
From: Stephen Courcier

Sent: 03 September 2021 13:56

To: Mark Hill

Subject: RE: New application post - NYM/2021/0592/FL - Hawsker cum Stainsacre - Parish

Hi Mark,

My apologies for taking so long to get back to you. I have been on leave for a couple of week and then desperately trying to catch up on emails etc. since my return.

As the Parish Council may be aware the Broomfield Farm site is split in to two distinct parts, which are defined as Zone 1 and Zone 2. The Zones are separated by the existing access road that serves the Whitby Waste Water Treatment Works. Zone 2 directly borders on to the National Park. The proposed access that is subject of the current application would only serve Zone 2 with no through vehicular access in to Zone 1.

Zone 2 forms one of the nine projects that constitute the £25 million Whitby Town Deal bid, which has been submitted to government for approval. The project, known as "Broomfield Farm Carbon Neutral Village" is proposed to be delivered with the help of funding through the Town Deal. Should the funding be granted, the project is proposed to deliver homes with a range of sustainability features in the first zero carbon, community self and/or custom-build housing scheme in Yorkshire.

The principle purpose of the new access through the National Park is to ensure that the Carbon Neutral Village can start to be delivered in 2022, which is necessary in order to secure the funding from the Towns Fund Deal. The funding secured through the Towns Fund Deal has to be spent by this date.

The alternative approach would be that the Carbon Neutral Village is accessed from a spur road from Zone 1. However in order to gain access through to the village, it would necessitate the delivery of a significant proportion of the internal spine road and a highway spur within Zone 1, which is wholly dependent on the developer of Zone 1 securing Reserved Matters in time and completing the necessary dwellings to deliver the required highway infrastructure. The timings of the works required to allow vehicle access through Zone 1 are outside the control of the Applicant and present a significant risk to the development programme for the Carbon Neutral Village, which in turn jeopardises the ability to meet the deadlines necessary to draw down the funding from the Towns Fund Deal. If the applicant or their development partner is unable to draw down the funding from the Towns Fund Deal, it would significantly put at risk their ability to create an exemplar Carbon Neutral development because of the underlying viability concerns.

In addition, the provision of the delivery of the access would allow the developer to deliver a number of benefits to the national park in terms of landscape and biodiversity improvements.

I hope the above is helpful.

Kind regards,

Stephen

STEPHEN COURCIER

Associate: Chartered Town Planner

From: Mark Hill

Sent: 19 August 2021 12:21

To: Stephen Courcier

Subject: FW: New application post - NYM/2021/0592/FL - Hawsker cum Stainsacre - Parish

Stephen, good afternoon, I have received the attached request for additional background information. I would be grateful for your comments to help me reply to the Parish Council.

Kind regards.

Mark Hill MRTPI

Head of Development Management

Normal Workdays : Monday to Thursday

North York Moors National Park Authority

The Old Vicarage

Bondgate

Helmsley

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From: Hawsker Stainsacre

Sent: 17 August 2021 08:09

To: Planning

Subject: NYM/2021/0592/FL - Hawsker cum Stainsacre

Good Morning,

I have received a question from a Councillor on why the ecovillage part of the estate being created at Broomfields (NYM/2021/0592/FL) needs separate access to the rest of the estate.

Could you just clarify why this is needed please?

Kind regards,

Steph Glasby

Clerk to Hawsker cum Stainsacre Parish Council



North York Moors
National Park

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