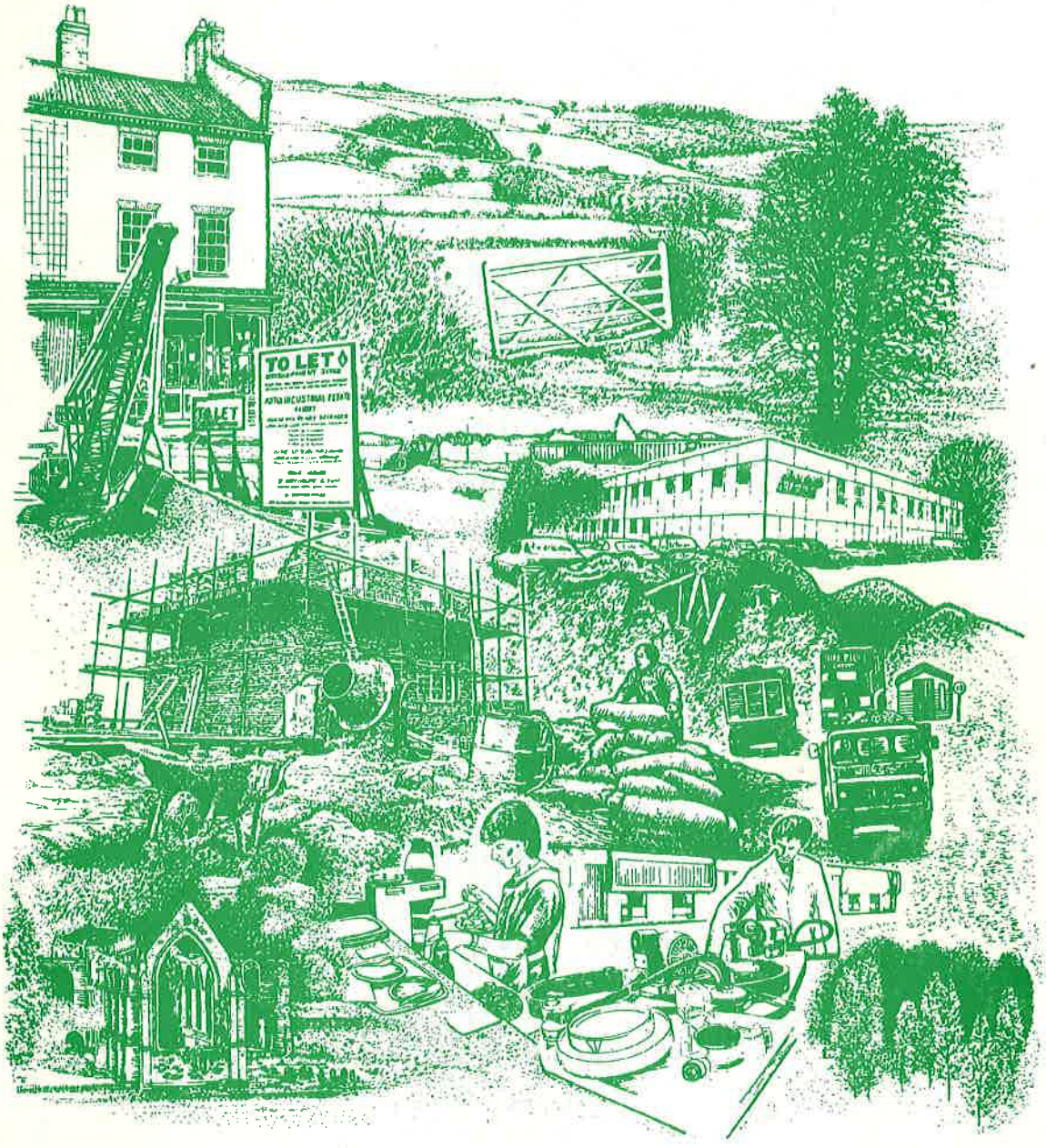
North Yorkshire County Structure Plan



North Yorkshire County Council

NORTH YORKSHIRE COUNTY COUNCIL

NORTH YORKSHIRE COUNTY STRUCTURE PLAN

WRITTEN STATEMENT

(Approved by the Secretary of State for the Environment on 26th November 1980.
Amended by Alteration No.1, approved by the Secretary of State on 14th January 1987,
Alteration No.2, approved by the Secretary of State on 2nd August 1989
and by Alteration No.3 adopted by the County Council under the provisions of the
Planning and Compensation Act 1991 on 6 October 1995)

NORTH YORKSHIRE COUNTY COUNCIL
Approved October 1995
Printed August 1996

PREFACE

(This page does not form part of the adopted Plan)

The North Yorkshire County Structure Plan is the statutory planning policy document guiding and controlling development in England's largest County. It brings together all the relevant strategic planning policies and fulfils the County Council's duty to prepare and publicise the County Structure Plan.

Many of the policies included in the Plan were originally approved by the Secretary of State for the Environment in 1980, but nevertheless remain valid. Others have been amended since then in the light of experience in their implementation or to roll their provisions forward to a new and more appropriate end-date. A number dealing specifically with oil and gas and waste disposal were included for the first time in 1989.

In approving the original Plan in 1980 the Secretary of State made a number of modifications. He also made a number of modifications when approving two subsequent Alterations to the Plan; Alteration No.1 which was approved in January 1987 and Alteration No.2 which was approved in August 1989. These are set out in the respective letters of approval, which are bound into the Structure Plan and form part of the development plan for North Yorkshire. As a result of the Secretary of State's decision to delete certain submitted policies, the policy numbers in the approved Plan are not consecutive.

The County Council re-published the County Structure Plan in January 1990 to incorporate both Alteration No.1 and Alteration No.2.

Before 1991 it was a statutory requirement that structure plans be submitted to and approved by the Secretary of State. These arrangements were fundamentally changed in 1991 by the Planning and Compensation Act. This Act provided for structure plans to be prepared and adopted by County Councils without referring them to the Secretary of State for approval although he retained powers to intervene where necessary.

During 1990 the County Council began work on a further selective Alteration (No.3) to the Plan. This has been progressed under the new procedures for self-adoption introduced by the Planning and Compensation Act 1991. The decision to proceed with a further Alteration rather than a full scale Review reflected the particular circumstances existing at that time, including the need to provide clear and up-to-date guidance to District Councils on such matters as the scale of housing growth and employment land to be made in district wide local plans which were themselves a mandatory requirement of the 1991 Act.

A consultation draft of Alteration No.3 was published in March 1992. The Deposit Plan was published in July 1992. Following consideration of objections and representations on the Deposit Plan the County Council published a number of Proposed Changes prior to the Examination in Public (EIP) which took place in November 1993. The EIP Panel published their report and recommendations in April 1994 and these were considered by the County Planning Committee at meetings on 14 July and 5 August 1994, following which Proposed Modifications to the Deposit Plan were published in September 1994. The responses to the Proposed Modifications were considered by the County Planning Committee on 5 January and 31 March 1995, following which a number of Further Proposed Modifications were published in April 1995.

Having considered the responses to the Further Proposed Modifications, the County Planning Committee recommended to the County Council that no further changes be made to Alteration No.3 and that it be adopted. These recommendations were agreed by the County Council at its meeting on 27 July 1995 and Notice of Intention to Adopt Alteration No.3 was published on 8 September 1995 in accordance with the provisions of the Planning and Compensation Act 1991.

(This page does not form part of the adopted Plan)

The County Council formally adopted Alteration No.3 on 6 October 1995 and its provisions have been incorporated into the document which constitutes the adopted North Yorkshire County Structure Plan for the period to 2006.

The Plan relates to Local Government areas as existing prior to re-organisation on 1 April 1996. Regulations ensure continuity of the provisions of the adopted County Structure Plan in both the continuing County of North Yorkshire and the City of York Authority for the transitional period before review or further alteration.

Following adoption of the Plan in October 1995 there was a need to await the outcome of judicial processes before the final document could be printed.

There have now been three statutory Alterations to the original 1980 County Structure Plan. It is not proposed that there will be further selective alterations. Consideration will be given to a review of the Plan jointly with the City of York Authority which assumed statutory responsibility for strategic planning on 1 April 1996 and with the independent authorities for the North York Moors and Yorkshire Dales National Parks which assume similar responsibility from 1 April 1997.

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Departments of the Environment and Transport
Department of the Environment
Yorkshire and Humberside Region
City House Leeds LS1 4JD
Telephone 0532-38232 ext. 300

From the
Regional Director

The Chief Executive and Clerk of the County Council
North Yorkshire County Council
County Hall
NORTHALLERTON
North Yorkshire
DL7 8AD

Your Reference:
EC/SL CP.37/B

Our Reference:
YH/5069/324/11P

26 November 1980

Sir

TOWN AND COUNTRY PLANNING ACT 1971 (AS AMENDED)
NORTH YORKSHIRE STRUCTURE PLAN

1. I am directed by the Secretary of State for the Environment to say that, having considered objections, including objections to modifications, and representations and the Panel's Report of the Examination in Public (EIP) held in March 1980, he has today approved the above-named Structure Plan with modifications. The modified Plan is enclosed.

2. The Secretary of State's approval of the Plan relates to the Council's planning context, and the policies and general proposals for the development and other use of land in the area covered by the Plan, and takes into account their relationship to policies and general proposals for the development and other use of land in neighbouring areas which may be expected to affect that area. The approved planning context is contained in Chapter 2 of the Plan, and the approved policies and general proposals are distinguished in capital letters in Chapters 4, 5, 6, 7, 8, 9, 10 and 11 of the modified Plan.

3. The Secretary of State has taken note of the reasoned justification, which is not included in the approved written statement. To the extent that he considered appropriate, he has set out below his reasons for approving or modifying the land use policies and general proposals formulated in the Plan.

4. In considering the Structure Plan, the Secretary of State has had regard in particular to the relationship of the Plan's policies and general proposals to national and established regional policies and the policies of neighbouring planning authorities; to the reconciliation of any conflicts between the individual policies and general proposals of the Plan; and to the resolution of matters of substantial controversy.

MODIFICATIONS

GENERAL

5.1 MODIFICATION:

The Secretary of State has modified the written statement by deleting

material set out in capital letters (in the Plan as submitted) which does not appear to constitute acceptable policies or general proposals in respect of the development or other use of land. He has also modified the written statement by deleting policies and general proposals set out in capital letters (in the Plan as submitted) which are in his view inappropriate to a Structure Plan because of the level of detail which they import into the Plan; because they relate to matters which are not of structural importance; because they merely advocate action by other bodies; or because they relate to matters which are for decision by Central Government in another context. He has also modified the written statement in order to express more appropriately or to clarify the wording of policies and general proposals which seem to him to be inappropriately expressed in the Plan as submitted.

5.2 The Town and Country Planning (Structure and Local Plans) Regulations 1974 require that the County Council's policies and general proposals, which under section 7(3)(a) of the Town and Country Planning Act 1971 should relate to the development and other use of land in the area covered by the Plan, should be readily distinguishable from the other contents of the written statement. In the North Yorkshire Structure Plan as submitted the policies and general proposals that relate to these matters are distinguished in capital letters in Chapters 4 to 12 inclusive.

5.3 However, some of the material printed in capital letters (in the Plan as submitted) does not appear to constitute acceptable policies or general proposals in respect of the development or other use of land, and this has therefore been deleted. The Panel found that some of the policies were unduly restrictive and detailed. The Secretary of State accepts most of the Panel's findings in this respect and has made a number of modifications to the Plan to give effect to them.

5.4 The Secretary of State has also deleted some policies which are not of structural significance, and removed other material he considers inappropriate for distinguishing in capital letters; for example, statements of objective, statements advocating action by Central Government or by third parties who are not planning authorities.

5.5 Additionally, a number of policies and general proposals in the Plan as submitted have been modified to clarify their meaning or to express them in terms more appropriate to a structure plan.

HOUSING

6.1 MODIFICATION

The Secretary of State has modified Policies H1, H2, H3 and H6 to remove excessive detail from the Plan; to increase the provision of land for housing in the County; and to state the policies more clearly and concisely. He has also deleted references to local needs from Policies H4 and H7 and rephrased the latter to bring it into line with the priorities set out in DOE Circular 9/80.

6.2 Policy H1 as submitted set a ceiling of 39,000 new dwellings to be built in

the County between 1977 to 1991. At the EIP the County Council proposed that this figure should be increased to a maximum of 40,900 dwellings. Policy H2 proposed to allocate this total amongst 24 sub-areas of the County. At the EIP the County Council claimed that the restrictions on new house building in the County were in accordance with the structure plans of the neighbouring counties of West Yorkshire and Cleveland, and would provide sufficient housing both for the needs of local people and for a reasonable number of in-migrants. The House Builders' Federation argued, however, that a substantially higher ceiling would be required to meet future housing demand. Most of the new housing would be in the private sector.

6.3 The Panel found that the County Council's calculations of total housing requirements were at the bottom of the range of housing need, whereas the calculations of the House Builders' Federation and other participants were at the top of the range. The Panel recommended that a middle figure of 46,000 (including 10,900 for Selby District) should be adopted, because too severe a restriction on new housing would tend to drive up house prices, to the detriment of local residents and in-comers alike, and could affect the provision of new job opportunities in some parts of the County.

6.4 The Secretary of State is anxious that structure plans should not include policies which would restrict opportunities for increasing home ownership, and he shares the Panel's concern about the effects which the restrictions proposed in the Plan as submitted would have both on the availability of housing in some parts of the County and on house prices. As regards the 10,900 dwellings proposed by the Panel for the Selby District, the Secretary of State recognises that the scope for industrial development - particularly in the southern part of the District - may give rise to a higher demand for housing, while account has to be taken of the full range of housing demand - direct and indirect - which the major new coalfield may generate. The Secretary of State, while recognising that the District contains much good quality agricultural land which must be safeguarded as far as possible, believes that it is right to make generous provision for housing for the District; but in the light of objections received to his published modifications he considers that the figure proposed by the Panel was too high and he has reduced it to 9,300. He recognises that this figure would be within the capacity of the building industry and acceptable to the Selby District Council. Overall, the Secretary of State broadly approves the main objective of the housing policies in the Plan of reducing inward migration into the County; and he considers that the moderate increase for the County as a whole of up to 44,100 new dwellings in the period 1977 to 1991 should not accelerate migration from West Yorkshire or Cleveland, while the provision of house building land on this scale should help to restrain house price increases in the County. He also commends to the County Council the Panel's recommendation that the housing supply and demand in the County should be monitored and reviewed by 1983.

6.5 At the EIP District Councils argued that the Structure Plan's proposals in Policy H2 to allocate housing to 24 sub-areas would result in undue rigidity and local shortages in sub-areas. On the other hand, the County Council claimed that an indication of the scale of housing provision in the various parts of the eight Districts in the County was an important function of the Structure Plan in giving guidance to District Councils in the preparation of their local plans.

6.6 The Panel concluded that the system of sub-area allocations for housing would in fact be too rigid and that greater flexibility was needed. The Secretary of State broadly agrees with the Panel and notes that the published modification proposing the deletion of sub-area housing allocations was accepted by most District Councils. He has therefore deleted Policies H1 and H2 and substituted a revised Policy H1 making provision for up to 44,100 new dwellings in the County in the period up to 1991, with a breakdown of this figure to the eight Districts only, and has added a requirement that most of the new housing should be mainly in and around the main urban areas, main towns and small towns.

6.7 Policy H3 as submitted proposed four criteria for designating service villages and identified such villages. At the EIP, some District Councils and the representatives of the two National Park Committees in the County resisted this proposal on the grounds that it was for them to designate such villages.

6.8 The Panel recommended that the sense of Policy H3 and its criteria should be accepted, but that the actual naming of villages should be left to the District Councils in consultation with the County Council. The Secretary of State generally welcomes measures which help to prevent rural depopulation and to retain the character and functions of rural communities. He has thereford approved the intent of Policy H3, and, subject to minor modification, the criteria by which service villages will be selected; but he has deleted references to particular villages. Villages will be designated in local plans.

6.9 As regards the proposal in Policies H4 and H7 as submitted that the ownership of new houses in the County should be restricted as far as possible to local residents, the Secretary of State agrees with the Panel that these proposals are unrealistic; and he has deleted this restriction from Policies H4 and H7.

6.10 The Secretary of State has also accepted a modification suggested by the County Council to Policy H6 advocating that priority for new housing development should be given to vacant and derelict sites in existing settlements.

6.11 The Secretary of State also considers that Policy H7 as submitted did not fully reflect the priorities for maintaining a reserve of land for house building which are set out in DOE Circular 9/80. He has therefore modified Policy H7 accordingly.

INDUSTRY AND OFFICES

7.1 MODIFICATION:

The Secretary of State has deleted Policies I1 and I2; modified Policy 13 to simplify the County Council's industrial policies and to delete the concept of Employment Priority Areas; and has modified Policy I5 to increase substantially the provision of land for industry in each District. He has also modified Policy I12 to accept the increased limits suggested by the County Council on the growth of service employment in Harrogate and Scarborough and, as slightly modified, in York.

7.2 The Panel recommended that Policy I1 as submitted should be combined with Policy I4 for simplicity. The Secretary of State considers, however, that the wording proposed by the Panel does not amount to a significant policy statement appropriate to a structure plan and he has deleted Policy I1.

7.3 Policy I3 as submitted provided for the establishment of Employment Priority Areas where priority would be given to increasing the number and type of job opportunities through the development of land and buildings. The Panel found that the policy was seriously defective because it failed clearly to identify the places to be given the priority; because it did not fit in with the national policy of keeping Assisted Area status after 1982 for Scarborough and Richmondshire only; and because it did not state what benefits the proposed designation would afford. The Panel recommended that the policy should be deleted and the sense of it incorporated in a revised policy including elements of Polices I2 and I3.

7.4 The Secretary of State recognises that there is a need to balance the protection of the amenities of the National Parks with the provision of sufficient numbers of job opportunities to help to stem rural depopulation and to preserve the character of the settlements in the Parks. The Structure Plan should also give priority to the Richmondshire and Scarborough Districts which will retain Intermediate Area status for the purposes of receiving regional industrial assistance from the Government. The Secretary of State agrees with the Panel that Policy I3 as submitted failed to make clear what benefits the designation of Employment Priority Areas would afford. He has therefore modified the policy broadly on the lines recommended by the Panel.

7.5 Policy I5 as submitted proposed the provision of 228 hectares of land for industry in the County split among the eight Districts but, before the EIP began, the County Council suggested increasing the amounts of land for industry in each District except York and Selby. Most of the District Councils accepted these revised allocations, but Hambleton, Richmondshire and Selby wanted their allocations increased. The Panel recommended that the changes suggested by the County Council should be approved subject to the figures for Hambleton and Richmondshire being increased to 30 ha each. The Secretary of State has generally accepted the Panel's recommendations.

7.6 Policy I12 as submitted proposed that provision for service sector jobs in the York area should be restricted to 7,000, in Harrogate to 2,500 and in Scarborough to 900. Before the EIP, the County Council suggested a modification to alter the figures to 4,400; 3,900; and 2,100 respectively. The District Councils concerned generally accepted the revised figures, and the Panel recommended that they be approved, apart from raising the York area figure to 5,500.

7.7 The Secretary of State broadly accepts the Panel's recommendations and has modified the Policy accordingly. He is anxious that structure plan policies should not unduly restrict the growth of service sector employment - particularly in areas like York and Scarborough which are heavily dependent on the holiday and tourist industry. He also recognises the potential for growth of office employment in Harrogate District.

TRANSPORT

8.1 MODIFICATION:

The Secretary of State has modified Policy T1 to state the purpose of the policy more clearly and to re-allocate the roads included in the primary road network into two categories. He has also modified Policy T7 to delete references to a specific date for commencing the road schemes listed in the Policy; included a new Policy T7A specifying the road schemes which the Department of Transport intend to commence in the County; modified Policy T9 to provide a single coherent car parking policy and deleted Policy T5 in consequence; and modified Policies T11, T13, T14, T15 and T20 to combine them into a single industrial transport policy.

8.2 Policy T1 as submitted provided for 3 main categories of major roads on which traffic would be concentrated. The Secretary of State considers, however, that there is no need for separate priority categories for motorways and trunk roads, and he has combined these. He has also combined principal County roads (Class A) and the selected Class B roads listed in the policy as a separate second priority category. The Secretary of State agrees with the Panel that it is not practicable to concentrate traffic, as proposed by the Plan, as submitted, on the primary road network and he has modified Policy T1 to relate it to the allocation of resources and to traffic regulation.

8.3 Policy T7 as submitted designated a number of "key routes" in the County and listed eleven major road schemes on those routes on which construction would start in the period to 1991. At the EIP the policy was criticised because it did not appear to take sufficient account of the Department of Transport's intention to publish orders for the extension of the M1 to the east of Leeds, and because of doubts about the availability of the funds needed to build the 11 road schemes.

8.4 The Secretary of State agrees broadly with these criticisms and has modified the Plan to remove commencement dates and to make it clear that the schemes in the policy should not be regarded as being in any order of priority. He agrees that the

routes listed in Policy T7 are important strategic routes whose improvement would help to implement the Plan's main policies; and he expects the County Council to proceed with the schemes as and when resources permit, having full regard to the Department of Transport's intention to publish orders for the extension of the M1 to the east of Leeds.

8.5 The Secretary of State has also inserted a new Policy T7a setting out proposals for the improvement of the County's strategic road network to be made by the new trunk roads or improvements listed in the White Paper: Policy for Roads: England 1980 (Cmnd 7908).

8.6 The Secretary of State has also combined, for simplicity, Policy T9, which deals with parking in towns, with Policy T5, covering parking at railway stations and has combined Policies T11, T13, T14, T15 and T20 into a single policy for the benefit of transport operators and developers.

MINERALS

9.1 MODIFICATION:

The Secretary of State has modified all the mineral policies (Policies M1 to M6) to make them consistent with national policies towards mineral extraction; to remove unduly restrictive policies; and to simplify and clarify them. He has also expressed more clearly the County's role as an important supplier of minerals in the north of England.

9.2 North Yorkshire makes an important contribution to the supply of minerals to much of the north of England. At the EIP, the representatives of adjoining County Councils expressed concern about the effect which the mineral policies in the North Yorkshire Plan as submitted might have on the availability of minerals from North Yorkshire. Although the North Yorkshire County Council accepted that the production and supply of these minerals would have to continue for the foreseeable future, others claimed that the restrictive nature of all the mineral policies in the Plan would, in practice, substantially reduce the amount of minerals exported from North Yorkshire in future years. The policies would also inhibit new development from taking place, and could reduce the number of jobs available in some small areas of the County. On the other hand, the County Council argued that restrictions were necessary if attractive areas in the County, in which most of the minerals were located, were not to be despoiled. Paragraph 9.1 of the Plan as submitted indicated the balance which the County Council sought between environmental safeguards, economic needs for the mineral and the commercial security of operators.

9.3 The Secretary of State agrees with the aims of the County Council as set out in paragraph 9.1, but he accepts the Panel's view that the policies in the Plan as submitted did not reflect fully the County Council's intentions. He has therefore accepted the Panel's recommendation that the Plan should state clearly the role of North Yorkshire in the provision of minerals and has modified Policy M1 accordingly. He has also modified Policies M1 and M2 to help to achieve a better balance between mineral exploitation and environmental conservation.

9.4 Policy M3 as submitted included a strong presumption against any further extraction of coal by underground mining unless the extraction was in the national interest and the applicant was prepared to enter into legal agreements with the local planning authority. The policy also banned the disposal of colliery waste on the surface unless for the purposes of restoring derelict land or improving agricultural land. The Secretary of State considers that the terms of this policy as submitted are generally too restrictive. He considers that applications for the extraction of coal should be considered against the same general criteria as for other minerals. He has therefore modified Policy M3 to that effect, and deleted the requirement that surface tipping of waste will be permitted only in the circumstances described in the policy as submitted.

9.5 Policy M4 as submitted proposed the establishment of Mineral Consultation Zones where other forms of development would be restricted. The Panel saw no need for the formal delineation of such zones and recommended that the policy should simply require District Councils to consult with the County Council about the delineation of these zones where this was considered necessary. The Secretary of State agrees that formal delineation of mineral consultation areas is unnecessary, and he has deleted this requirement from Policy M4.

9.6 Policy M6 deals with the restoration of land following mineral workings. The Panel recommended that the policy should be deleted and replaced by one more directly stating the Council's intentions and omitting criterion (iii), which they considered to be too restrictive and incapable of implementation. The Secretary of State generally supports the policy's aim of returning land worked for minerals to agricultural use wherever possible, but he agrees that the policy as submitted is too restrictive. He has therefore modified Policy M6 to simplify and clarify it.

ENVIRONMENT

10.1 MODIFICATION:

The Secretary of State has modified Policy E8 to identify the green belts in the County more clearly and added a new Policy E8a stating the criteria to be used in defining their boundaries. He has also modified Policy E10 and deleted Policy E11 so as to simplify the criteria for the designation of inset settlements in the green belts.

10.2 The Plan as submitted proposed (Policy E8) to add to the existing green belts in North Yorkshire parts of the Skipton, Harrogate, Selby and York areas, and a new green belt extending 9 miles south from part of the northern County boundary. The Panel found that the case for extending the green belts in the County had not been made, and recommended that the existing green belt areas in the County, where the policies were being applied, should be confirmed as green belt in the Structure Plan, subject to some minor tidying up, and to extension of the green belt round York in a westerly direction.

10.3 The Secretary of State broadly agrees with the Panel's recommendations and has modified Policy E8 accordingly. Much of the County is protected against development by other policies for the protection of the environment and good quality agricultural land. The Secretary of State believes that the degree of protection afforded by these policies is more than adequate to safeguard the many amenity areas in North Yorkshire and he is anxious that the green belt concept should not be devalued by indiscriminate application, or by using green belt notation where other means of development control in rural areas would more appropriately serve the required purpose. The Secretary of State has also inserted a new Policy E8a setting out the criteria to be used in determining the boundaries of the green belts in local plans. This reflects both the provisions of MHLG Circular 42/55 and of the Joint Green Belt Study for Yorkshire and Humberside.

10.4 Policies E10 and E11 as submitted set out the criteria to be used in determining which settlements outside the main built-up areas in the County are to be excluded from the green belt. At the EIP the County Council suggested a substantial re-wording of Policy E10 but the Panel considered that the two policies should be replaced by a single coherent policy. The Secretary of State agrees and has therefore modified Policy E10 and deleted Policy E11.

YORK INSET AREA

11.1 MODIFICATION:

The Secretary of State has deleted Policies YP1 to YP22 in Chapter 12 of the written statement.

11.2 The County Council argued at the EIP that it was necessary to include a separate section on the planning of the York area; because this was the largest concentration of population in the whole County; because the solutions to many of the problems of York District were to be found in four adjacent Districts; because there was a need for an overall view of the planning of the whole area; and because the unique character of the historic city meant that it had to have some special policies which were not of general application throughout the County. The District Councils recognised the value of a co-ordinated approach to the planning of the whole area. The Panel found, however, that many of the 22YP policies in the York Inset Area chapter duplicated, in whole or in part, other policies in the main body of the Structure Plan and saw no need for repeating them in a separate section; and they considered that the remaining YP policies were more appropriate to local plans than to a structure plan.

11.3 The Secretary of State notes the advice given to the County Council in 1978 by the Regional Economic Planning Board that separate chapters on the planning of York, Harrogate and Scarborough should be deleted from the draft Structure Plan on the grounds that they were too detailed and were more appropriate as briefs for local plans. He agrees with the Panel that, to the extent that the policies in that section do not duplicate other Structure Plan policies, they tend to be of a nature which interferes unduly with the duties and responsibilities of the District Councils, or are not related to strategic land use planning. He notes, too, that only one of the

five District Councils in the area has objected to the proposed deletion of the separate policies for the York Inset Area; and that the Panel made no recommendation on the separate allocation of housing and industrial land in each district adjacent to York. Moreover, any such allocations would have to take account of the substantial changes made in District housing and industrial land totals in Policies H1 and I5 from those in the Plan as submitted. For these reasons, the Secretary of State has deleted from the Plan Policies YP1 to YP22 inclusive; but he shares the Panel's view that the location of future development in the area needs to be further considered and he wishes the County Council and the District Councils to consult one another and the Regional Office of the Department of the Environment with a view to producing by 31 December 1981 firm proposals for the location of future housing and industrial development in the area.

CONCLUSIONS

12. The Secretary of State's approval of the Structure Plan is without prejudice to the consideration of detailed proposals in local plans. Some objections to the Structure Plan related to proposals which have been deleted by way of modification because they were too detailed to be considered at the structural level.

13. The Structure Plan shall become operative on 26 December 1980.

14. By virtue of Section 20 of the 1971 Act, this notice of approval of the Structure Plan forms part of the Development Plan for the County of North Yorkshire.

15. It should be clearly understood that the Secretary of State's approval of the Structure Plan does not convey approval for other statutory purposes. In particular, it does not commit the Department of the Environment or any other Government Department to the payment of grant on any particular project or to the amount or timing of any capital expenditure programme.

16. A list of the modifications which the Secretary of State has made to the Plan is set out in the Appendix to this letter for information.

I am Sir
Your obedient Servant

J W BLOWS
Acting Regional Director

Departments of the Environment and Transport
Yorkshire and Humberside Region
City House Leeds LS1 4JD
Telephone 0532 438232 Ext 300

From the Regional Director

The Chief Executive and Clerk of the County Council
North Yorkshire County Council
County Hall
NORTHALLERTON
North Yorkshire
DL7 8AD

CP.37SJK/HJM

YH/5069/324/25

14 January 1987

Sir

TOWN AND COUNTRY PLANNING ACT 1971 (AS AMENDED)
NORTH YORKSHIRE COUNTY STRUCTURE PLAN
ALTERATION NO 1

1. I am directed by the Secretary of State for the Environment to say that, having considered objections, including objections to proposed modifications and representations and the panel's report of the examination in public held in October 1985, he has today approved the above-named proposals for alteration with modifications. The modified proposals for alteration as approved are enclosed.

2. The Secretary of State has taken note of the explanatory memorandum submitted by the Council giving reasons for the policies and general proposals for the development and other uses of land contained in the proposals for alteration and stating the relationship of the proposals to general proposals for the development and other use of land in neighbouring areas. The explanatory memorandum does not form part of the approved alteration.

3. In considering the proposals for alteration, the Secretary of State has had regard in particular to the relationship of the policies and general proposals to national and established regional policies and the policies of neighbouring planning authorities; to the reconciliation of any conflicts between the individual policies and general proposals of the structure plan; and to the resolution of matters of substantial controversy.

To the extent that the Secretary of State considers appropriate, he has set out below his reasons for approving or modifying the policies and general proposals submitted by the Council.

MODIFICATIONS

4. GENERAL

4.1 MODIFICATION: The Secretary of State has modified Alteration No 1: "Introduction to the Structure Plan and the National and Regional Context", by removing the references to the deletion of the Introduction to the Structure Plan and of Figures 1 and 2.

4.2 The Introduction and Figures 1 and 2 of the initial Structure Plan submitted in October 1979 are not in fact part of the Plan as approved by the Secretary of State on 26 November 1980. Although the Panel found the Introduction and Figures 1 and 2 to be most helpful and recommended that, suitably amended, they be published in the altered Plan, the Secretary of State does not consider this appropriate. It is, however, for the County Council to decide whether they wish to include this material in the explanatory memorandum for the Plan as altered.

5. LAND FOR HOUSING

5.1 MODIFICATION: The Secretary of State has modified Alteration No 2: Policy H.1, by amending the provision for housing for both the county as a whole and for its districts; by removing the words "up to" and "up to the following totals" inserting instead "about"; and by amending the provision for the Greater York Area.

5.2 In the Alteration as submitted the County Council proposed that land should be provided for 45,800 dwellings in the county for the period 1981 to 1996. They considered that this represented a rolling forward of the provision of the approved Plan; that it had regard to the need for conservation and the environment of the county; and that it was in accordance with the strategy underlying the approved Plan that the provision of housing should be determined on grounds of policy rather than necessarily following previous trends. Nevertheless the EIP Panel looked at statistical trends and forecasts relevant to housing provision. There was no general criticism at the EIP that the provision for housing for the county as a whole was inadequate for the period intended, but representations were made by the House Builders Federation and others that the proposed provision was too low in some parts of the county. Yet others considered the intended provision to be too high in some places. At the EIP, the Panel also considered evidence about the market demand for housing; looked at the inter-relationship between North Yorkshire and neighbouring urbanised counties; considered the provision for each district in the county; and re-examined the justification for the identification of a figure for the Greater York Area.

5.3 The Panel found the continuation of the theme of the approved Plan, including a reduction in the rate of housebuilding, to be not unreasonable in principle. They

expressed concern, however, that the potential for in-migration of people to North Yorkshire was not being slowed sufficiently especially as evidence about 'headship rates', derived from the 1981 Census, indicated that households would not be formed as quickly as anticipated, and that in consequence fewer houses would be required than estimated when the Alteration was submitted to the Secretary of State. The County Council indicated that, as a result, there would be some 5,000 to 7,000 fewer households than expected, and they suggested at the EIP a revised range of figures, between 40,600 and 45,800 dwellings, which still allowed a provision up to the total in the Alteration as submitted. The Panel considered that an over-generous provision could result in damage to the environment and agriculture, and could increase the problems of neighbouring districts of West Yorkshire by attracting increased numbers of people from there to North Yorkshire and thereby hindering the regeneration of urban areas within West Yorkshire, concerns expressed at the EIP.

5.4 As for market demand, the Panel considered that this could not be precisely quantified, but they were impressed by evidence about the variety of housing markets in North Yorkshire, both by area and type of housing, and the relationship of demand to employment. The Panel concluded that the only way of allowing for the satisfaction of demand was to have regard to the calculations of housing need and to recent trends, but to allow for a measure of flexibility by taking account of the opinions and information presented at the EIP, so that district planning authorities could cater properly for the localised pattern of demand in their local plans. However, the Panel considered that the quality of environment in the county warranted restraint of unfettered market demand.

5.5 The Panel considered the provision for each district in the county and recommended that the total provision proposed for the period 1981 to 1996 should be reduced by 3,800 dwellings to 42,000 which they regarded as providing sufficient flexibility and support for home ownership policies. Taking account of the circumstances in each district, the Panel considered that the provision for Selby District should be reduced by 800 dwellings, for Harrogate and Ryedale Districts by 600 dwellings each, for Craven, Richmondshire and York Districts by 500 dwellings in each case, and for Hambleton District by 300 dwellings, but that the figure for Scarborough District should be unaltered. The Panel also considered that some of the provision for York District would have to be provided outside its boundaries.

5.6 The Secretary of State recognises that while the provision for the county recommended by the Panel is below the 45,800 in the Alteration as submitted, it is not as low as the reduction of some 5,000 to 7,000 dwellings suggested by recent information on 'headship rates'. He accepts that market demand cannot be precisely quantified, and that such demands vary in different parts of the county. He considers that there needs to be some flexibility in the provision of land for housing to take account of demand, but after further considering representations

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about his proposed modifications, he agrees with the Panel that in the areas close to West Yorkshire, the overall provision should not be of a scale which might hinder the regeneration of urban areas in that county. He takes the view that the aim of regenerating urban areas in West Yorkshire is a sufficiently well established objective to justify it being taken into account as a principle, amongst others, relevant to the assessment of an appropriate level of housing provision in North Yorkshire. He also agrees with the Panel that the quality of the environment in North Yorkshire warrants some restraint of unfettered market demand for housing, particularly having regard to the guidance in paragraph 3 of DOE Circular 15/84 about the need to accommodate necessary development in ways that protect amenity, and about the Government commitment to conservation policies. In this respect he notes that structure plan policies A.1, A.3, E.1 and E.8 identify particular areas where protection, conservation and restraint are appropriate, and together have effect over large parts of the county. He also notes that the theme of environmental conservation was an important part of the strategy of the approved structure plan.

5.7 The Secretary of State notes that the housing provision, in the Alteration as submitted, for some parts of the county caused greater concern than for others. In particular, the House Builders Federation suggested an increase in provision for the Harrogate, Ryedale, Scarborough and Selby Districts, and other concern was expressed that the provision for Scarborough District should be increased. However, in balancing these representations against the many other relevant factors drawn to his attention by the Panel, the Secretary of State does not consider that increasing the provision for these districts is justified. Rather, he accepts the Panel's opinion that in the case of Harrogate, Ryedale and Selby Districts a reduction in the proposed provision would be appropriate.

5.8 Although representations have been made about the Secretary of State's published intention to accept the provision for housing in Scarborough District as proposed by the County Council, he considers that there is insufficient reason to reduce the provision, which accords with that favoured at the EIP by both the County and the District Council. Although it was disputed, the evidence presented at the EIP about buoyant demand in the District is, in the Secretary of State's view, adequate reason for accepting the County Council's original proposal, in order to provide for flexibility in meeting housing demand.

5.9 Taking into account the implications of the 'headship rate' data derived from the 1981 Census the high quality of the environment in North Yorkshire, and the objective of urban regeneration in adjoining areas, the Secretary of State accepts the Panel's conclusions that the total provision of land for housing for the county for the period 1981 to 1996 should be for 42,000 new dwellings and that the provision for each district except Scarborough should be below that proposed in the submitted Structure Plan Alteration. He has modified policy H.1 accordingly. In

his view the figures proposed by the Panel take reasonable account of likely market demands for housing. He has considered representations about his proposed modifications but takes the view that the satisfaction of such demands will be aided by his removal of references to the words "up to" in the policy which might otherwise allow the figures to be treated as maxima for provision, and might imply that a lower provision would be admissible. He has, however, modified policy H.1 to provide for some flexibility by including instead the word "about", taking account of the Panel's preliminary view on the matter, expressed during the EIP. The Secretary of State has also had regard to the contribution to the housing market which might be expected by gains through the conversion of dwellings, such gains being additional to the provision in Policy H.1 as modified. In making these modifications he expects the take up of housing land to be kept under review so that restrictions which might encourage unwanted migration of people away from the county may be avoided.

5.10 As for the Greater York Area, the Secretary of State has noted the support given by the Panel and participants at the EIP to the principle of including in the Structure Plan a figure for housing provision in the area. Although references to the "York Inset Area" were deleted when the existing County Structure Plan was approved, the Secretary of State considers that the current pattern of development in the York area means that his normal preference that only district-wide guidance should be given could place an undue restriction on the proper planning of the area. He has therefore accepted the Panel's conclusions that a figure for housing provision for the Greater York Area should be included in policy H.1. The Secretary of State also accepts that some of the 3,200 dwelling provision for the York District may need to be found outside its boundaries. He considers that any balance of the 3,200 which cannot reasonably be met within the city should be provided within the remainder of the Greater York Area as an addition to the provisions set out for the relevant Districts in policy H.1.

5.11 The Secretary of State has noted the Panel's suggestion that the boundaries of the Greater York Area should be outside the York green belt area but, having regard to the document "Policies for Housing and Industrial Land in the Greater York Area" on which the County Council had based their proposed provision, and to which the Panel referred, he considers that the outer boundary of the Greater York Area should be between about 5 and 7 miles from the city centre, the precise boundary being a consideration for local planning. As a result, he has accepted the housing provision of 9,100 as recommended by the Panel, compared with 10,100 in policy H.1 of the Alteration as submitted.

5.12 The Secretary of State has also modified the proposals so that, for clarity, the districts contributing to the provision for the Greater York Area are named in policy H.1.

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6. LAND FOR INDUSTRY

6.1 MODIFICATION: The Secretary of State has modified Alteration No 3: Policy I.5, by amending the provision of land for industry for the various districts in the county; by inserting a total for the County; by amending the provision for the Greater York Area; by removing the words "up to the following totals" inserting instead "about"; and by deleting the requirement for one third of the land supply to be maintained for immediate development, reinstating instead the land supply requirement of the approved policy.

6.2 In the Alteration as submitted, the County Council proposed a significant increase in the provision of industrial land when compared with that of the Approved Structure Plan. They argued that factors such as changes in workplace and the density at which land was developed provided justification for their revised figures. Although the North Yorkshire District Councils supported the proposed provision, representations were made by others that it was too high, especially in Harrogate, and that the County Council had used unrealistic assumptions in their calculations, resulting in an over-generous provision of land. Some West Yorkshire authorities considered that the provision would hinder the regeneration of their areas.

6.3 The Panel concluded that the provision was over-generous, partly because it was not supported by evidence of demand, and did not take account of the re-use of industrial land vacated by firms relocating. They took into account other factors, but were mainly concerned that the revised assumption that one hectare of land was required for 34 jobs instead of the 50 jobs used as the basis for calculation in the original Structure Plan had not been conclusively substantiated. Although they did not find real substantiation for the fears of the West Yorkshire authorities, they did consider that an over-generous supply of land in North Yorkshire would not help in the regeneration of old established areas in West Yorkshire. They were also concerned that the provision of too much land for industry might encourage excessive inward migration of people to North Yorkshire. The Panel considered that an assumption that one hectare of land would satisfy 43 jobs was a more appropriate basis for calculating land provision because it was the figure indicated by the County Council as likely to be achieved as development matured through the period up to 1996. They accordingly recommended revised figures, reducing the provision for the County from the 491 hectares proposed by the County Council to 410 hectares, including reductions of between 3 hectares and 18 hectares in the various districts of the County. They also considered that the new requirement in policy I.5 for a one third supply of land to be available in each District at any one time was unnecessary and could lead to the blight of land.

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6.4 As he has made clear in DOE Circulars 16/84 and 14/85 the Secretary of State is concerned to ensure that unnecessary obstacles are not placed in the way of industrial development, and that sufficient land is made available for industrial use. He is also concerned that full use should be made of potential sites in the inner cities, so that unnecessary expansion of development into the countryside can be reduced, and that outside built-up areas the release of new land should be consistent with policies for the protection of agricultural land and other established planning policies. He has noted the Panel's opinions about the quality of the environment in North Yorkshire. While he considers that land should be available to satisfy the reasonable job requirements of the county, he shares the particular concern of the Panel about the way in which the industrial land provision has been calculated in the Alteration as submitted, and he accepts the basis of the Panel's recalculation and has modified policy I.5 to incorporate the recommended revised figures. In his view, policy I.5 as modified will make adequate provision for industry without creating undue environmental problems, and without creating unnecessary competition with nearby urban areas outside the county. The Secretary of State also considers that the reduced figures will more closely accord with the County Council's wish to reduce inward migration of people to the county. He does not, however, consider that the figures should be treated as maxima, with the implication that lesser provision might be acceptable, and he has therefore deleted the words "up to" but has included instead the word "about", to allow for some flexibility. He agrees that the requirement for one third of the land to be available in each District at any time is unnecessary, taking account of the absence of evidence of difficulties in the supply of land, and has removed this requirement from policy I.5 of the Alteration as submitted, in favour of the less specific requirement for land availability in the previously approved policy. In his view this allows greater flexibility in assessing appropriate levels of supply in different parts of the county, and has regard to the priorities in approved policy I.3 including the needs of the less accessible rural areas which he does not wish to see neglected.

6.5 In making these modifications, the Secretary of State nevertheless wishes the provision of industrial land to be kept under regular review by the County Council so that industrial regeneration is not unnecessarily hindered.

6.6 The Secretary of State has accepted the inclusion in the Plan of a figure for housing provision for the 'Greater York Area'. He similarly accepts the inclusion of a figure for industrial land provision in that area, for the reasons set out in paragraph 5.10 above. He considers that the provision for the Greater York Area should be 87 hectares as recommended by the Panel and that the area should be as described in paragraph 5.11. He has also modified the policy for clarity, to

identify the districts wholly or partly included in the area; in doing so, however, he considers that the contribution to the industrial land provision for the Greater York Area to be made by Hambleton District is likely to be very small. The Secretary of State has also noted the Panel's criticism that some of the provision for York District is unlikely to be met from within that district. He has modified the Plan to provide for 26 hectares for York District but he accepts that some of this provision may need to be found outside the district boundaries. He considers that any balance of the 26 hectares which cannot be reasonably met within the city should be provided in the remainder of the Greater York area as an addition to the provisions set out for the relevant Districts in policy I.5

7. TRANSPORT

7.1 MODIFICATION: The Secretary of State has modified Alteration No 6: Policy T.7a, by bringing up-to-date the list of trunk road schemes included.

7.2 This follows consultations with Department of Transport and the publication of the White Paper "Policy for Roads in England 1983" (Cmnd 9059) and the report "National Roads England 1985", neither of which was taken fully into account in the submitted Alteration of policy T.7a.

7.3 MODIFICATION: The Secretary of State has modified Alteration No 7: Policy T.8 by removing the reference to a Glusburn Bypass (A6068).

7.4 Although one objection to the inclusion of the Glusburn Bypass in policy T.8 was withdrawn, the Panel concluded that uncertainties about the need and priority for the bypass made it premature to assess the justification for the scheme and they recommended its deletion.

7.5 The Secretary of State accepts the Panel's recommendation, having had particular regard to the representations made about the inadequacies of traffic data and to the apparent uncertainty of intention on the part of the County Council about other road schemes along the A6068 route. He has therefore deleted the Glusburn Bypass from policy T.8

8. AGRICULTURE

8.1 MODIFICATION: The Secretary of State has modified Alteration No 9, Policy A.5 to clarify the application of the term "small scale", and to replace the reference to the cost of public utility services with a proviso that the planning authority are satisfied that the necessary works are or will be provided.

8.2 Following advice from the Ministry of Agriculture, Fisheries and Food, the Secretary of State considers it unlikely that intensive livestock units would be viable if they are constrained by the inclusion in policy A.5 of the words "small scale". He has therefore modified the wording to clarify that the definition "small scale" relates to agricultural service industries and not to intensive livestock units.

8.3 As for the reference to the cost of public utility services, the Secretary of State has taken the view that the test of whether a proposal or planning application should be approved, in relation to the provision of infrastructure, is whether the infrastructure is available or likely to become available, rather than be determined by a subjective measure of cost. He has therefore modified policy A.5 accordingly.

9. CARAVANS AND CAMPING

9.1 MODIFICATION: The Secretary of State has modified Alteration No 11: Policy R.11 by clarifying the criteria for the location of touring caravans and tent sites.

9.2 The Secretary of State has generally accepted revised wording suggested by the County Council and Scarborough Borough Council in respect of the objection by the latter that policy R.11 in the Alteration as submitted might be capable of misinterpretation because the wording does not make it clear that criteria other than agricultural land quality are applicable to an assessment of proposals for development. He has therefore modified the second sentence of policy R.11 to make it clear that the criteria in policy R.10 also apply to proposals for touring caravans and tent sites, but that exceptions may be made in respect of grades 1, 2 or 3(a) agricultural land or valley bottom land in upland areas.

10. GREEN BELTS

10.1 MODIFICATION: The Secretary of State has deleted Alteration No 13: Policy E.8 - "Green Belts", thus reverting to the terms of the existing approved policy.

10.2 Although there have been a number of expressions of support for the County Council's proposed alteration to policy E.8 it was suggested at the EIP that, following DOE Circular 14/84, exceptional circumstances were necessary to justify an expansion of the green belt towards the southern and western boundaries of Harrogate, and that such expansion might unduly increase pressure for development elsewhere, particularly in the north-east Harrogate area. The Panel concluded that the development needs of the area would be better considered without the imposition of green belt, that local circumstances did not justify the proposed Alteration, and that there were no exceptional circumstances to warrant a change in the Secretary of State's previous decision not to extend green belt in the Harrogate area.

10.3 In the Secretary of State's opinion, the objections to his proposed modifications did not raise new issues and he accepts the conclusions and recommendations of the Panel and has accordingly deleted the Alteration to policy E.8. He notes, however, that the Panel considered as 'important' the land which keeps Harrogate apart from the village of Pannal, and their suggestion that some of the area south and west of Harrogate was worthy of protection in a local plan because of its landscape value.

10.4 In respect of Alteration No 14: Policy E.10, the Secretary of State agrees with the Panel that the Alteration clarifies the original policy relating to the

expansion of settlements within the green belt. He considers that the requirement for the establishment of a "need" for the expansion of a settlement will strengthen green belt control rather than weaken it as feared by some objectors. He has noted the concern expressed in several representations from people living on the north-east side of Harrogate about detailed development matters and precise green belt boundaries in their area but considers these to be inappropriate matters for him to resolve in the context of the Alteration to the Structure Plan. He has therefore approved Policy E.10 as proposed to be altered by the County Council.

11. KEY DIAGRAM

11.1 MODIFICATION: The Secretary of State has modified the Key Diagram, Alteration No 15, as a consequence of his modifications concerning the Department of Transport Road Schemes (Policy T.7a), and Green Belts (Policy E.8).

11.2 The Secretary of State has decided that the Key Diagram should reflect the up-to-date programme of DTp trunk road schemes by including those schemes added to the programme; and that the boundary of green belt in the Harrogate area shall not be extended as proposed by the County Council.

COMMENT

12.1 As for the Panel's recommendations that a local plan be prepared by the County Council for the Greater York Area, and that local plans in the county should be prepared as soon as possible, the Secretary of State takes the view that these are matters for consideration jointly by the County and District Councils.

12.2 As a consequence of the Secretary of State's decisions, paragraphs 6.2-6.6 and 7.5 of the Notice of Approval of the North Yorkshire County Structure Plan, issued on 26 November 1980, have been superseded and are no longer relevant.

13. The Secretary of State's approval of the proposals for alteration is without prejudice to the consideration of detailed proposals in local plans. Some of the objections to the proposals straddled the levels of structure and local plans. All objections have been looked at to see whether they are relevant to the structural level. On some of them, the Secretary of State has formed no view of their planning merits because they were matters more appropriately considered at the local planning level.

14. The alterations to the structure plan shall become operative on 4 February 1987.

15. By virtue of section 20 of the 1971 Act, this notice of approval of the proposal for alterations to the structure plan forms part of the development plan for the county of North Yorkshire.

16. It should be clearly understood that the Secretary of State's approval of the proposals for alteration does not convey approval for other statutory purposes. In particular, it does not commit the Department of the Environment or any other

Government department to the payment of grant on any particular project or to the amount or timing of any capital expenditure programme.

17. A list of the modifications which the Secretary of State has made to the proposals for alteration is set out in an Appendix to this letter for information.

I am, Sir
Your obedient Servant

J F BALLARD
Regional Director

Departments of the Environment and Transport
Yorkshire and Humberside Region
City House Leeds LS1 4JD
Telephone 0532 438232 Ext.2236

From the
Regional Director

The Chief Executive and Clerk of the County Council
North Yorkshire County Council
County Hall
NORTHALLERTON
North Yorkshire
DL7 8AD

YH/5069/324/26/4 Pt2

2 August 1989

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971 (AS AMENDED)
NORTH YORKSHIRE COUNTY STRUCTURE PLAN: ALTERATION NO 2

1. I am directed by the Secretary of State for the Environment to say that, having considered objections, including objections to proposed modifications and representations and the panel's report of the examination in public held in March 1988, he has today approved the above-named proposals for alteration with modifications. The modified proposals for alteration as approved are enclosed.

2. The Secretary of State has taken note of the explanatory memorandum submitted by the Council giving reasons for the policies and general proposals for the development and other uses of land contained in the proposals for alteration and stating the relationship of the proposals to general proposals for the development and other use of land in neighbouring areas. The explanatory memorandum does not form part of the approved alteration.

3. In considering the proposals for alteration, the Secretary of State has had regard in particular to the relationship of the policies and general proposals to national and established regional policies and the policies of neighbouring planning authorities; to the reconciliation of any conflicts between the individual policies and general proposals of the structure plan; and to the resolution of matters of substantial controversy.

To the extent that the Secretary of State considers appropriate, he has set out below his reasons for approving or modifying the policies and general proposals submitted by the Council.

MODIFICATIONS

4. MINERAL WORKING POLICIES

4.1 MODIFICATION: The Secretary of State has modified Alteration No 2: Policy M1, to remove the word "only" from the preamble to the criteria for assessing development proposals; and to amend criteria concerned with the assessment of the environmental effects of mineral working proposals, and the restoration of sites.

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4.2 In accepting the view of the Panel who conducted an Examination in Public about the plan that the word "only" should be removed from proposed Policy M1, the Secretary of State notes that, at the EIP, the Minerals Division of the Department of the Environment (DOE) questioned its use in relation to criteria to be satisfied before development will be permitted. They contended that the preamble to the proposed Policy did not give a clear indication that development would be permitted unless there was good reason for it to be refused, and that it was not in accordance with government advice. Although the County Council argued that removal of the word "only" might weaken the Policy, the Secretary of State agrees with the conclusion of the Panel that in practice its removal would bring the Policy closer to the spirit of government guidance without weakening its intent.

4.3 Sub-section (iv) of proposed Policy M1 requires assessment of the environmental effects of proposals for mineral working and development. The EIP Panel recognised that the Secretary of State may wish to reconsider the sub-section in the event of the European Community Directive about "Environmental Assessments" being implemented. The relevant Regulations and Order have now been made, and advice about Environmental Assessments has been published in DOE Circular 15/88. It is possible that some proposals for minerals working in North Yorkshire may require formal Environmental Assessment under the terms of the Regulations, where proposed developments have significant effects on the environment. The Secretary of State has therefore taken account of this by modifying the sub-section accordingly.

4.4 At the EIP there was general agreement that the possibility of progressive restoration of mineral working sites should be taken into account in the criteria for assessing development proposals. The Panel considered that such a reference was warranted to ensure good practice and high standards and to avoid unnecessary despoilation of the landscape. The County Council suggested an amendment to sub-section (vii) of proposed Policy M1 to give effect to the agreed opinion. Taking account of that agreement, the Secretary of State accepts the amendment in modifying the sub-section of the Policy.

4.5 MODIFICATION: The Secretary of State has modified Alteration No 3: Policy M2, to remove the word "significantly" from the Policy; and to reflect the formal designation of the Howardian Hills Area of Outstanding Natural Beauty.

4.6 The Secretary of State agrees with the Panel that there ought to be a balance between the need for minerals and for environmental protection in those areas where development could harm interests of acknowledged importance. It is not his intention to diminish the importance of protecting the landscape and environment of the areas to which proposed Policy M2 relate. However, because of that general emphasis on environmental matters in such designated areas, he has taken the view that the inclusion of the word "significantly" in the preamble to the policy is an unnecessary and imprecise elaboration of how far the benefits of a proposed mineral development must outweigh environmental consequences before the development should be permitted. He has therefore deleted the word.

4.7 The Howardian Hills were formally designated as an Area of Outstanding Natural Beauty after the submission of the Alteration to the Structure Plan. The Secretary of State has modified Policy M2 to bring it up to date in this respect.

4.8 MODIFICATION: The Secretary of State has modified Alteration No 4: Policy M3, to include designated Areas of Outstanding Natural Beauty within the Policy; to bring it into greater accord with national policy; to adopt wording used elsewhere in the Alteration to the Structure Plan; and to remove uncertainty in the application of sub-section (iii) of the Policy.

4.9 The County Council intend, in Policy M3, that proposals for mineral extraction and ancillary development in the two National Parks in North Yorkshire should be subject to the most rigorous examination. At the EIP it was suggested that development proposals in the designated Areas of Outstanding Natural Beauty should be subject to a similarly rigorous examination, because this reflected the intention of government policy. The Panel agreed with that view, which the Secretary of State also accepts as being in accord with previously stated government policy. He has therefore included within the terms of the policy the Howardian Hills and that part of the Forest of Bowland Area of Outstanding Natural Beauty which lies in North Yorkshire.

4.10 The Panel recommended that to be consistent with the policies in the Structure Plan Alteration, the word "extraction" in the preamble to proposed Policy M3 should be replaced by "working". The Secretary of State agrees that there should be consistency; and has modified the preamble to take account of this and to make it clear that the necessary rigorous examination is applied to "proposals for" working and ancillary development.

4.11 The Secretary of State also considers it necessary to modify the preamble to proposed Policy M3 to bring it more into line with government policy. The government's approach of subjecting minerals proposals in these areas to a most rigorous examination stems from the recognition that mineral working can have a serious impact on their natural beauty. Equally, it is necessary to ensure that such developments are permitted if they are judged to be in the public interest, as is recognised in the Panel Report. The Secretary of State takes the view that in applying Policy M3, a decision about whether a proposed development is in the public interest should only be taken after an assessment of the criteria set out in the sub-sections of the Policy. He has modified the preamble accordingly, and has clarified the criteria.

4.12 Although the Secretary of State notes the opinion of the Panel that the first criterion (i) of proposed policy M3 accords reasonably well with government policy, he considers that it should be modified to demonstrate this more precisely. In his view it is necessary to examine the justification for the mineral working in terms of national considerations as part of an assessment of whether a mineral working is in the public interest. However, he considers that the requirement of the policy to demonstrate a compelling national need for development does not adequately reflect government policy. The Secretary of State notes the Panel's doubts about including a reference to the local economy, but considers it appropriate that the impact of development upon the local economy should be specifically set out as a matter to be taken into account. He has modified sub-section (i) of the policy to make more precise references about these matters.

4.13 As for sub-section (iii) of proposed Policy M3, there was general acceptance at the EIP of the desirability of taking specific end uses into account when considering proposals to develop high grade or specialised minerals. Reservations were expressed, however, that a limitation on output to the amount required for a specific use may not be appropriate in every case, and that a rigid limitation did not necessarily reflect government policy. The Panel considered that the criterion lacked reasonable flexibility. The Secretary of State accepts this, but is concerned that the terms "high grade"

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and "specialised minerals" are imprecisely defined and considers that the limitations of the planning system in restricting the end uses of minerals must be taken into account. He has modified the sub-section to take account of these concerns and to reflect the Panel's recommendation that reasonable flexibility is allowed.

4.14 MODIFICATION: The Secretary of State has modified Alteration No 6: Policy M5, to bring it into closer accord with national policy.

4.15 At the EIP there was general agreement that the best and most versatile agricultural land should generally be protected from development. The Secretary of State accepts this but has modified Policy M5 to bring it more closely into line with the advice set out in DOE Circular 16/87 that such land should be protected from irreversible development.

4.16 The Panel considered that although it is not unreasonable to take into account the possibility of land being restored to its original quality, this might be difficult to achieve. In the Secretary of State's view, restoration of land should always be to a high standard but he considers it inappropriate to require that the standard should necessarily be that of the original quality. He has modified Policy M5 to make this clear.

5. WASTE DISPOSAL POLICIES

5.1 MODIFICATION: The Secretary of State has modified Alteration No 17: Policy W1 to show a hierarchy of preference and type of land to be used for waste disposal; and to clarify the type of agricultural land which might be used, and the circumstances for its use.

5.2 Following discussion at the EIP, the Panel concluded that landfill will continue to be the primary means of waste disposal in the county. The Secretary of State accepts this conclusion because it accords with national practice, taking into account that landfill is usually the most practicable and economical method of disposal. However, several participants at the EIP expressed concern that the three classes of land identified by the County Council in Policy W1, as offering potential sites for waste disposal facilities, were not arranged in a clear hierarchy of priority for site selection. In particular it was contended that the Policy did not make it clear that the use of agricultural land for tipping was a last resort, nor did it clearly define the type of agricultural land which could be considered.

5.3 Although the County Council regarded the Policy as setting out a hierarchy of preferences for site selection, the Panel accepted the concerns expressed, recommending that the Policy be revised to show a clear hierarchy of preferences to show that the use of void space would be the first preference; with second preference for the use of derelict and degraded land; and lowest preference for the use of agricultural land, emphasising that agricultural land should be utilised only in exceptional circumstances. The Secretary of State agrees with the Panel's view. He considers that Policy W1 as proposed lacks proper clarity in the expression of a hierarchy of types of land for consideration in site selection. He has modified the Policy to set out a list in priority order. He also accepts that the low priority to be accorded to the use of agricultural land for waste disposal should be emphasised and has indicated that it should be used only in exceptional circumstances.

5.4 At the EIP there was criticism that the description of agricultural land which might be used for landfill as that "with some physical limitations" allowed for an uncertain and wide interpretation. The Panel considered that a description of land as that "with severe limitations" would make it clear that only a restricted range of agricultural land was to be considered. The Secretaryof State agrees that only a very restricted range of agricultural land should be considered and that it should not be used unless there are exceptional circumstances. However, he has had regard to representations that the description of relevant agricultural land as that "with severe limitations" could be unduly onerous for some circumstances in North Yorkshire. He has therefore modified the third criterion of policy W1 to allow other land of low agricultural quality to be considered in the circumstances set out in the remainder of the policy.

5.5 MODIFICATION: The Secretary of State has deleted from the Structure Plan Alteration No 20: Policy W4.

5.6 Proposed Policy W4 sets out the County Council's opposition to proposals to provide facilities for the disposal of radioactive waste materials and work associated with the selection of sites for such disposal. The Policy was not discussed at the EIP but the Secretary of State's published intention to delete it was subject to considerable objection. However, the identification and development of such waste facilities is a matter for UK Nirex Ltd. In March 1989, he accepted Nirex's report and recommendations on the disposal of low and intermediate level radio active waste in a deep repository. Nirex recommends that the next steps should be to carry out detailed geological studies in the vicinity of Sellafield and Dounreay. The further evaluation of the geology of these two areas will enable Nirex to decide on their suitability for construction of a repository, or whether it will be necessary to evaluate other sites. Only when these investigations have been undertaken will Nirex be in a position to submit proposals and to seek the necessary approvals. The Secretary of State considers that to approve policy W4 would prejudice consideration of any application for the development of a facility that might be submitted by Nirex. Accordingly, he has deleted the Policy.

6. COMMENT

6.1 In considering sub-section (i) of proposed Policy M1, the Panel agreed with the contention of the County Council that the assessment of need for a mineral was a responsibility to be shared by both the minerals industry and the minerals planning authority, recommending that the sub-section might include an appropriate reference to this. The Secretary of State considers, however, that such a reference would be an unnecessary elaboration of the responsibilities for making, considering and determining planning applications.

6.2 The Secretary of State notes and commends the Panel recommendation that the County Council co-operate with other relevant authorities to take a broad view of possible solutions to specific waste disposal problems, particularly where large volumes of waste may be involved.

6.3 The Secretary of State has had regard to other representations and comments made about the proposals for Alteration of the Structure Plan, to the remaining recommendations made by the EIP Panel, and to the objections and representations made about his proposed modifications, but has made those changes detailed above.

6.4 As a consequence of the Secretary of State's decisions, paragraphs 9.1-9.6 of the Notice of Approval of the North Yorkshire County Structure Plan, issued on 26 November 1980, have been superseded and are no longer relevant.

7. The Secretary of State's approval of the proposals for alteration is without prejudice to the consideration of detailed proposals in local plans.

8. The alterations to the structure plan shall become operative on 1 September 1989.

9. By virtue of section 20 of the 1971 Act, this notice of approval of the proposal for alterations to the structure plan forms part of the development plan for the county of North Yorkshire.

10. It should be clearly understood that the Secretary of State's approval of the proposals for alteration does not convey approval for other statutory purposes. In particular, it does not commit the Department of the Environment or any other Government department to the payment of grant on any particular project or to the amount or timing of any capital expenditure programme.

11. A list of the modifications which the Secretary of State has made to the proposals for alteration is set out in an Appendix to this letter for information.

Yours faithfully

J F BALLARD
Regional Director

6F

POPULATION AND HOUSING

POLICY H1

FOR THE PERIOD 1991-2006 PROVISION WILL BE MADE MAINLY IN AND AROUND MAIN URBAN AREAS, MAIN TOWNS AND SMALL TOWNS FOR ABOUT 34,400 ADDITIONS TO THE HOUSING STOCK (NEW BUILD PLUS NET CONVERSIONS) IN THE COUNTY OF NORTH YORKSHIRE ON THE BOUNDARIES EFFECTIVE FROM 1 APRIL 1996 AND FOR ABOUT 10,200 ADDITIONS TO THE HOUSING STOCK (NEW BUILD PLUS NET CONVERSIONS) IN THE NEW COUNTY AND CITY OF YORK.

WITHIN THE COUNTY OF NORTH YORKSHIRE THE 34,400 DWELLINGS WILL BE BROADLY DISTRIBUTED AS FOLLOWS:-

CRAVEN	2,600
HAMBLETON	4,500
HARROGATE	7,000
RICHMONDSHIRE	2,500
RYEDALE	2,700
SCARBOROUGH	5,800
SELBY	9,300

OF THE TOTAL FOR THE COUNTY OF NORTH YORKSHIRE ABOUT 500 NET ADDITIONS TO THE HOUSING STOCK WILL BE PROVIDED IN EACH OF THE NORTH YORK MOORS AND YORKSHIRE DALES NATIONAL PARKS.

THE LOCAL AUTHORITIES WILL TAKE STEPS TO ENSURE THAT THE HOUSING PROVISIONS IN THIS POLICY WILL BE PHASED TO MAINTAIN A SUPPLY OF LAND THROUGHOUT THE PLAN PERIOD.

POLICY H2 deleted

POLICY H3

OUTSIDE THE MAJOR URBAN AREAS AND THE MARKET TOWNS PROVISION WILL BE MADE WITHIN THE DISTRICT TOTALS FOR THE MAJORITY OF NEW HOUSING DEVELOPMENT IN THE RURAL AREAS TO BE LOCATED IN SERVICE VILLAGES IDENTIFIED ACCORDING TO THE FOLLOWING CRITERIA:-

(i) THE ACCESSIBILITY OF THE VILLAGE FROM THE SURROUNDING AREA AND ITS LOCATION RELATIVE TO LOCAL CENTRES OF EMPLOYMENT AND OTHER SERVICE VILLAGES;

(ii) THE AVAILABILITY OF COMMUNITY SERVICES AND FACILITIES PARTICULARLY PRIMARY EDUCATION, SHOPS, A POST OFFICE, AND PUBLIC TRANSPORT AND THE LEVEL OF POPULATION REQUIRED TO SUPPORT THOSE SERVICES AND FACILITIES;

(iii) THE ABILITY OF THE VILLAGE TO ACCOMMODATE ADDITIONAL DEVELOPMENT WITHOUT DETRIMENT TO ITS BASIC FORM AND CHARACTER;

(iv) THE ABILITY OF THE EXISTING AND PLANNED PHYSICAL SERVICES TO CATER FOR ADDITIONAL GROWTH;

(v) CONSISTENCY WITH THE PROVISIONS OF POLICIES IN THE STRUCTURE PLAN CONCERNING THE LOSS OF AGRICULTURAL LAND AND THE PROTECTION OF THE ENVIRONMENT. SERVICE VILLAGES WILL BE IDENTIFIED IN LOCAL PLANS.

POLICY H4

IN SETTLEMENTS OUTSIDE THE MAIN URBAN CENTRES, MARKET TOWNS AND SERVICE VILLAGES, NEW HOUSING DEVELOPMENT WILL BE LIMITED TO CONVERSIONS, INFILLING AND SMALL-SCALE DEVELOPMENT PROVIDED THAT:

(i) THE DEVELOPMENT IS OF A SCALE AND DESIGN APPROPRIATE TO THE EXISTING FORM AND CHARACTER OF THE SETTLEMENT;

(ii) THE DEVELOPMENT IS CONSISTENT WITH THE EXISTING OR PROPOSED LEVEL OF SERVICES AND FACILITIES AVAILABLE IN THE SETTLEMENTS; AND

(iii) THE DEVELOPMENT CAN BE PROVIDED WITHIN THE HOUSING GROWTH GUIDELINES AS SPECIFIED IN POLICY H1.

POLICY H5

ISOLATED RESIDENTIAL DEVELOPMENT WHICH IS NOT RELATED TO AN EXISTING SETTLEMENT WILL NORMALLY NOT BE PERMITTED UNLESS IT CAN BE SHOWN EITHER THAT IT IS ESSENTIAL TO THE NEEDS OF AGRICULTURE OR FORESTRY OR THAT THERE ARE OTHER EXCEPTIONAL CIRCUMSTANCES WHICH WOULD WARRANT THE GRANTING OF PLANNING PERMISSION.

POLICY H6

IN ALLOCATING LAND FOR DEVELOPMENT, PRIORITY WILL BE GIVEN TO THE USE OF LAND, PARTICULARLY VACANT OR DERELICT LAND, WITHIN THE BOUNDARIES OF EXISTING SETTLEMENTS.

POLICY H7

PROVISION WILL BE MADE TO ENSURE THAT A FIVE YEAR SUPPLY OF LAND IS ALWAYS AVAILABLE FOR HOUSING DEVELOPMENT SUBJECT TO THE HOUSING FIGURES IN POLICY H1. THE FOLLOWING CRITERIA WILL BE TAKEN INTO CONSIDERATION WHEN ASSESSING THE FIVE YEAR SUPPLY:-

(i) WHETHER THE LAND IS AVAILABLE AND CAN BE DEVELOPED WITHIN THE FIVE YEAR PERIOD; AND

(ii) THE NEEDS OF THE LOCAL HOUSEBUILDING INDUSTRY IN TERMS OF AVAILABILITY OF LOCATION AND TYPE OF HOUSING REQUIRED BY THE MARKET.

POLICY H8

SUBJECT TO LOCAL SITE FACTORS AND THE RANGE OF HOUSING ALREADY AVAILABLE LOCALLY, NEW RESIDENTIAL ESTATE DEVELOPMENT WILL NORMALLY BE PERMITTED ONLY WHERE IT ACHIEVES AN AVERAGE DENSITY OF NOT LESS THAN 25 DWELLINGS PER HECTARE (10 DWELLINGS PER ACRE). DEVELOPMENTS PROPOSING DENSITIES BELOW THE SPECIFIED AVERAGE MAY BE APPROPRIATE IN CERTAIN CIRCUMSTANCES PROVIDED THAT THE DEVELOPMENT RELATES TO INFILL SITES, SMALL SCALE DEVELOPMENT OR TO SITES WITH PARTICULAR PHYSICAL, SERVICE OR ENVIRONMENTAL CONSTRAINTS WHICH PRECLUDE THE ACHIEVEMENT OF HIGHER DENSITIES.

POLICY H9

PROVISION WILL BE MADE FOR THE MAINTENANCE AND, WHERE APPROPRIATE, THE EXTENSION OF RESIDENTIAL USE OF PROPERTY IN AND AROUND TOWN CENTRES AND PARTICULARLY IN AND AROUND THE HISTORIC CORE OF THE CITY OF YORK, THROUGH PERMITTING SUITABLE NEW DEVELOPMENT AND THROUGH THE CONVERSION OF SUITABLE EXISTING PROPERTY AND VACANT UPPER FLOORSPACE.

INDUSTRY AND EMPLOYMENT

POLICIES I1 AND I2 deleted

POLICY I3

PRIORITY WILL BE GIVEN TO THE PROVISION OF LAND FOR INDUSTRY AND COMMERCE IN SCARBOROUGH AND OTHER COASTAL TOWNS AND IN THOSE SETTLEMENTS IN LESS ACCESSIBLE RURAL AREAS SELECTED IN LOCAL PLANS AS MOST SUITABLE.

POLICY I4

IRRESPECTIVE OF THE LIMITS OF POLICY I5, THE EXPANSION AND/OR REDEVELOPMENT OF EXISTING FIRMS WILL NORMALLY BE PERMITTED.

POLICY I5

FOR THE PERIOD 1991-2006 PROVISION WILL BE MADE MAINLY IN AND AROUND MAIN URBAN AREAS, MAIN TOWNS AND SMALL TOWNS FOR ABOUT 430HA OF ADDITIONAL LAND FOR INDUSTRIAL/BUSINESS DEVELOPMENT IN THE COUNTY OF NORTH YORKSHIRE ON THE BOUNDARIES EFFECTIVE FROM 1 APRIL 1996 AND FOR ABOUT 145 HA IN THE NEW COUNTY AND CITY OF YORK.

WITHIN THE COUNTY OF NORTH YORKSHIRE, THE 430HA OF LAND WILL BE BROADLY DISTRIBUTED AS FOLLOWS:-

CRAVEN	25 HA
HAMBLETON	70 HA
HARROGATE	65 HA
RICHMONDSHIRE	35 HA
RYEDALE	20 HA
SCARBOROUGH	90 HA
SELBY	125 HA

POLICY I6

INDUSTRIAL AND COMMERCIAL DEVELOPMENT WILL NORMALLY BE PERMITTED WITHIN, OR WHERE APPROPRIATE ADJOINING, EXISTING INDUSTRIAL ESTATES/AREAS AND ON SITES LOCATED WITHIN, OR IN CLOSE PROXIMITY TO, A BUILT-UP AREA.

POLICY I7 deleted

POLICY I8

IRRESPECTIVE OF THE LIMITS OF POLICY I5, SMALL SCALE INDUSTRIAL DEVELOPMENTS OF AN APPROPRIATE TYPE WILL NORMALLY BE PERMITTED IN RURAL SETTLEMENTS.

POLICIES I9 AND I10 deleted

POLICY I11

PROVISION WILL NOT BE MADE FOR THE DEVELOPMENT OF NEW, LARGE-SCALE, WHOLESALE WAREHOUSES, STORAGE DEPOTS, DISTRIBUTION OR HAULAGE BUSINESSES EXCEPT WHERE IT CAN BE DEMONSTRATED THAT SUCH DEVELOPMENT NEEDS TO BE LOCATED IN NORTH YORKSHIRE FOR OPERATIONAL REASONS AND PROVIDED THAT:-

(i) THE PROPOSED SITE HAS GOOD ACCESS, AS APPROPRIATE, TO THE MAIN ROAD NETWORK, RAILWAY OR NAVIGABLE WATERWAY SYSTEM; AND

(ii) THE PROPOSAL IS CONSISTENT WITH THE PROVISIONS OF POLICIES CONCERNING THE LOSS OF AGRICULTURAL LAND AND PROTECTION OF THE ENVIRONMENT.

POLICY I12

IN ADDITION TO LAND PROVIDED UNDER POLICY I5, PROVISION WILL BE MADE FOR THE EXPANSION OF BUSINESS USE THROUGH THE DEVELOPMENT OF SUITABLE LAND AND/OR BUILDINGS, IN AND ADJACENT TO THE TOWN CENTRES OF HARROGATE, SCARBOROUGH AND YORK, MARKET TOWNS AND, WHERE APPROPRIATE, IN LOCAL COMMERCIAL CENTRES, WHERE DEVELOPMENT:-

(A) WOULD SIGNIFICANTLY IMPROVE THE SCALE AND RANGE OF LOCAL JOB OPPORTUNITIES.

OR

(B) WOULD INCREASE THE USE OF VACANT, UNDERUSED OR DERELICT PREMISES AND SITES.

AND

(C) COMPLIES WITH OTHER STRUCTURE PLAN POLICIES CONCERNING THE PROTECTION OF THE LOCAL ENVIRONMENT, POLICY H9 CONCERNING THE MAINTENANCE OF RESIDENTIAL USE AND POLICY E4 CONCERNING THE CONSERVATION OF BUILDINGS.

POLICY I13

PROVISION WILL BE MADE FOR THE DEVELOPMENT OF TOURIST ACCOMMODATION AND FACILITIES WHICH WILL:-

(i) HELP TO DEVELOP AND MAINTAIN THE VIABILITY OF THE TOURIST INDUSTRY;

(ii) INCREASE THE PROVISION OF SERVICED ACCOMMODATION;

(iii) ASSIST THE EXTENSION OF THE TOURIST SEASON, THE PROVISION OF EMPLOYMENT IN THE WINTER MONTHS AND THE DEVELOPMENT OF THE CONFERENCE TRADE, PARTICULARLY IN SCARBOROUGH, HARROGATE AND YORK;

(iv) IMPROVE THE RANGE OF LOCAL FACILITIES.

POLICY I14

PROVISION WILL BE MADE FOR THE MAJORITY OF NEW TOURIST ACCOMMODATION AND RELATED FACILITIES (EXCLUDING CARAVANS) TO BE LOCATED WITHIN, OR IN CLOSE PROXIMITY TO, SPECIFIED TOURING BASES. OUTSIDE TOURING BASES, AND PARTICULARLY WITHIN THOSE AREAS DESIGNATED IN ACCORDANCE WITH POLICY I3, DEVELOPMENT OF AN APPROPRIATE SCALE AND TYPE WILL BE CONSIDERED SYMPATHETICALLY WHERE IT IS LIKELY TO CONTRIBUTE TO AN INCREASE IN LOCAL INCOME AND EMPLOYMENT AND WHERE IT COMPLIES WITH OTHER STRUCTURE PLAN POLICIES, IN PARTICULAR THOSE CONCERNING THE PROTECTION OF THE ENVIRONMENT.

THE FOLLOWING CENTRES ARE DEFINED AS TOURING BASES:

FILEY, HARROGATE, HELMSLEY, INGLETON/BENTHAM, KIRBYMOORSIDE, LEYBURN, MALTON/NORTON, PICKERING, PATELEY BRIDGE, RICHMOND, RIPON, SCARBOROUGH, SETTLE, SKIPTON, THIRSK, WHITBY, YORK..

POLICY I15

IN EXCEPTIONAL CIRCUMSTANCES LARGE SCALE BUSINESS OR INDUSTRIAL DEVELOPMENT FOR OCCUPATION BY A SINGLE LARGE OPERATOR AND ANY RELATED DEVELOPMENT DIRECTLY LINKED TO ITS OPERATION MAY BE PERMITTED AS AN EXCEPTION TO THE PROVISIONS OF POLICY I5 PROVIDED THAT:-

(i) THE DEVELOPMENT WOULD RESULT IN SUBSTANTIAL EMPLOYMENT OR OTHER ECONOMIC BENEFITS; AND

(ii) THERE ARE CLEAR AND SUBSTANTIVE REASONS WHY THE PROPOSED DEVELOPMENT CANNOT BE IMPLEMENTED ON LAND ALLOCATED IN LOCAL PLANS FOR BUSINESS OR INDUSTRIAL DEVELOPMENT IN ACCORDANCE WITH POLICY I5; AND

(iii) THERE ARE NO OVERRIDING PLANNING OBJECTIONS.

IN ALL CASES A FULL ENVIRONMENTAL ASSESSMENT OF THE PROPOSAL WILL BE REQUIRED.

TRANSPORT

POLICY T1

FOR THE PURPOSE OF THE ALLOCATION OF RESOURCES AND TRAFFIC REGULATION, THE PRIMARY ROAD NETWORK IN THE COUNTY WILL COMPRISE:-

(i) MOTORWAYS AND TRUNK ROADS;

(ii) PRINCIPAL COUNTY ROADS (CLASS A) AND B6479 SETTLE TO HORTON-IN-RIBBLESDALE, B6255 BETWEEN HAWES AND INGLETON, B6265 BETWEEN SKIPTON AND GRASSINGTON AND B6271/B1263/B1264 BETWEEN CATTERICK AND THE COUNTY BOUNDARY NEAR YARM.

POLICY T2

CONVENTIONAL PUBLIC TRANSPORT SERVICES, BOTH BUS AND TRAIN, WILL BE SUSTAINED THROUGHOUT THE COUNTY AS FAR AS POSSIBLE. WHERE CONVENTIONAL SERVICES CANNOT REASONABLY BE SUSTAINED CONSIDERATION WILL BE GIVEN TO THE PROVISION OF ALTERNATIVE FORMS OF PUBLIC TRANSPORT. PARTICULAR EMPHASIS WILL BE GIVEN TO SERVICES FOR JOURNEYS TO WORK AND SHOPPING PURPOSES.

POLICY T3

PROVISION WILL NORMALLY BE MADE TO ENABLE PUBLIC TRANSPORT SERVICES TO PENETRATE MAJOR AREAS OF NEW DEVELOPMENT.

POLICIES T4 AND T5 deleted

POLICY T6

WITHIN BUILT-UP AREAS, TRAFFIC MANAGEMENT MEASURES WILL NORMALLY BE PREFERRED TO MAJOR NEW ROAD CONSTRUCTION AS THE MEANS OF DEALING WITH:-

(i) TRAFFIC CONGESTION;

(ii) DELAYS TO BUS SERVICES;

(iii) ACCIDENT BLACK SPOTS;

(iv) VEHICLE/PEDESTRIAN CONFLICT; AND

(v) EXTRANEOUS TRAFFIC IN RESIDENTIAL AND HISTORIC AREAS.

IN AREAS OF CONGESTION, BUSES WILL BE GIVEN PRIORITY OVER OTHER FORMS OF TRAFFIC WHERE THIS CAN BE SHOWN TO BE OF OVERALL BENEFIT.

IN MAJOR SHOPPING AREAS AND AREAS OF TOURIST AND CONSERVATION IMPORTANCE WITH HIGH LEVELS OF PEDESTRIAN USE AND CONFLICT WITH VEHICULAR MOVEMENTS, PROVISION WILL BE MADE FOR PEDESTRIAN DOMINATED AREAS.

POLICY T7

PRIORITY WILL BE GIVEN TO THE IMPROVEMENT OR CONSTRUCTION OF THE FOLLOWING ROUTES:-

A59	FROM HARROGATE TO SKIPTON
A61	FROM HARROGATE NORTHWARDS TO THE A1
A61	FROM HARROGATE SOUTHWARDS TO THE COUNTY BOUNDARY
A165	FROM THE COUNTY BOUNDARY SOUTH OF FILEY TO SCARBOROUGH
A171	FROM SCARBOROUGH TO THE COUNTY BOUNDARY NORTH-WEST OF WHITBY

PROVISIONS WILL BE MADE FOR THE FOLLOWING MAJOR SCHEMES ON THESE ROUTES, NOT IN PRIORITY ORDER:-

A61	RIPON BYPASS
A165	REIGHTON BYPASS
A165	SCARBOROUGH-LEBBERSTON
A171	EVAN HOWE DIVERSION
A59	BOLTON BRIDGE BYPASS
A59-A61	HARROGATE RELIEF ROAD
A61	KILLINGHALL BYPASS

POLICY T7a

THE COUNTY COUNCIL'S PRIMARY ROAD NETWORK WILL INCLUDE THE FOLLOWING DEPARTMENT OF TRANSPORT TRUNK ROAD SCHEMES:-

A1	REDHOUSE - FERRYBRIDGE
A1	FERRYBRIDGE - HOOK MOOR
A1	HOOK MOOR - BRAMHAM
A1	BRAMHAM - WETHERBY
A1	WETHERBY - WALSHFORD
A1	WALSHFORD - DISHFORTH
A1	DISHFORTH - LEEMING
A1	LEEMING - BARTON
A19	THORMANBY BYPASS
A19	EASINGWOLD BYPASS
A19	SHIPTON BYPASS
A63	SELBY BYPASS
A64	YORK - MALTON
A64	MALTON- SEAMER
A65	GARGRAVE BYPASS
A65	CONISTON COLD BYPASS
A65	LONG PRESTON/HELLIFIELD BYPASS
A65	ILKLEY BYPASS
A629	SKIPTON-KILDWICK

A59 SKIPTON TO LOW BRIDGE
A65 CHELKER BENDS
A65 HARDEN BRIDGE TO CLAPHAM BYPASS

THE COUNTY COUNCIL WILL CONTINUE TO PRESS FOR THE REINSTATEMENT TO THE TRUNK ROAD PROGRAMME OF UPGRADING OF THE A1237 YORK OUTER RING ROAD.

POLICY T8

TRAFFIC CONGESTION AND RELATED ENVIRONMENTAL PROBLEMS WILL BE RELIEVED BY THE CONSTRUCTION OF APPROPRIATE DIVERSIONARY ROUTES WHERE THROUGH AND/OR LOCAL TRAFFIC CREATES PROBLEMS WHICH CANNOT BE OVERCOME BY THE TRAFFIC MANAGEMENT MEASURES SPECIFIED IN POLICY T6. PROVISION WILL BE MADE FOR THE FOLLOWING SCHEMES:-

AINDERBY STEEPLE AND MORTON-ON-SWALE BYPASS (A684)
SPOFFORTH BYPASS (A661)
GLUSBURN BYPASS (A6068)
PEASEHOLME GREEN BRIDGE, YORK
NORTHALLERTON BYPASS
BEDALE, AISKEW AND LEEMING RELIEF ROAD

POLICY T9

(i) PROVISIONS WILL BE MADE FOR OFF-STREET PARKING FACILITIES IN TOWNS, WITHIN THE LIMITS OF THEIR ENVIRONMENTAL AND PHYSICAL CONSTRAINTS;

(ii) PROVISIONS FOR CAR PARKING AND SERVICING WILL NORMALLY BE REQUIRED IN ALL NEW DEVELOPMENT. HOWEVER, THIS REQUIREMENT MAY BE WAIVED IN THE CENTRES OF THE LARGER TOWNS, IN CONSERVATION AREAS, IN OTHER AREAS OF ENVIRONMENTAL SIGNIFICANCE, ON SMALL INDUSTRIAL SITES IN RURAL AREAS, AND TO FACILITATE THE RENOVATION AND ACTIVE USE OF BUILDINGS AND AREAS WITHIN EXISTING TOWNS AND VILLAGES;

(iii) WHERE PRACTICABLE, PROVISION WILL BE MADE FOR PARKING FACILITIES AT RAILWAY STATIONS.

POLICY T10

WHERE APPROPRIATE, PROVISION WILL BE MADE FOR CYCLISTS. RECREATIONAL CYCLING WILL BE ENCOURAGED. IN YORK , A PRIMARY NETWORK OF CYCLE ROUTES WILL BE DEVELOPED UTILISING EXISTING ROAD SPACE WHERE PRACTICABLE.

POLICY T11

AS REGARDS THE NEEDS OF INDUSTRY, COMMERCE AND OTHER MAJOR DEVELOPMENTS:

(i) THE USE OF RAIL OR WATER TRANSPORT FOR FREIGHT WILL BE ENCOURAGED WHERE THESE FACILITIES ARE AVAILABLE;

(ii) THE USE OF THE PRIMARY ROAD NETWORK WILL BE PREFERRED, AND UNNECESSARY USE BY HEAVY GOODS TRAFFIC OF UNSUITABLE ROADS WILL BE RESISTED;

(iii) THE AVAILABILITY OF PUBLIC TRANSPORT SERVICES WILL BE AN IMPORTANT CONSIDERATION IN ASSESSING PROPOSALS FOR MAJOR NEW DEVELOPMENTS, PARTICULARLY THOSE PROPOSED IN PERIPHERAL LOCATIONS AND THOSE WHICH MAY BE VISITED BY LARGE NUMBERS OF PEOPLE.

POLICIES T12, T13, T14, T15 AND T16 deleted

POLICY T17

THE STANDARD OF CONSTRUCTION OR MAINTENANCE OF ROADS OTHER THAN TRUNK ROADS IN NATIONAL PARKS OR CONSERVATION AREAS WILL REFLECT THE OVERRIDING IMPORTANCE OF ENVIRONMENTAL CONSIDERATIONS IN THESE AREAS.

POLICY T18 deleted

POLICY T19

TRAFFIC MANAGEMENT MEASURES WILL BE INTRODUCED TO ALLEVIATE THE PROBLEMS CAUSED BY RECREATIONAL TRAFFIC WHERE THESE OCCUR FOR LENGTHY PERIODS OF TIME EACH YEAR.

POLICY T20 deleted

SHOPPING

POLICY S1

SHOPPING DEVELOPMENT WILL NORMALLY BE PERMITTED IN OR AS AN EXTENSION TO EXISTING SHOPPING CENTRES OR IN NEW RESIDENTIAL DEVELOPMENTS OR EXISTING RESIDENTIAL AREAS WITH LOCAL SHOPPING DEFICIENCIES PROVIDED THAT:-

(i) IT DOES NOT SERIOUSLY PREJUDICE THE CONTINUED EXISTENCE OF ESTABLISHED SHOPS; AND

(ii) IT WOULD NOT CAUSE TRAFFIC CONGESTION; AND

(iii) IT WOULD NOT HAVE A SUBSTANTIAL ADVERSE ENVIRONMENTAL IMPACT.

POLICY S2 deleted

POLICY S3

SINGLE SHOPPING DEVELOPMENTS OVER 15,000 SQ.FT. GROSS FLOOR AREA WILL NORMALLY BE PERMITTED ONLY IN OR AS AN EXTENSION TO AN EXISTING SHOPPING CENTRE UNLESS:

(i) THERE IS A NEED CREATED BY A GROWTH IN POPULATION; AND

(ii) EXISTING SHOPPING FACILITIES ARE INADEQUATE AND THE PROPOSED DEVELOPMENT CANNOT BE INCORPORATED INTO AN EXISTING CENTRE; AND

(iii) IT CONFORMS TO THE CRITERIA IN POLICY S1; AND

(iv) IT COULD BE READILY SERVICED BY PUBLIC TRANSPORT.

POLICY S4 deleted

AGRICULTURE AND FORESTRY

POLICY A1

DEVELOPMENT WHICH WOULD INVOLVE THE LOSS OF AGRICULTURAL LAND BUT WHICH COULD REASONABLY BE EXPECTED TO TAKE PLACE ON NON-AGRICULTURAL LAND OR ON AGRICULTURAL LAND OF A LOWER QUALITY WILL BE RESISTED. PREFERENCE WILL BE GIVEN TO THE USE OF DERELICT, UNDER-USED OR DEGRADED LAND.

POLICY A2

IN ALLOCATING LAND FOR DEVELOPMENT AND IN CONSIDERING PROPOSALS INVOLVING THE LOSS OF AGRICULTURAL LAND, ACCOUNT WILL BE TAKEN OF THE NEED TO:-

(i) ENSURE THAT THERE IS NO GREATER LOSS OF AGRICULTURAL LAND THAN IS NECESSARY IN ORDER TO CARRY OUT THE DEVELOPMENT TO A SATISFACTORY STANDARD;

(ii) RETAIN ECONOMICALLY VIABLE FARM UNITS AND AVOID THE UNNECESSARY SEVERANCE AND SUB-DIVISION OF FARMS;

(iii) RETAIN AGRICULTURAL LAND IN PRODUCTIVE USE FOR AS LONG AS POSSIBLE BY PHASING DEVELOPMENT PROPOSALS; AND

(iv) MINIMISE THE CONFLICTS BETWEEN AGRICULTURE AND OTHER INTERESTS ON THE FRINGES OF BUILT-UP AREAS.

POLICY A3

ALL GRADE 1, 2 AND 3A AGRICULTURAL LAND AND THE VALLEY BOTTOM LAND IN UPLAND AREAS WILL BE SAFEGUARDED AS FAR AS POSSIBLE FROM NON-AGRICULTURAL DEVELOPMENT.

POLICY A4

THERE WILL BE A GENERAL PRESUMPTION IN FAVOUR OF THE REINSTATEMENT, TO AGRICULTURE, OF DERELICT, UNDER-USED OR DEGRADED LAND UNLESS IT CAN BE DEMONSTRATED THAT:-

(i) SUCH REINSTATEMENT WOULD BE INAPPROPRIATE BECAUSE OF THE LOCATION OF THE SITE IN, OR ON THE IMMEDIATE FRINGE OF, A BUILT-UP AREA, OR

(ii) AN IDENTIFIABLE DEMAND EXISTS FOR ACCEPTABLE ALTERNATIVE USES FOR WHICH NO OTHER SUITABLE SITE OF LOWER QUALITY EXISTS IN THE LOCALITY; OR

(iii) REINSTATEMENT WOULD BE INAPPROPRIATE OR IMPRACTICAL DUE TO TOPOGRAPHY, DRAINAGE, SOIL STRUCTURE OR OTHER PHYSICAL PROBLEMS:

POLICIES

POLICY A5

AGRICULTURAL SERVICE INDUSTRIES WHICH ARE SMALL SCALE AND INTENSIVE LIVESTOCK UNITS WHICH WOULD BE OFFENSIVE WITHIN, OR IMMEDIATELY ADJOINING, A BUILT-UP AREA WILL NORMALLY BE PERMITTED IN THE OPEN COUNTRYSIDE PROVIDED THAT:-

(i) SUITABLE MEASURES ARE PROPOSED TO MINIMISE THE EMISSION OF NOXIOUS ODOURS AND THE POLLUTION OF EXISTING OR POTENTIAL WATER OR FISHERY RESOURCES;

(ii) THEIR IMPACT ON THE RURAL AND BUILT ENVIRONMENT IS ACCEPTABLE;

(iii) THE PLANNING AUTHORITY ARE SATISFIED THAT THE CAPITAL WORKS DIRECTLY REQUIRED TO SERVICE THE DEVELOPMENT ARE PROVIDED OR WILL BE PROVIDED;

(iv) ADEQUATE ROAD ACCESS CAN BE PROVIDED, WHERE APPROPRIATE, AND NO EXCESSIVE NUISANCE OR DANGER WILL BE CAUSED BY INCREASES IN TRAFFIC MOVEMENT.

POLICY A6

FURTHER AFFORESTATION WILL BE ACCEPTED IN AREAS WHERE IT WILL COMPLEMENT AGRICULTURAL, RECREATIONAL, LANDSCAPE AND NATURE CONSERVATION INTERESTS AND WHERE IT WILL PROVIDE ADDITIONAL EMPLOYMENT AND INCOME.

MINERALS

POLICY M1

THE COUNTY WILL MAINTAIN ITS CONTRIBUTION TO MEETING THE REGIONAL AND NATIONAL NEEDS FOR MINERALS. MINERAL WORKING AND ANCILLARY DEVELOPMENT WILL NORMALLY BE PERMITTED WHEN IT HAS BEEN SHOWN THAT:-

(i) A PROVEN NEED EXISTS FOR THE MINERAL. IN ASSESSING THE NEED FOR AGGREGATE MINERALS, THE COUNTY WILL ENDEAVOUR TO MAINTAIN MINIMUM PERMITTED RESERVES EQUIVALENT TO 10 YEARS SUPPLY OF SAND AND GRAVEL AND 15 YEARS SUPPLY OF ROCK; AND

(ii) THE MINERAL DEPOSIT ON THE APPLICATION SITE HAS BEEN FULLY INVESTIGATED AND IS OF SUFFICIENT QUANTITY AND QUALITY TO JUSTIFY THE DEVELOPMENT; AND

(iii) THE ENVIRONMENT AND LANDSCAPE WILL BE SAFEGUARDED, PARTICULARLY WITHIN THE SPECIAL AREAS IDENTIFIED IN POLICIES E1, E4, E5 AND E6; AND

(iv) THE EFFECTS OF THE PROPOSALS ON THE ENVIRONMENT HAVE BEEN ASSESSED. FORMAL ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED WHERE PROPOSED DEVELOPMENTS ARE LIKELY TO HAVE SIGNIFICANT EFFECTS ON THE ENVIRONMENT; AND

(v) THE SOCIAL, ECONOMIC AND TRANSPORTATION CONSEQUENCES OF THE DEVELOPMENT ARE ACCEPTABLE; AND

(vi) WATER SUPPLY, DRAINAGE, FISHERY AND RIVER MANAGEMENT INTERESTS WILL BE PROTECTED; AND

(vii) THE WORKING, LANDSCAPING, RESTORATION AND AFTERCARE OF THE SITE WILL BE CARRIED OUT TO THE HIGHEST STANDARDS IN ACCORDANCE WITH AN APPROVED SCHEME. THE SCHEME SHOULD INCORPORATE PROGRESSIVE RESTORATION WHERE PRACTICABLE.

POLICY M2

WITHIN THE FOLLOWING AREAS THERE WILL BE A GENERAL PRESUMPTION AGAINST THE GRANTING OF PLANNING PERMISSION FOR MINERAL WORKING AND ANCILLARY DEVELOPMENT UNLESS IT CAN BE SHOWN THAT THE BENEFITS OF THE DEVELOPMENT WILL OUTWEIGH ANY ADVERSE ENVIRONMENTAL CONSEQUENCES:-

(i) THE YORKSHIRE DALES NATIONAL PARK;

(ii) THE NORTH YORK MOORS NATIONAL PARK;

(iii) THE NORTH YORKSHIRE AND CLEVELAND HERITAGE COAST;

(iv) THE FLAMBOROUGH HEAD HERITAGE COAST;

(v) THE FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY;

(vi) THE HOWARDIAN HILLS AND THE PROPOSED NIDDERDALE MOORS AREAS OF OUTSTANDING NATURAL BEAUTY.

POLICY M3

WITHIN THE NORTH YORK MOORS AND YORKSHIRE DALES NATIONAL PARKS AND IN THE HOWARDIAN HILLS AND THE FOREST OF BOWLAND AREAS OF OUTSTANDING NATURAL BEAUTY, PROPOSALS FOR MINERAL WORKING AND ANCILLARY DEVELOPMENT WILL BE SUBJECT TO THE MOST RIGOROUS EXAMINATION AND WILL ONLY BE PERMITTED IF IN THE PUBLIC INTEREST AND FOLLOWING AN ASSESSMENT OF WHETHER:

(i) APPLICANTS HAVE DEMONSTRATED A NEED FOR THE DEVELOPMENT TAKING ACCOUNT OF NATIONAL CONSIDERATIONS AND OF THE IMPACT UPON THE LOCAL ECONOMY; AND

(ii) IT IS ESTABLISHED THAT THERE ARE NO PRACTICABLE ALTERNATIVE SOURCES WHICH COULD SUPPLY MINERAL OF COMPARABLE QUALITY FROM OUTSIDE THESE AREAS; AND

(iii) PROPOSED MAXIMUM LEVELS OF OUTPUT HAVE REGARD TO THOSE REQUIRED TO MEET THE PURPOSES WHICH JUSTIFY THE DEVELOPMENT.

POLICY M4

PLANNING PERMISSION FOR MINERAL WORKING AND ANCILLARY DEVELOPMENT WILL BE REFUSED UNLESS SATISFACTORY PROVISION IS MADE FOR A BENEFICIAL AFTER-USE OF THE LAND. NORMALLY, THERE WILL BE A PRESUMPTION IN FAVOUR OF THE REINSTATEMENT OF LAND TO AGRICULTURAL USE UNLESS IT CAN BE SHOWN THAT THERE IS ANOTHER USE TO WHICH THE LAND CAN BE RESTORED, WHICH DOES NOT CONFLICT WITH PLANNING POLICIES FOR THE AREA.

POLICY M5

ALL GRADE 1, 2 AND 3 AGRICULTURAL LAND AND THE VALLEY BOTTOM LAND IN UPLAND AREAS WILL BE SAFEGUARDED AS FAR AS POSSIBLE FROM IRREVERSIBLE DEVELOPMENT. THERE WILL BE A PRESUMPTION IN FAVOUR OF WORKING LOWER QUALITY LAND ALTHOUGH MINERAL WORKING AND ANCILLARY DEVELOPMENT MAY BE PERMITTED IN THOSE AREAS WHERE IT CAN BE SHOWN THAT THE LAND IS CAPABLE OF BEING RESTORED TO A HIGH STANDARD. DISRUPTION TO THE VIABILITY OF AN AGRICULTURAL UNIT WILL ALSO BE A MATERIAL CONSIDERATION IN DETERMINING A PLANNING APPLICATION.

POLICY M6

PROPOSALS FOR THE EXTRACTION OF MINERALS FROM BORROW PITS WILL BE CONSIDERED AGAINST POLICIES M1, M2, M3, M4 AND M5. PLANNING PERMISSION WILL NORMALLY BE REFUSED UNLESS IT IS DEMONSTRATED THAT THERE WOULD BE OVERRIDING ENVIRONMENTAL BENEFITS COMPARED WITH OBTAINING THE MATERIALS FROM EXISTING SOURCES.

POLICY M7

THE USE OF LOWER QUALITY MATERIALS IN PREFERENCE TO HIGH GRADE MINERALS AND THE USE OF SUBSTITUTES FOR NATURALLY OCCURRING MINERALS WILL BE ENCOURAGED.

POLICY M8

NON-MINERAL DEVELOPMENT WILL BE RESTRICTED IN ORDER TO PREVENT THE STERILISATION OF UNWORKED MINERAL RESOURCES OR WHERE IT WOULD NOT BE COMPATIBLE WITH MINERAL WORKING AND ANCILLARY DEVELOPMENT.

POLICY M9

THE EXTRACTION OF COAL OR OTHER MINERALS BY UNDERGROUND MINING WILL NORMALLY BE PERMITTED ONLY WHEN IT HAS BEEN SHOWN THAT:-

(i) THE PROPOSALS COMPLY WITH POLICIES M1, M2, M3, M4 AND M5; AND

(ii) THE CONSEQUENCES OF ANY SURFACE SUBSIDENCE ARE TO BE KEPT TO AN ACCEPTABLE MINIMUM AND THAT AN AGREED PROGRAMME OF SUBSIDENCE MONITORING WILL BE CARRIED OUT; AND

(iii) THE AMOUNT OF WASTE ARISING FROM THE DEVELOPMENT AND REQUIRING SURFACE DISPOSAL IS TO BE KEPT TO A MINIMUM; AND

(iv) THE PROPOSALS FORM PART OF AN AGREED DEVELOPMENT PROGRAMME FOR THE FIELD OR DEPOSIT AS A WHOLE AND THE SITING OF ANY SURFACE DEVELOPMENT HAS BEEN SELECTED SO AS TO MINIMISE THE IMPACT OF THE DEVELOPMENT.

POLICY M10

PLANNING PERMISSION FOR LAGOON FORMATION FOR THE DISPOSAL OF WET WASTES ARISING FROM UNDERGROUND MINING AND ASSOCIATED PROCESSING OPERATIONS WILL NORMALLY NOT BE GRANTED.

POLICY M11

THERE WILL BE A PRESUMPTION IN FAVOUR OF THE TRANSPORT OF THE PRODUCTS OF UNDERGROUND MINING AND ASSOCIATED PROCESSING OPERATIONS BY RAIL OR, WHERE APPROPRIATE, BY COMMERCIAL WATERWAY OR UNDERGROUND PIPELINE.

OIL AND GAS

POLICY M12

PROPOSALS FOR EXPLORATORY DRILLING OPERATIONS FOR OIL OR GAS AND SUBSEQUENT SHORT-TERM TESTING WILL NORMALLY BE PERMITTED ONLY WHEN IT HAS BEEN SHOWN THAT, IN THE CONTEXT OF THE GEOLOGICAL STRUCTURE BEING INVESTIGATED, THE PROPOSED SITE HAS BEEN SELECTED SO AS TO MINIMISE THE IMPACT OF THE DEVELOPMENT AND THE DEVELOPMENT COMPLIES WITH POLICIES M1(iii)-(vii), M2, M4 AND M5. THERE WILL BE NO PRESUMPTION IN FAVOUR OF THE SUBSEQUENT USE OF THE SITE FOR APPRAISAL PURPOSES.

POLICY M13

APPRAISAL DRILLING FOR OIL OR GAS AND SUBSEQUENT TESTING WILL NORMALLY BE PERMITTED ONLY WHEN IT HAS BEEN SHOWN THAT THE PROPOSED DEVELOPMENT:-

(i) IS NECESSARY TO DETERMINE THE NATURE AND EXTENT OF THE RESOURCES OR TO ASSESS THE FEASIBILITY OF THEIR RECOVERY; AND

(ii) FORMS PART OF AN OVERALL SCHEME ALLOWING FOR THE FULL EXPLORATION AND APPRAISAL OF THE FIELD AS A WHOLE; AND

(iii) COMPLIES WITH POLICIES M1(iii)-(vii), M2, M4 AND M5.

THERE WILL BE NO PRESUMPTION IN FAVOUR OF THE SUBSEQUENT USE OF THE SITE FOR PRODUCTION PURPOSES.

POLICY M14

THE PRODUCTION OF OIL OR GAS WILL NORMALLY BE PERMITTED ONLY WHEN IT HAS BEEN SHOWN THAT:-

(i) THE PROPOSALS FORM PART OF AN AGREED DEVELOPMENT AND DISTRIBUTION PROGRAMME SERVING THE FIELD AS A WHOLE, AND WHERE APPROPRIATE OTHER KNOWN OIL OR GAS RESOURCES IN THE AREA, AND THE SITING OF ANY SURFACE DEVELOPMENT HAS BEEN SELECTED SO AS TO MINIMISE THE IMPACT OF THE DEVELOPMENT, AND IN PARTICULAR NO DEVELOPMENT ASSOCIATED WITH PROCESSING WILL BE ALLOWED IN EITHER NATIONAL PARK; AND

(ii) THE CONSEQUENCES OF ANY SURFACE SUBSIDENCE ARE TO BE KEPT TO AN ACCEPTABLE MINIMUM AND THAT WHERE APPROPRIATE AN AGREED PROGRAMME OF SUBSIDENCE MONITORING WILL BE CARRIED OUT; AND

(iii) THE DEVELOPMENT COMPLIES WITH POLICIES M1(ii)-(vii), M2, M4 AND M5.

POLICY M15

SUBJECT TO THE ENVIRONMENTAL CONSEQUENCES BEING ACCEPTABLE, THERE WILL BE A PRESUMPTION IN FAVOUR OF THE MOVEMENT OF OIL, GAS OR DERIVED PRODUCTS BY UNDERGROUND PIPELINE, RAIL OR COMMERCIAL WATERWAY.

WASTE DISPOSAL

POLICY W1

WASTE DISPOSAL WILL NORMALLY BE ACHIEVED THROUGH LAND-FILL UNDER CONTROLLED CONDITIONS. IN SELECTING SITES TO PROVIDE DISPOSAL FACILITIES, THE FOLLOWING ORDER OF PRIORITIES WILL APPLY:-

(a) THE RECLAMATION AND RESTORATION OF VOIDS;
(b) THE RECLAMATION AND RESTORATION OF DERELICT OR DEGRADED LAND;
(c) IN EXCEPTIONAL CIRCUMSTANCES, AND WHEN (a) AND (b) ARE NOT PRACTICABLE, LAND OF LOW AGRICULTURAL QUALITY.

POLICY W2

PROPOSALS FOR THE DISPOSAL OF WASTE MATERIALS WILL NORMALLY BE PERMITTED ONLY WHEN IT HAS BEEN SHOWN THAT:-

(i) A NEED EXISTS FOR THE DEVELOPMENT AND THE GRANT OF PERMISSION WILL NOT PREJUDICE THE SATISFACTORY COMPLETION OF EXISTING WASTE DISPOSAL SITES; AND

(ii) THE SITE IS SUITABLE ENVIRONMENTALLY FOR ACCOMMODATING THE TYPES OF WASTE PROPOSED TO BE DEPOSITED; AND

(iii) THE ENVIRONMENT AND THE LANDSCAPE WILL BE SAFEGUARDED, PARTICULARLY WITHIN THE SPECIAL AREAS IDENTIFIED IN POLICIES E1, E4, E5 AND E6; AND

(iv) PROVISION WILL BE MADE TO REDUCE TO AN ACCEPTABLE MINIMUM THE EFFECTS OF THE DISPOSAL OPERATION ON RESIDENTIAL AND RURAL AMENITY; AND

(v) THE MEANS OF ACCESS ONTO THE SITE IS SATISFACTORY AND THE WIDER TRAFFIC IMPLICATIONS OF THE DEVELOPMENT ARE ACCEPTABLE; AND

(vi) WATER SUPPLY, DRAINAGE, FISHERY AND RIVER MANAGEMENT INTERESTS WILL BE PROTECTED; AND

(vii) ADEQUATE MEASURES WILL BE TAKEN TO DEAL WITH GAS AND LEACHATE; AND

(viii) THE DISPOSAL OPERATIONS, LANDSCAPING, RESTORATION AND AFTER-CARE OF THE SITE WILL BE CARRIED OUT TO THE HIGHEST STANDARDS IN ACCORDANCE WITH AN APPROVED SCHEME.

POLICY W3

PLANNING PERMISSION FOR WASTE DISPOSAL WILL BE REFUSED UNLESS SATISFACTORY PROVISION IS MADE FOR A BENEFICIAL AFTER-USE OF THE LAND. NORMALLY THERE WILL BE A PRESUMPTION IN FAVOUR OF THE REINSTATEMENT OF LAND TO AGRICULTURAL USE OR WOODLAND UNLESS IT CAN BE SHOWN THAT THERE IS ANOTHER USE TO WHICH THE LAND CAN BE RESTORED WHICH DOES NOT CONFLICT WITH PLANNING POLICIES FOR THE AREA.

POLICY W4 deleted

LEISURE

POLICY R1

PROVISION WILL BE MADE FOR THE DEVELOPMENT OF RECREATIONAL, LEISURE AND CULTURAL FACILITIES IN LOCATIONS ACCESSIBLE TO BOTH PUBLIC AND PRIVATE TRANSPORT WHERE THIS IS NOT DETRIMENTAL TO LOCAL INTERESTS.

POLICY R2

IN AREAS IDENTIFIED IN POLICY E1, PROVISION WILL ONLY BE MADE FOR NEW RECREATIONAL DEVELOPMENTS WHICH ARE CONSIDERED TO BE COMPATIBLE WITH THE NEED TO PRESERVE THE LANDSCAPE. SUCH DEVELOPMENTS, INCLUDING THE PROVISION OF CAR PARKS, WILL ONLY BE PERMITTED ON A SCALE RELATED TO THE ABILITY OF THE SITE AND ITS SURROUNDINGS TO ABSORB VISITORS WITHOUT SUFFERING ENVIRONMENTAL DAMAGE. PROPOSALS FOR RECREATIONAL DEVELOPMENTS WHICH WOULD RESULT IN THE INTRODUCTION OF ADDITIONAL, INTENSIVE RECREATIONAL ACTIVITIES WILL BE CONSIDERED MORE FAVOURABLY OUTSIDE AREAS WITH SPECIAL LANDSCAPE DESIGNATIONS.

POLICY R3

OUTSIDE THE AREAS IDENTIFIED IN POLICY E1, PROVISION WILL BE MADE FOR FURTHER RECREATIONAL DEVELOPMENTS IN LOCATIONS WHICH:-

(i) SAFEGUARD AGRICULTURAL LAND DEFINED BY THE MINISTRY OF AGRICULTURE, FISHERIES AND FOOD AS GRADES 1, 2 OR 3A;

(ii) DO NOT ADVERSELY AFFECT AREAS OF NATURE CONSERVATION SIGNIFICANCE;

(iii) AVOID SITES OF ARCHAEOLOGICAL SIGNIFICANCE;

(iv) ARE ACCEPTABLE ON GROUNDS OF LANDSCAPE QUALITY AND CHARACTER;

(v) MINIMISE CONFLICTS WITH OTHER RECREATIONAL USES;

(vi) DO NOT ADVERSELY AFFECT LOCAL AMENITY;

(vii) CAN ABSORB PARTICIPANTS AND OTHER VISITORS WITHOUT SUFFERING SERIOUS ENVIRONMENTAL DAMAGE.

DEVELOPMENT WHICH WILL INVOLVE THE APPROPRIATE USE OF PARKLANDS, DERELICT LAND, DISUSED MINERAL WORKINGS, WATER RESOURCES, FORESTS AND WOODLANDS WILL NORMALLY BE PERMITTED. PROVISION FOR ACTIVE OUTDOOR RECREATIONAL FACILITIES WILL NORMALLY BE MADE IN URBAN FRINGE LOCATIONS

POLICY R4

OUTSIDE NATIONAL PARKS THE COUNTY COUNCIL WILL SEEK TO MAINTAIN EXISTING RECREATIONAL FACILITIES AND MAXIMISE THEIR USE.

POLICY R5

MEASURES WILL BE INTRODUCED TO MINIMISE CONFLICTS BETWEEN RECREATION AND OTHER RURAL ACTIVITIES IN AREAS WHICH ARE WELL USED FOR RECREATION.

POLICY R6

PROVISION WILL BE MADE FOR THE MAINTENANCE, REVIEW AND UPGRADING OF FOOTPATHS AND BRIDLEWAYS SUITABLE FOR THE RECREATIONAL NEEDS OF VISITORS AND RESIDENTS WHILE RECOGNISING THE WIDER INTERESTS OF RURAL LAND MANAGEMENT. PRIORITY WILL BE GIVEN TO THOSE AREAS WHERE THE NEED FOR RECREATIONAL PROVISION OR VISITOR MANAGEMENT IS GREATEST, NAMELY:-

(i) AROUND URBAN AREAS;

(ii) AREAS ASSOCIATED WITH DESIGNATED LONG DISTANCE FOOTPATHS, INCLUDING THE CLEVELAND WAY, THE WOLDS WAY AND THE PENNINE WAY; AND

(iii) NATIONAL PARKS AND HERITAGE COASTS.

POLICY R7

SUBJECT TO ENVIRONMENTAL AND NATURE CONSERVATION CONSIDERATIONS AND THE INTERESTS OF RURAL ACTIVITIES AND THE CONTINUING COMMERCIAL USE OF THE RIVER OUSE, PROVISION WILL BE MADE FOR THE DEVELOPMENT OF WATER-BASED RECREATION ON:-

(i) EXISTING OPEN-WATER AREAS;

(ii) WATER AREAS CREATED AS A RESULT OF MINERAL WORKINGS, PARTICULARLY IN THE VALLEYS OF THE RIVERS URE, SWALE AND TEES AND IN THE KNARESBOROUGH AREA, AND WHERE RESTORATION TO AGRICULTURE IS NOT PRACTICABLE; AND

(iii) NAVIGABLE WATERWAYS, INCLUDING DISUSED NAVIGATIONS WHICH ARE CAPABLE OF RESTORATION.

PREFERENCE WILL BE GIVEN TO THOSE ACTIVITIES FOR WHICH THERE IS A CLEARLY ESTABLISHED DEMAND AND TO THOSE PROPOSALS WHICH PERMIT THE MULTIPLE USE OF THE WATER AREAS. WHERE APPROPRIATE, PROVISION WILL BE MADE FOR INFORMAL COUNTRYSIDE RECREATION IN CONJUNCTION WITH THE PROVISION FOR WATER-BASED RECREATION. ADDITIONAL MOORING FACILITIES AND ASSOCIATED DEVELOPMENTS WILL ONLY BE PERMITTED ON NAVIGABLE RIVERS AND CANALS IN LOCATIONS WHICH:-

(i) DO NOT IMPEDE THE PASSAGE OF BOATS AND AVOID CONGESTION;

(ii) ARE ACCEPTABLE ON ENVIRONMENTAL GROUNDS;

(iii) ARE SERVED BY PUBLIC UTILITY SERVICES FOR USE BY BOATS;

(iv) DO NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON SURROUNDING LAND USES OR OTHER ACTIVITIES;

(v) CAN PROVIDE ACCEPTABLE STANDARDS OF ACCESS AND CAR PARKING;

(vi) ARE RELATED TO EXISTING CENTRES OFFERING A RANGE OF SHOPPING AND OTHER SERVICES.

POLICY R8 deleted

POLICY R9

PROVISION WILL BE MADE FOR THE DEVELOPMENT OF COMMUNITY LEISURE FACILITIES THROUGHOUT THE COUNTY AND PRIORITY WILL BE GIVEN TO EXTENDING THE JOINT PROVISION AND DUAL USE OF EDUCATION FACILITIES AND OTHER SUITABLE PUBLICLY OWNED LAND AND BUILDINGS FOR LEISURE PURPOSES.

POLICY R10

HOLIDAY CARAVAN, CHALET AND CAMPING DEVELOPMENT WILL BE PERMITTED ONLY WHERE THE LOCAL ENVIRONMENT CAN ABSORB SUCH DEVELOPMENT. SITES SHOULD BE WELL SCREENED, PARTICULARLY FROM ROADS AND ELEVATED VIEWPOINTS, PREFERENCE BEING GIVEN TO WELL WOODED AREAS. PROPOSALS FOR SUCH DEVELOPMENT WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:-

(i) RECREATIONAL OPPORTUNITIES: SITES SHOULD BE LOCATED IN AREAS WITH LOCAL OPPORTUNITIES FOR INFORMAL COUNTRYSIDE RECREATION, BUT SHOULD NOT THEMSELVES BECOME DETRIMENTAL TO THOSE ATTRACTIONS;

(ii) SERVICES: SITES SHOULD NORMALLY BE ACCESSIBLE TO EXISTING LOCAL SERVICES AND PUBLIC UTILITIES, BUT SHOULD NOT ADVERSELY AFFECT THEM;

(iii) AMENITY: THE OVERALL LEVEL OF DEVELOPMENT IN ANY ONE AREA SHOULD NOT DETRACT FROM THE AMENITY PRESENTLY ENJOYED BY LOCAL RESIDENTS;

(iv) ACCESS: SITES ACCOMMODATING CARAVANS SHOULD HAVE GOOD ACCESS TO THE MAJOR ROAD NETWORK DEFINED IN POLICY T1;

(v) SITE UTILISATION: WHERE UTILISATION OF EXISTING SITES IS LOW, THERE WILL BE A PRESUMPTION AGAINST FURTHER DEVELOPMENTS; AND

(vi) SPECIAL AREAS: PROPOSALS WILL BE RESISTED WHERE THEY WOULD ADVERSELY AFFECT AREAS OF NATURE CONSERVATION OR ARCHAEOLOGICAL SIGNIFICANCE.

POLICY R11

SUBJECT TO THE CRITERIA IN POLICY R10, THERE WILL BE A PRESUMPTION IN FAVOUR OF TOURING CARAVANS AND TENTS RATHER THAN STATIC CARAVANS. PROPOSALS FOR THE DEVELOPMENT OF TOURING CARAVANS AND TENT SITES WILL NORMALLY BE PERMITTED WHERE THEY ARE IN ACCORDANCE WITH POLICY R10 EXCEPT WHERE THEY ARE LOCATED ON GRADES 1, 2 OR 3(a) AGRICULTURAL LAND OR ON THE VALLEY BOTTOM LAND IN UPLAND AREAS.

PREFERENCE WILL BE GIVEN TO THE DEVELOPMENT OF HOLIDAY CHALET SITES RATHER THAN STATIC CARAVAN SITES. THE CONVERSION OF STATIC CARAVAN SITES TO CHALET SITES WILL NORMALLY BE PERMITTED.

ENVIRONMENT

POLICY E1

PRIORITY WILL BE GIVEN TO THE CONSERVATION OF THE LANDSCAPES AND GENERAL AMENITY OF THE FOLLOWING AREAS:-

THE NORTH YORK MOORS NATIONAL PARK;
THE YORKSHIRE DALES NATIONAL PARK;
THE FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY;
THE NIDDERDALE MOORS;
THE HOWARDIAN HILLS;
THE NORTH YORKSHIRE AND CLEVELAND HERITAGE COAST; AND
THE FLAMBOROUGH HEAD HERITAGE COAST.

WITHIN THESE AREAS:-

(i) THERE WILL BE A PRESUMPTION AGAINST NEW DEVELOPMENT OR MAJOR EXTENSIONS TO EXISTING DEVELOPMENT EXCEPT WHERE IT CAN BE SHOWN TO BE NECESSARY IN THAT LOCATION.

(ii) WHEN DEVELOPMENT IS PERMITTED, HIGH STANDARDS OF DESIGN WILL BE REQUIRED, USING APPROPRIATE MATERIALS AND PAYING DUE REGARD TO ITS SETTING.

(iii) MEASURES WILL BE TAKEN TO PROTECT AND ENHANCE THE LANDSCAPE, IMPORTANT BUILDINGS AND OTHER HERITAGE FEATURES.

POLICY E2

DEVELOPMENT IN THE OPEN COUNTRYSIDE OUTSIDE THE NATIONAL PARKS, AREAS OF OUTSTANDING NATURAL BEAUTY, AREAS OF HERITAGE COAST AND GREEN BELTS WILL NORMALLY BE PERMITTED ONLY WHERE IT RELATES TO:-

(i) SMALL SCALE PROPOSALS REQUIRING AN OPEN COUNTRYSIDE LOCATION FOR OPERATIONAL REASONS; AND

(ii) SMALL SCALE PROPOSALS FOR INDIVIDUAL SITES OR FOR THE RE-USE OR ADAPTATION OF EXISTING RURAL BUILDINGS TO SECURE EMPLOYMENT USES WHICH BENEFIT THE RURAL ECONOMY

AND PROVIDED IT WOULD NOT HARM THE CHARACTER AND APPEARANCE, GENERAL AMENITY OR NATURE CONSERVATION INTERESTS OF THE SURROUNDING AREA.

POLICY E3 deleted

POLICIES

POLICY E4

BUILDINGS AND AREAS OF SPECIAL TOWNSCAPE, ARCHITECTURAL OR HISTORIC INTEREST WILL BE AFFORDED THE STRICTEST PROTECTION.

POLICY E5

DEVELOPMENT PROPOSALS WHICH COULD RESULT IN DAMAGE TO, OR THE DESTRUCTION OF, SITES OF ARCHAEOLOGICAL IMPORTANCE WILL NORMALLY BE REFUSED.

POLICY E6

DEVELOPMENT WILL NORMALLY NOT BE PERMITTED WITHIN NATIONAL NATURE RESERVES, LOCAL NATURE RESERVES AND SITES OF SPECIAL SCIENTIFIC INTEREST OR IN ADJOINING LOCATIONS WHERE DEVELOPMENT WOULD HAVE AN ADVERSE EFFECT ON SUCH SITES. SPECIAL CONSIDERATION WILL BE GIVEN TO OTHER NOTIFIED SITES OF NATURE CONSERVATION SIGNIFICANCE AND WILDLIFE HABITATS IN EXAMINING PROPOSALS FOR DEVELOPMENT.

POLICY E7

DEVELOPMENT WHICH WOULD GIVE RISE TO SUBSTANTIALLY INCREASED LEVELS OF NOISE, WATER OR AIR POLLUTION OR WOULD BE HAZARDOUS AND SIGNIFICANTLY INCREASE THE RISKS TO MEMBERS OF THE PUBLIC WILL NORMALLY NOT BE PERMITTED, BUT THE EXPANSION OF EXISTING INDUSTRY OR DEVELOPMENT ESSENTIAL TO AGRICULTURE, MINERAL EXTRACTION AND PROCESSING OR OTHER ESTABLISHED INDUSTRIES IN NORTH YORKSHIRE MAY BE ALLOWED.

POLICY E8

THE NORTH YORKSHIRE GREEN BELTS WILL CONSIST OF:

(i) A BAND FROM 1 TO 5 MILES WIDE ALONG THE COUNTY'S SOUTHERN BOUNDARY, FROM THE BOUNDARY OF THE YORKSHIRE DALES NATIONAL PARK TO WEST OF WETHERBY;

(ii) A STRIP BETWEEN HARROGATE AND KNARESBOROUGH;

(iii) A BAND SOME 4 MILES WIDE ALONG THE WESTERN BOUNDARY OF SELBY DISTRICT, FROM WEST OF TADCASTER TO THE BOUNDARY WITH SOUTH YORKSHIRE COUNTY.

THESE GREEN BELTS WILL BROADLY INCLUDE THOSE AREAS PREVIOUSLY APPROVED BY THE SECRETARY OF STATE AS GREEN BELT (SOME ON AN INTERIM BASIS) WITH THE ADDITION OF A SMALL AREA SOUTH OF BALNE MOOR:

(iv) A BELT WHOSE OUTER EDGE IS ABOUT 6 MILES FROM YORK CITY CENTRE.

POLICY E8a

IN DEFINING THE PRECISE BOUNDARIES OF THE GREEN BELT IN LOCAL PLANS, ACCOUNT WILL BE TAKEN OF:-

(i) THE NEED TO REGULATE THE SIZE AND SHAPE OF URBAN AREAS IN ORDER TO PREVENT UNCONTROLLED GROWTH;

(ii) THE NEED TO PREVENT THE COALESCENCE OF EXISTING SETTLEMENTS;

(iii) THE NEED TO PRESERVE AREAS OF OPEN LAND EXTENDING INTO THE URBAN AREA FROM THE COUNTRYSIDE WHICH HAVE AN EXISTING OR POTENTIAL RECREATIONAL OR AMENITY VALUE;

(iv) THE NEED TO PRESERVE EASY ACCESS TO OPEN COUNTRY AND OUTDOOR RECREATION IN PLEASANT SURROUNDINGS.

POLICY E9

PLANNING PERMISSION WITHIN GREEN BELT AREAS WILL NORMALLY BE GRANTED ONLY FOR THE ERECTION OF NEW BUILDINGS, OR FOR THE CHANGE OF USE OR REDEVELOPMENT OF EXISTING BUILDINGS WHICH ARE NECESSARY IN CONNECTION WITH THE FOLLOWING LAND USES:-

(i) AGRICULTURE AND FORESTRY;

(ii) OUTDOOR SPORT AND RECREATION;

(iii) CEMETERIES OR INSTITUTIONS STANDING IN EXTENSIVE GROUNDS; AND

(iv) OTHER USES APPROPRIATE IN A RURAL AREA.

POLICY E10

THE EXPANSION OF SETTLEMENTS WITHIN THE GREEN BELTS, APART FROM MINOR INFILLING, WILL NOT NORMALLY BE PERMITTED. WHERE A NEED FOR EXPANSION CAN BE ESTABLISHED, THE SETTLEMENT WILL BE EXCLUDED FROM THE GREEN BELT AND THE PRECISE BOUNDARY OF THE EXTENDED SETTLEMENT DEFINED IN A LOCAL PLAN WHEN THE FOLLOWING CRITERIA WILL NEED TO BE SATISFIED:-

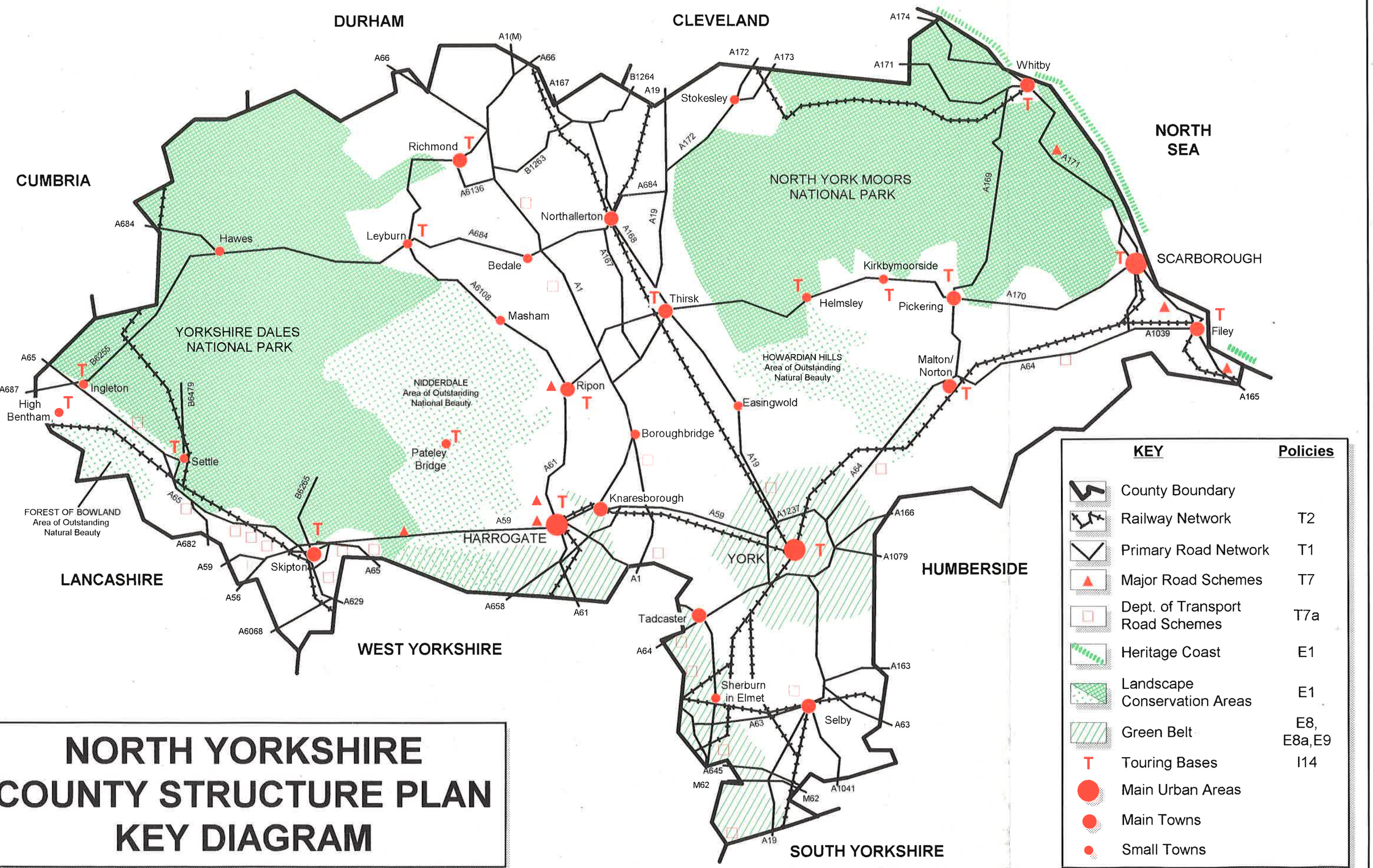
(i) THE DEVELOPMENT PROPOSED IS OF AN APPROPRIATE SCALE AND TYPE; AND

(ii) THE PUBLIC UTILITIES HAVE SUFFICIENT SPARE CAPACITY; AND

(iii) ADEQUATE SHOPS AND PRIMARY EDUCATION FACILITIES ARE AVAILABLE.

POLICIES E11 AND E12 deleted

POLICIES FOR THE YORK INSET AREA (YP1 TO YP22) deleted



NORTH YORKSHIRE COUNTY STRUCTURE PLAN KEY DIAGRAM

KEY	Policies
County Boundary	
Railway Network	T2
Primary Road Network	T1
Major Road Schemes	T7
Dept. of Transport Road Schemes	T7a
Heritage Coast	E1
Landscape Conservation Areas	E1
Green Belt	E8, E8a, E9
T Touring Bases	I14
Main Urban Areas	
Main Towns	
Small Towns	