



Ryedale District Council

REPORT TO: Policy & Resources Committee

DATE: 2nd August 2007

REPORTING OFFICER: Planning Policy Manager
Jill Thompson

SUBJECT: North Yorkshire County Council 'Minerals and Waste Development Framework': Site Allocations Issues and Options Consultation

WARDS AFFECTED: All

1.0 PURPOSE OF REPORT

1.1 For Members to consider the sites proposed in the County Council's Minerals and Waste Development Framework consultation document and to agree this Council's response.

2.0 RECOMMENDATION

2.1 That Member's agree this Council's response to the Minerals and Waste Development Framework consultation document, as outlined in paragraphs 5.5 to 5.10 of this report.

3.0 REASONS SUPPORTING THE DECISION

3.1 To ensure that the views of this Council are considered in the decision making process.

4.0 BACKGROUND AND INTRODUCTION

4.1 North Yorkshire County Council (NYCC) is the authority responsible for minerals and waste planning in North Yorkshire (outside of the City of York and the two National Parks).

4.2 Currently, decision-making in relation to minerals and waste planning applications is carried out in accordance with policies contained within

Policy & Resources Committee

2nd August 2007

the North Yorkshire Minerals Local Plan (Adopted 1997) and the draft North Yorkshire Waste Local Plan.

- 4.3 Following the introduction of the Planning and Compulsory Purchase Act in 2004, NYCC is required to replace these existing plans with a Minerals and Waste Development Framework.
- 4.4 Specifically, the Framework will include two Core Strategies - a Minerals Core Strategy and a Waste Core Strategy - each setting out a spatial vision, strategic objectives and approach for dealing with each issue. These will be accompanied by two site-specific allocation documents, together with a Proposals Map.
- 4.5 The current consultation represents the first stage in the preparation of the Minerals and Waste Site Allocations and Policies documents. The consultation document contains a range of sites that have been proposed by the industry, landowners and prospective developers.
- 4.6 *At this stage, the sites have not been endorsed by NYCC and a detailed analysis of their acceptability, including a full sustainability appraisal has not been carried out.* This will be undertaken as part of the preparation of 'Preferred Options', which will be subject to further consultation prior to submission to the Secretary of State for independent examination. The current consultation is seeking the initial views of stakeholders on the sites that have been put forward.

5.0 REPORT

- 5.1 NYCC is currently preparing the submission versions of the Minerals and Waste Core Strategies. Both of these documents reflect key principles of national and regional policy in respect of minerals and waste:

Waste

- communities taking responsibility for managing locally arising waste by dealing with it near to where it arises
- a shift away from landfill to deliver more sustainable waste management
- prioritising the location of waste facilities based on existing and proposed industrial locations, previously developed land, existing waste sites and redundant agricultural buildings.

Minerals

- A requirement to safeguard minerals deposits
- A requirement to ensure an adequate and steady supply of minerals. (Draft Regional Spatial Strategy requires the provision of 42.1 million tonnes of sand and gravel and 140.8 million tonnes of

crushed rock aggregate from North Yorkshire between the period 2001-2021, and 74 Million tonnes of the crushed rock from the areas outside of the National parks.)

- Maximising the use of substitute and secondary materials
- Ensuring that sites have good access to the primary road network
- Seeking a progressive reduction in aggregate production from National Parks and Areas of Outstanding Natural Beauty.

5.2 Future waste planning will demand a shift in the pattern, type and distribution of waste management facilities across the County. Waste planning authorities must identify sites and areas to meet waste management needs. The proposed Waste Core Strategy reflects the existing joint municipal waste strategy (prepared by the City of York and NYCC), which requires that one waste transfer/reception station should be provided in each District to cater for municipal waste.

5.3 The County has a 7-year land bank for sand and gravel extraction, and so the Minerals Allocation DPD will need to identify further sand and gravel sites to maintain an appropriate supply. In terms of crushed rock, the County has a twenty- year land bank, and so a new supply of sites is unlikely to be required until the end of the plan period (2016). To ensure that an appropriate land bank is maintained, the County suggest that a new supply is identified in the Allocations Document but that this is phased.

5.4 The Consultation document includes six sites in Ryedale that have been submitted to the County Council for consideration. Three sites are proposed locations for a waste transfer station and three sites have been proposed for limestone (primarily, crushed rock) extraction. The site information as it outlined in the consultation document is included at Annex 1.

Proposed RDC Response

Proposed Mineral Sites.

5.5 The Council recognise that mineral reserves can only be worked where they are found, and that where there is a proven need for additional supplies of aggregates, an appropriate balance must be struck between the economic benefits of extraction and it's environmental impact. In general, and within the context of the existing land bank, it is this Council's view that future extraction should be focussed upon existing facilities as opposed to the introduction of new workings in Ryedale.

5.6 All three proposed sites would represent an extension to an existing facility. Subject to the findings of detailed Sustainability Appraisal work and Appropriate Assessment, the Council does not object, in principle,

to the further working of the Settrington and Newbridge quarries, providing that existing levels of activity are not intensified and that suitable mitigation measures are used to address impact upon amenity and ensure appropriate restoration. The Council is, however, concerned about the landscape impact that would result from the expansion of the Whitewall Quarry. Expansion of the quarry in a southerly direction into Sutton Wold, would, it is considered result in an unacceptable and visually prominent impact on the landscape in this part of Ryedale, which is designated an Area of High Landscape Value.

Proposed Waste Sites

- 5.7 The three waste sites have all been proposed as potential locations for a waste transfer facility. The Council accepts that it is appropriate that the District provides a municipal waste transfer facility to cater for local waste arisings.
- 5.8 Although these facilities do not fall within a specific planning use class, it is understood that they are essentially an industrial use catering for the reception, sorting and bulking up of waste. With this in mind, the Council is concerned that the proposed sites at Knapton Quarry and Whitewall Quarry would result in the introduction of industrial activity and a requirement for industrial buildings in the open countryside.
- 5.9 The proposed location at Norton Grove industrial estate would be the Council's preferred location on the basis of operational requirements. It is likely that the industrial estate will be developed for a range of industrial and employment activity and a transfer station in this location may not be incompatible with these types of uses. It is important, however, that the facility would not prejudice the successful development of the industrial estate.
- 5.10 The County Council aims to consult on preferred site allocations before the end of the year. This Council will, therefore, be given a further opportunity to make comments on any site in Ryedale that is subsequently selected for further consultation.

6.0 CONCLUSION

- 6.1 The recommendation is appropriate based on the issues outlined in the report.

Background Papers: NYCC. Minerals and Waste Development Framework. Site Allocations. Issues and Options Consultation.

OFFICER CONTACT: Please contact Jill Thompson, Planning Policy Manager, if you require any further information on the contents of this report. The officer can be

contacted at Ryedale House, 01653 600666 ext 309 or at
jill.thompson@ryedale.gov.uk

CORPORATE POLICY APPRAISAL FORM *(One for each Option)*

Annex A

Policy Context	Impact Assessment	Impact +ve -ve Neutral
Community Plan Themes <i>(Identify any/all that apply)</i>		
Corporate Objectives/Priorities <i>(Identify any/all that apply)</i>	NYCC Responsibility	Neutral
Service Priorities	NYCC Responsibility	“
Financial	No financial implications	“
Legal Implications	No direct legal implications	“
Procurement Policies	N/A	“
Asset Management Policies	N/A	“
LA21 & Environment Charter	Detailed implications of the sites put forward will be considered by NYCC as it selects preferred sites.	“
Community Safety	No direct implications	“
Equalities	No direct implications	“
E-Government	No direct implications	“
Risk Assessment	Risk of unsatisfactory impact is minimised in preferring the concentration of minerals workings on existing sites (with safeguards) and the selection of an industrial estate for the waste facility.	Neutral
Estimated Timescale for achievement	NYCC intend to publish a Preferred Site Allocation Plan for consultation, before the end of 2007.	“

Policy & Resources Committee

2nd August 2007