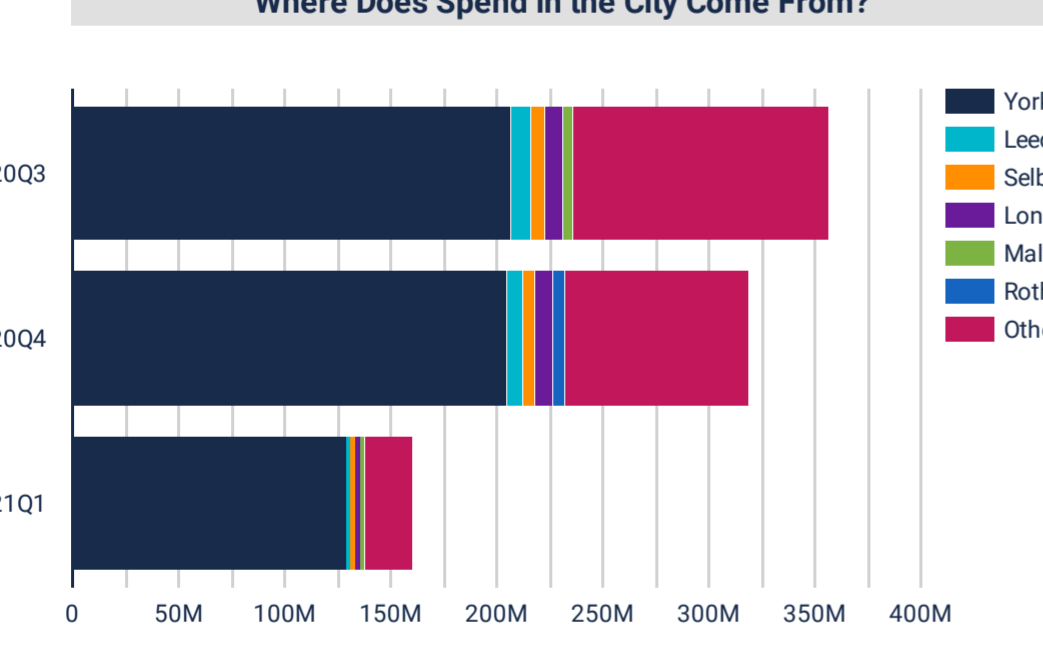


Fig.16. VISA spend in post town by origin. Only the top 5 origins by timeframe are shown.

Where Do City Residents Spend?

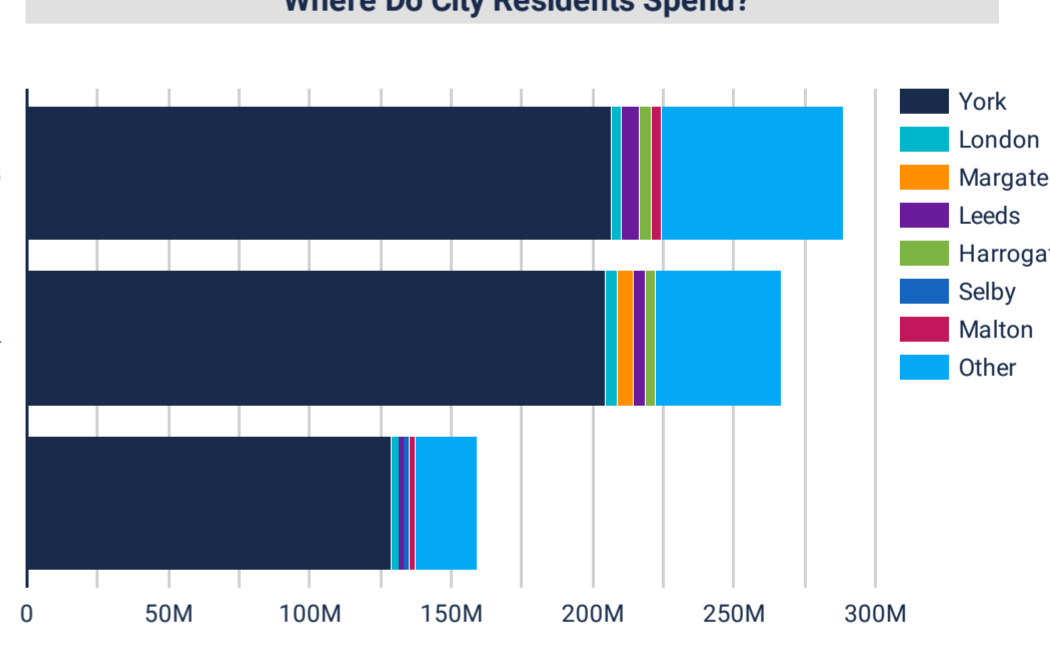


Fig.17. VISA spend from post town residents by destination of spend. Only the top 5 destinations by timeframe are shown.

Visitor Spend by Home Postcode

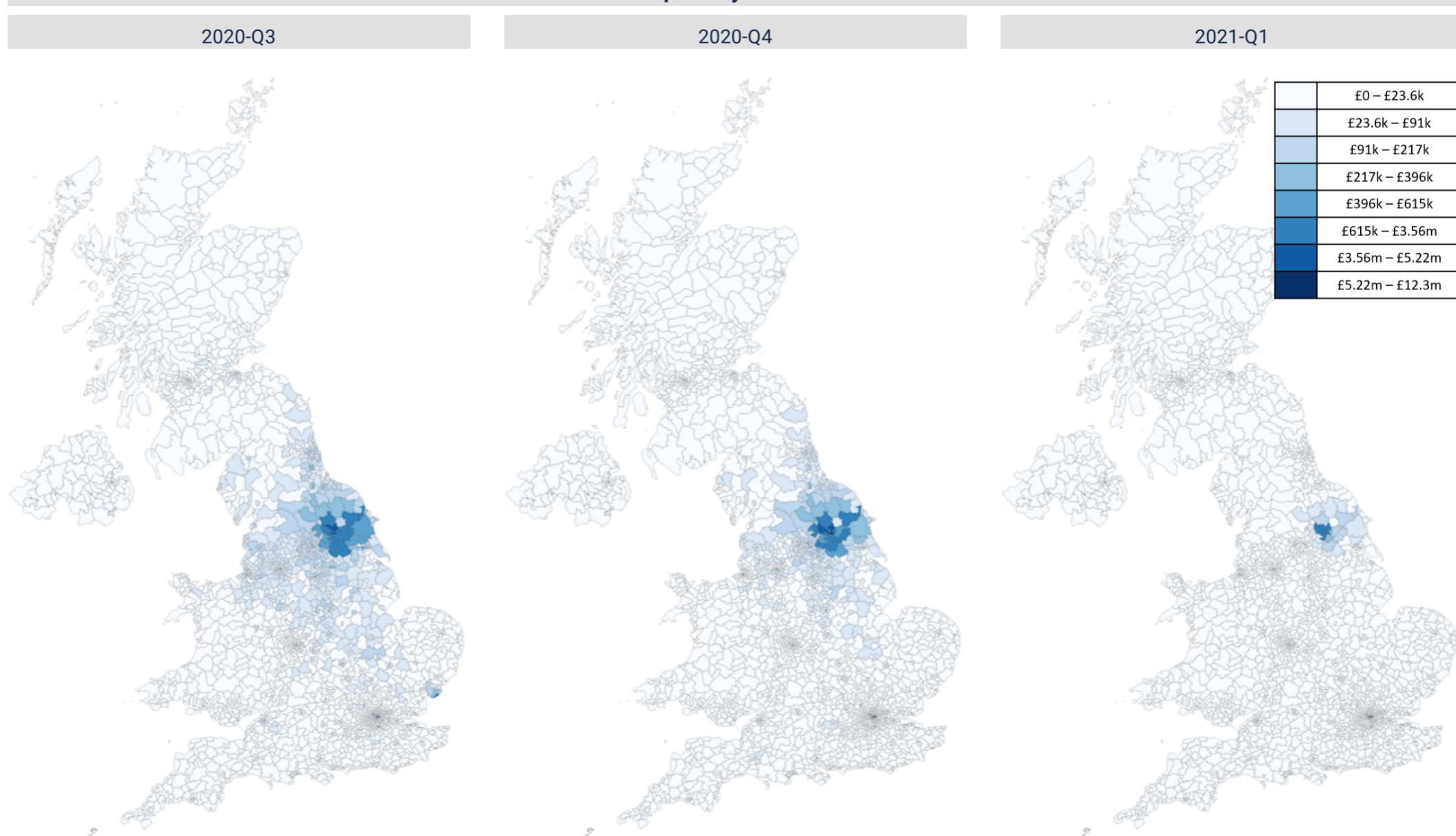


Fig.18. Spend in city centre by postcode district of origin.

Social Media

Powered by:

Tweets related to the city are pulled and analysed. Fig.19 shows the volume of tweets by week for the last months together with their average positive/negative rating. This rating ranges between -1 (most negative) and 1 (most positive). Fig.20 shows a word map of the terms most frequently used in the last month.

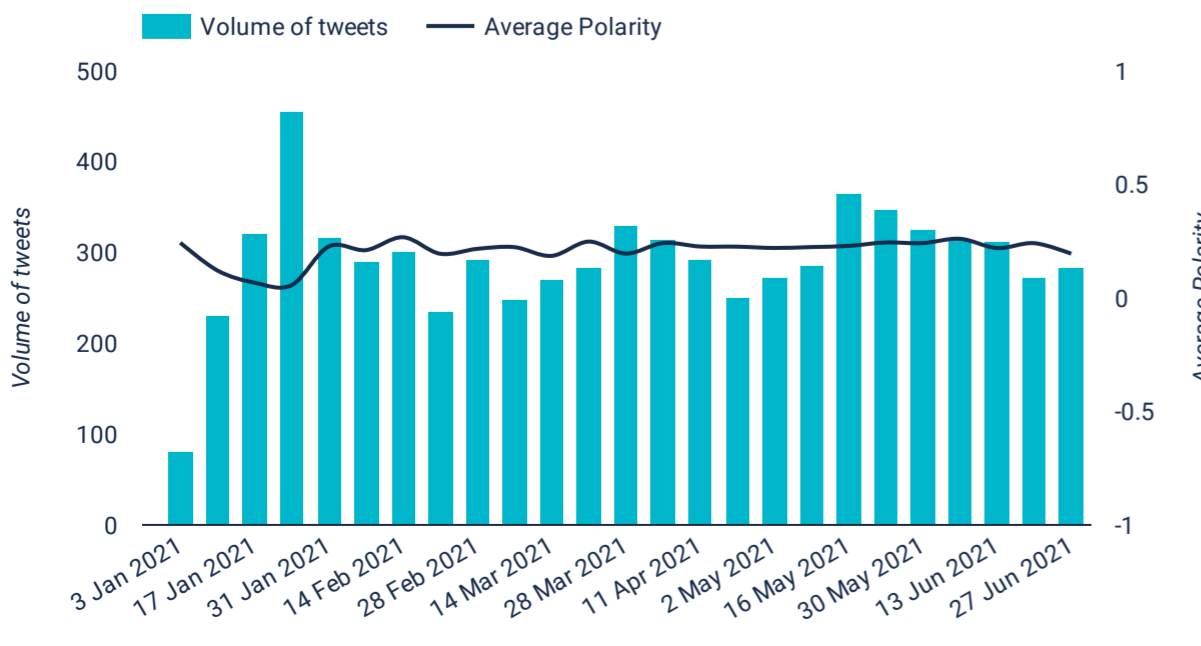


Fig.19. Weekly volume of tweets and their average positive/negative rating.



Fig.20. Word cloud for the month.

Background - About the Data and Limitations

The mobile phone device of o2 users establishes connection with the presence sensor when passing near it. In the process, the presence sensor identifies the device and O2 provides Movement Strategies (A GHD company) with anonymised, aggregated and GDPR compliant data of the visitors. Advanced modelling is applied to extrapolate volumes to all presence in the city, not just those on the O2 network. This is a novel dataset, currently in use by a limited number of BIDs in UK. It supplements traditional footfall information by understanding 'who is the visitor'.

1. The 'Average client' includes combined insights from presence sensors in Bath, Bristol, Belfast, Giant's Causeway, York, Manchester and Liverpool.
2. Spend power is derived through a combination of several measures (e.g. mobile device cost, frequency of upgrade, home postcode and a number of other behavioural inputs).
3. Due to privacy constraints, postcode sectors from which the visitation at the site is lower than 10 people are shown as 0.

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