

Your ref: NY/2025/0030/ENV

Our Ref: ENQ 21350

Date: 21st May 2025

Dear Sir or Madam

Planning application accompanied by an Environmental Statement for construction of a temporary wellsite for the appraisal of gas, including drilling of a well, proppant squeeze and flow testing operations and site restoration at Land East of the Mill Yard, Burniston Mill, Coastal Road, Burniston (NY/2025/0030/ENV).

Thank you for consulting this Authority on the above planning application.

This matter was considered at the meeting of the Authority's Planning Committee on 15th May 2025, when it was resolved as follows:

Resolution

1. For the reasons set out in this report, including the specific location of the site and its locational context, the temporary nature of the development and the proposed mitigation, and subject to clarification of the matters identified in part 2) of this recommendation and to the control measures identified in part 3) of this recommendation, the Authority considers that on balance:
 - a. The proposal would not lead to any significant conflict with national and local planning policy principles relating to onshore gas development. Specifically, it is considered to not conflict with the locational requirements of Minerals and Waste Joint Plan (MWJP) Policy M16b) (Key spatial principles for hydrocarbon development) or lead to any significant conflict with MWJP Policies M16 d) i) and D06 (Landscape) and NPPF para. 189, which seek to ensure that a high standard of protection is given to the landscape and landscape setting of the National Park.
 - b. The proposal would not give rise to unacceptable harm to the delivery of National Park statutory purposes and the public enjoyment of its Special Qualities.

Working together to sustain the landscape and life of the
North York Moors for both present and future generations to enjoy

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
01439 772700 general@northyorkmoors.org.uk
planning@northyorkmoors.org.uk northyorkmoors.org.uk



Our Ref:

Date:

2. North Yorkshire Council (NYC) should clarify and where relevant impose appropriate controls relating to:
 - The description of the development to ensure that it is intended to restore the site at the end of the well testing stage and that the proposal does not include the retention of equipment other than that essential to the decommissioning of the borehole.
 - Lighting requirements and specifications to ensure effective mitigation of potential lighting impacts on the National Park, recognising its status as an International Dark Sky Reserve and in order for the site to meet the requirements of Zone E1 as a minimum.
 - The proposed routeing of heavy goods vehicles (HGVs), to be controlled via the proposed Construction Traffic Management Plan, to ensure that they will not be routed to/from the north through the National Park other than in exceptional circumstances.
 - Emissions from HGV movements to ensure they accurately reflect the proposed restriction on HGV movements through the National Park.
 - NYC being satisfied that assessment of the potential for, and regulatory control of, induced seismicity is appropriately considered and addressed, including in conjunction with other relevant regulators as necessary.
3. North Yorkshire Council should, if permission is granted, impose planning conditions to address the following matters:
 - Mitigation and control of site lighting.
 - Implementation of the proposed Construction Traffic Management Plan restrictions on HGV routeing.
 - Implementation of the applicant's proposed mitigation and monitoring measures with regard to noise, dust, odour and other emissions to air and water.
 - Removal from site of the drill rig, workover rig and crane at the earliest opportunity following completion of the specific site activities for which they are required and specifically a condition to limit the duration of the drilling rig being erected on site to a maximum of two months, and the workover rig and crane being erected on site to a maximum of one month.
4. Notwithstanding the specific planning considerations set out in parts 1, 2 and 3 above, which are directly relevant to the Authority's role as an adjacent Local Planning Authority, North Yorkshire Council also be advised that the Authority

Our Ref:

Date:

does raise concerns over the principle of the development, in the wider context of climate change objectives and specifically the commitments given by the Authority and partner organisations across the North Yorkshire Combined Authority area for the region to be net zero by 2034 and carbon negative by 2040, and request that this position also be taken into account when the application is determined;

5. This report be provided to North Yorkshire Council in order to provide the Authority's justification for its response.

With reference to part 5) of the resolution above, please note that a copy of the officer report to the Planning Committee is also attached alongside this letter. I should point out that there are a number of differences between the wording of the officer recommendation, as set out in the report, and the resolution as agreed by the Committee and as set out above in this letter, with the latter taking precedence.

Kind regards

Yours sincerely

Chris France

Director of Planning