

North York Moors National Park Authority

Internal Memorandum

To: Mr Chris France (Director of Planning)

From: Mr Mark Hill

Mr Mark Hill (Head of Development Management)

File Ref: NYM/2021/0592/FL

Applicant: Keyland Development Ltd

Application for construction of access road and associated landscaping to serve zone 2 of the residential development at Broomfield Farm, Whitby (residential development outside National Park boundary) at Land off Stainsacre Lane, Whitby

I enclose for your attention the file relating to the above planning application which was approved by the Planning Committee on 14 October 2021, subject to imposition of highways conditions and a highway informative and amending condition 3 for the length of the Biodiversity Net Gain management Agreement from 25 years to 30 years. The following conditions are recommended.

Replacement condition 3. The access road hereby permitted shall not be brought into use to serve any residential dwelling until a construction Environmental management plan (CEMP) has been submitted in writing and approved by the Local Planning Authority to satisfactorily demonstrate how the landscaped area surrounding the access road will be laid out and maintained for landscape screening of the adjacent housing site, provides open space for the local community and ecological connectivity. The landscaping shall be implemented in full in accordance with the approved CEMP and thereafter maintained for a period of 30 years unless otherwise agreed in writing with the Local Planning Authority.

5. Detailed Plans of Road and Footway Layout -Except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any road or any structure or apparatus which will lie beneath the road must take place on any phase of the road construction works, until full detailed engineering drawings of all aspects of roads and sewers for that phase, including any structures which affect or form part of the highway network, and a programme for delivery of such works have been submitted to and approved in writing by the Local Planning Authority. The development must only be carried out in compliance with the approved engineering drawings.

Reason for Condition

To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of all highway users.

6. Delivery of off-site highway Works. - The following schemes of off-site highway mitigation measures must be completed as indicated below:

- Relocation of the central refuge island located on the A171 between the proposed access and Fairfield Way planned with traffic management considerations
- Relocation of the bus stop located on the south side of the A171 between the proposed access and Fairfield Way planned with traffic management considerations

- Footway width improvement on the south side of the A171 between the proposed access and the proposed roundabout prior to occupation of any of the 60 dwellings.

For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.

An independent Stage 2 Road Safety Audit carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site. Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.

Reason for Condition

To ensure that the design is appropriate in the interests of the safety and convenience of highway users.

Informative

It is assumed from section 8 of the application form and the updated drawing number AMA/21105/SK/004, Rev P1 that the extents of the application include the access across the existing A171 highway verge and the road layout across a field to the edge of the NYMNP / SBC boundary. This proposed road would be expected to be offered for adoption to the Highway Authority and should therefore be part of a section 38 agreement. This agreement needs to include drainage and lighting considerations and this is particularly relevant as this area of the A171 is prone to being flooded in heavy rainfall conditions.

I should be pleased if you would approve the issue of the decision notice.

Date: 18/10/2021



Signed: