
From: Stephen Courcier

Sent: 13 October 2021 16:48

To: Mark Hill <m.hill@northyorkmoors.org.uk>

Cc: Beth McQue

Subject: RE: Response To Application Number NYM21/0592/FL at Land off Stainsacre Lane, Whitby

Hi Mark,

Whilst we understand the suggestion and appreciate that you are trying to find a way to navigate around NYCC concerns, we equally don't really see the benefit to this approach and what the harm would be caused from maintaining the proposed access as the principal access point. For example, it may be 5-10 years until that road is completed by which point the proposed independent access into zone 2 will have been established and functional for some time – it will have become the norm for the residents. We would actually question whether there would be a greater impact/disruption later down the line, if the residents of phase 2 are then required to cross the YW and Wildlife Trust Lane where we know they are planning significant expansion and YW waster trucks are frequently passing.

Equally, what is the benefit of then closing up this access point in say 10 years time? As our highway consultants, AMA have demonstrated the proposed junction has been designed in accordance with technical standards and would not give rise to any highway safety issues – it appears that the LHA agree with this position. In respect of their proposed reason for refusal, any new junction will naturally interfere with the current flow of traffic and we would therefore question whether it's for the highway authority to deem whether a junction is required or not?

Furthermore, there are significant planning benefits to using the proposed access for Zone 2 in terms of creating its own sense of place, differentiating it from the Barratt's development, and removing the potential for conflict with traffic using the Yorkshire Water access road.

Nevertheless, we would be willing to accept a planning condition along the lines that you have outlined, if this becomes a significant sticking point with Members. However as outlined above, it would not be our preferred approach especially given the significant planning benefits that we are seeking to deliver with the proposed access road in terms of landscaping, enhancing public access and net biodiversity gain. If we do go down the route of a condition, we would like the opportunity to agree its specific wording with you.

Kind regards,

Stephen

STEPHEN COURCIER

Associate: Chartered Town Planner

From: Mark Hill <m.hill@northyorkmoors.org.uk>

Sent: 13 October 2021

To: Stephen Courcier <

Cc: Beth McQue

Subject: RE: Response To Application Number NYM21/0592/FL at Land off Stainsacre Lane, Whitby

Stephen, I fail to see the problem, if the new access is granted , implemented and utilised until such a time as the zone 2 access is eventually developed be it 5, 10,15 years time you would have the certainty of use of the approved new access through all that time. Where is the uncertainty ?

Mark Hill MRTPI

Head of Development Management

North York Moors National Park Authority
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From: Stephen Courcier

Sent: 13 October 2021 15:10

To: Mark Hill <m.hill@northyorkmoors.org.uk>

Cc: Beth McQue

Subject: RE: Response To Application Number NYM21/0592/FL at Land off Stainsacre Lane, Whitby

Hi Mark,

Thank you for your email. The difficulty is that we have to submit the business case to the government as part of the Whitby Towns Bid by December this year. The business case has to clearly show the proposed development will be delivered and a fundamental part of this is how the site will be accessed both during the construction and operational stages. There cannot be any ambiguity within the business case on this point in terms of strategy and timings because it could jeopardise securing the funding. Achieving an access through the Barratt's site could be a number of years away and there is no certainty on when it will be delivered. Therefore we need to be really clear within the business case on how the site will be accessed through out its lifetime, which is best achieved by creating the dedicated access for the site from Stainsacre Lane.

The need for the secondary emergency access can be avoided by the creation of a loop road within Zone 2, which can be secured through the reserved matters application.

In terms of background, it is also worth noting that since the hybrid planning permission has been granted for Broomfield Farm – planning permission has been granted for the significant expansion of the Whitby Wildlife Sanctuary (WWS), which uses the Yorkshire Water Treatment Works access road, which the current link from the loop road in the Zone 2 would need cross. The additional traffic associated with the expanded WWS does cause potential highway problems for traffic/conflict for Zone 2 having to cross the YW access road. Therefore it is not ideal for traffic from Zone 2 being accessed from the Barratt site because of the increased risk of conflict with traffic travelling along the YW access road.

I have copied in Beth McQue from Keyland (the applicant) to see whether she has anything to add to the above.

Kind regards
STEPHEN COURCIER
Associate: Chartered Town Planner

From: Mark Hill <m.hill@northyorkmoors.org.uk>

Sent: 13 October 2021 14:11

To: Stephen Courcier

at Land off Stainsacre Lane,

Whitby

Stephen see revised recommendation from LHA, in essence they are saying they do not object in principle to the new access, they just don't think it is needed as one day there will be an access of the Zone 1 loop road and roundabout.

I have suggested to Ged that one possible solution could be that the new access road is put in to allow an early development of phase 2 however when the link from the loop road is created at a future date then this new access becomes an emergency fire access only as it is likely that Zone 2 would need an emergency fire access anyway. It may need a s106 to deliver that timing.

How would your client view my suggested way forward?

Mark Hill MRTPI

Head of Development Management

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From: Gerard Lyth

Sent: 13 October 2021 14:01

To: Planning <planning@northyorkmoors.org.uk>; Mark Hill <m.hill@northyorkmoors.org.uk>

Subject: Response To Application Number NYM21/0592/FL at Land off Stainsacre Lane, Whitby

Please find attached my response in relation to the above planning application.

Regards

Ged Lyth

Ged Lyth

Project Engineer

Area 3 Whitby Highways Depot

Highways North Yorkshire

OFFICIAL

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