

Our ref: AH/JP 40b Planning Conformity/final responses/NYMNP Core Strategy Pref Options Apr06

26 April 2006

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Dear Val

North York Moors National Park LDF Core Strategy Preferred Options

The Yorkshire and Humber Assembly welcomes the opportunity to comment on the above document and appreciates that you will take our comments into account after your deadline for consultation responses has passed.

At this stage, the Assembly views are officer comments. When the Core Strategy is submitted to the Secretary of State, a formal Assembly view on its general conformity with the Regional Spatial Strategy will be given. Given the content of the Preferred Options document, I do not anticipate any problems of general conformity arising. There are some specific issues highlighted here, however, that the Assembly would wish to see addressed before the Core Strategy is submitted for Examination. The following officer comments are made in relation to the existing Regional Spatial Strategy for Yorkshire & the Humber (based on the selective review of RPG12 issued in December 2004) and the Draft Regional Spatial Strategy (submitted to the Secretary of State in December 2005).

Overall context

The Assembly welcomes the way in which the key aims of existing Regional Spatial Strategy (RSS, December 2004) and the Draft RSS (submitted to the Secretary of State in December 2005) are set out at the start of the document. As stated, one of the key aims of the existing RSS (December 2004) is to guide development to

sustainable locations and to focus development in main urban areas, market and coalfield towns (Policy P1). This key strategic approach is reinforced in the Yorkshire and Humber Plan (Draft RSS December 2005). In the context of the National Park, the regional policy context would suggest that this Core Strategy would seek to reinforce the role of the larger settlements whilst providing for development in smaller settlements for local needs and to encourage economic diversification.

Role of Settlements

Larger Settlements

The Assembly supports the Park Authority in identifying the importance of the larger settlements in serving the needs of the residents of the Park and the importance of joint working with adjoining Local Planning Authorities where the settlement is part covered by an adjoining authority's Local Development Framework. This joint planning activity will be critical to enhancing the National Park and meeting local development needs.

The principles set out in Core Policy 2 accord with the overall intent of the Draft RSS in addressing the sub area strategies for the Remote Rural Area and Coast Area. However the Assembly would suggest that the submission version of this Core Strategy needs to provide more clarity on how the joint planning of the settlements will be implemented so as to ensure any development necessary to meet the needs of the residents and businesses within the Park safeguards and enhances the special qualities of the National Park. Criterion (e) of Core Policy 2 begins to set this out but would benefit from further development, in particular to explain how the different planning policy approaches in the National Park and the adjoining planning authorities are reconciled in these 'shared' settlements.

Development in the Countryside

The Assembly feels that, as currently drafted, the criterion for affordable housing on the edge of settlements could be open to quite wide interpretation. For example there is no qualification of scale of development in relation to size of settlement where the development is to be sited. It would therefore be helpful for this to be clearly related to the wider settlement strategy so that there is no danger of it leading to dispersed affordable housing provision which would harm the wider settlement strategy of the Core Strategy.

Housing Provision

Explanatory text

In addition to the paragraph (7.37) on the national context, it would be helpful to include a paragraph on the regional context to restate that RSS policy on the provision and distribution of housing makes adequate provision for all new households expected to form in the region without any requirement for the National Park to make a contribution to that provision. As a consequence of this policy approach in RSS, the policy of meeting local needs only in the National Park will not adversely affect the wider delivery of an adequate supply of housing in the region.

*Core Policy 7
Part A criterion c)*

It would be helpful if this part of the policy made it clear that the developments allowed will be solely for affordable housing.

New Housing in other listed settlements

The Assembly's concerns here relate to the comments made above with regard to *Development in the Countryside*. The Assembly feels that the policy approach on new housing set out in Core Policy 7 B could well have an unintended effect of promoting dispersed development that will undermine the role and function of the larger settlements in the Park, leading to a depletion of services in these settlements and thereby undermining one of the key aims of the Core Strategy to maintain the role of the larger settlements. It would therefore be helpful to make sure that Core policy 7 B was suitably qualified to avoid this happening.

I hope that you find these comments helpful as you continue to prepare your Core Strategy for submission and we look forward to working with you. If you have any queries about the points raised here, please do not hesitate to contact me or my colleague Andy Haigh.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Poxon', written in a cursive style.

Jenny Poxon
Head of Service
Planning Delivery and Conformity