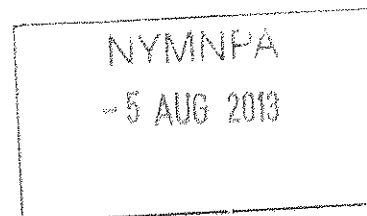


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**WHITBY BUSINESS PARK  
PLANNING STATEMENT ROAD D  
REVISED ALIGNMENT: JULY 2013**

NYMNPA  
- 5 AUG 2013

The following planning statement is extracted and edited by Scarborough Borough Council (SBC) for the purposes of this revised application from the report of URS Infrastructure & Environment UK Limited entitled Whitby Business Park: Access Roads B-D, Planning Statement, September 2012 : 47062865



## **1 DEVELOPMENT PROPOSAL AND CONTEXT**

### **1.1 Background**

Scarborough Borough Council Regeneration Department is submitting and application for full planning permission to the North York Moors National Parks Authority as local planning authority (LPA) to develop a total of 0.76 ha of land at Fairfield Way, Whitby Business Park, YO22 4NJ (see Location Plan in **Appendix A**).

The proposed development is on land owned by the Council and Messrs Tom Cummins, John Cummins and Mary Cummins.

### **1.2 Need for Proposed Development**

Whitby Business Park is the term now commonly used for an aggregation of smaller industrial/commercial developments incorporating the former Eskdale and Stainsacre Industrial Estates. The overall size of the Whitby Business Park now extends to some 23 hectares. It is located approximately 1.5 miles south east of Whitby town centre on the A171, Stainsacre Lane.

This proposal forms part of a broader strategy aimed at:

- improving access arrangements to the wider industrial development land on the fringes of the Business Park;
- improving both linkages and the potential for enhanced traffic circulation which the conglomeration of smaller independently developed industrial areas.

Of significance is the need to cater for emerging and future streams of employment demand.

In the local area the Potash mining business has one of the largest reserves in Europe. Anticipated expansion in that industry will generate spin-off support services, most of which will benefit from having readily available and accessible industrial land nearby.

In similar vein there is increasing activity in the offshore wind farm industry, again spawning the need for terrestrially-based support services to have suitable premises in geographically advantageous locations.

It is fundamental that Whitby Business Park is the critical location in the area to provide the business space required for investment to help stimulate both the local economy and support services for international businesses. The drawback is that the Business Park currently suffers from less than adequate access arrangements - especially for development of adjacent land. The current proposal seeks to remedy this deficiency.

### **1.3 Details of Proposed Development**

Access Road D will extend Fairfield Way to the north-east to help facilitate expansion of the existing Business Park into adjoining land identified for industrial/commercial development. It is also intended that lighting be provided to match existing on site lighting; this will be designed to prevent light spill. The new access road will be built to an adoptable standard and offered for adoption after completion.

The proposed development area for Access Road D it is shown on Drawing Ref SBC-AR-01-Road D revised

The application area 0.76ha. lies within North York Moors National Park.

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In addition to the access road extension, there will be improvements to the existing junction on Fairfield Way. Although those works are shown within the boundary of the 'red-edged' application site, on a strict interpretation of planning law it can be argued that such improvement works, in themselves, do not constitute 'development' by virtue of S55(2) of The Town and Country Planning Act 1990.

Likewise there will be some other operations undertaken adjacent to the existing highway; such works could constitute permitted development by virtue of Schedule 2, Part 13 Class A, of the General Permitted Development Order.

#### 1.4 The Planning Determination Process

In this instance the developer is Scarborough Borough Council on land owned by the Council and Messrs Tom Cummins, John Cummins and Mary Cummins.

The application site is within the North York Moors National Park, (NYMNP)

#### 1.5 Determination of This Application

This application though associated with the wider development of Whitby Business Park must be determined on its merits; it is a key piece of enabling infrastructure, necessary for securing future inward investment into the Business Park. Crucially, it should be noted that the access roads in themselves will not generate additional traffic.

Implications for other uses of land opened up as a result of the provision of the new access road will need to be assessed separately as part of any planning applications for such development proposals.

#### 1.6 List of Submitted Documents

The documents listed below are submitted in support of the planning application.

- . Location Plan Ref: NY/2012/0333/FUL
- . Red Line Site Plan – Ref SBC-AR-01-Road D Revised
- . Highway Alignment Design Road D Ref: 47062865-700-03-P3
- . Highway Drainage Design Road D (Ref: 47062865-500-03-P2)

Reports, Forms and Certificates:

- . Planning Statement (this document)
- . Application Forms
- . Ownership Certificate B

For the avoidance of doubt the LPA has confirmed that the following reports are not required:

- . Flood Risk Assessment: this is not required as the area of proposed development is below the LPA's threshold requiring such assessments. In addition the Environment Agency's Flood Zone Map for the area shows that the site is not situated within a flood risk area and is therefore not at significant risk of flooding.
- . Design and Access Statement: this is not required as the application is for operational development - an exemption by virtue of Article 4C of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010 Order.

## 2 PLANNING POLICY CONTEXT

## 2.1 Context

The Government is committed to a plan-led system for the control of development and consideration of development proposals. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 provides:

*'Where in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.'*

Proposals are, therefore, to determine - whether at first instance by the LPA, or on appeal - in accordance with the Development Plan unless material considerations indicate otherwise. Such material considerations include the National Planning Policy Framework, ministerial statements, consultation documents and more up to date Local Development Framework Documents which have not yet been adopted. Until March 2012 planning policy, advice and guidance in England previously cascaded down through a series of publications from national to regional and local levels with increasing degrees of detailed policy.

The publication of the National Planning Policy Framework (NPPF) on 27th March 2012 provided a new starting point for the determination of planning applications and appeals. Many of the Planning Policy Guidance Notes and Planning Policy Statements that once were material considerations have now been cancelled, although in some circumstances, the essential policy elements relating to previous national policy remain unchanged. The National Planning Policy Framework also has an impact on the weight to be accorded to local plans. It is therefore a significant consideration in the determination of this application.

Local planning authorities have been given a year from publication of NPPF to put in place new local plans, until which time the policies of extant development plans will continue to be relevant.

## 2.2 Statutory Development Plan

The statutory development plan comprises:

- Yorkshire and Humber Regional Spatial Strategy 2008
- North Yorkshire County Structure Plan (1995)
- Scarborough Borough Local Plan (1999) - saved policies.

Each of these rafts of planning policy is reviewed below in the context of the current proposal, with commentaries where appropriate; the exception is the Structure Plan which contains no relevant extant policies.

### Regional Planning Policy

The Yorkshire and the Humber Regional Spatial Strategy (2008)(RSS) is currently part of the Statutory Development Plan but is expected to be formally revoked in accordance with the Localism Act 2011. Although such impending revocation implies little weight should be accorded to the RSS, regard must be had for a number of policies within the RSS that are of relevance to the current proposal.

**Policy YH5** relates to Principal Towns, of which Whitby is one. The policy provides that such towns should be the main local focus for employment. Investment decisions should ensure that they provide the main focus for employment development in rural areas and provide employment for local and surrounding populations.

Commentary

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This proposed development would facilitate the expansion of the Business Park, a local focus for employment in the town. The policy is therefore satisfied.

**Policy C1** (Coast sub area policy) sets out that the Principal Town role of Whitby is to be developed. The policy aims to diversify the sub area's economic base, develop businesses and open up employment opportunities.

**Commentary**

This proposed development would assist existing business and facilitate the expansion of the Business Park. The policy is therefore satisfied.

**Policy E1** aims to create a more successful and competitive regional economy and deliver economic growth. Towns are recognised as key drivers of productivity. A further aim is to achieve higher rates of business start-ups and survival.

**Commentary**

This proposed development would contribute to expanding an existing business park in Whitby town. It is therefore considered to in line with this policy.

**Policy E3** requires that investment decisions should make use of current allocations, and ensure the availability of sufficient land and premises in sustainable locations to meet the needs of a modern economy.

**Commentary**

The proposed development is in line with this policy as it will provide access to land immediately adjacent to the existing Business Park, in a sustainable location and in a manner that will ensure sufficient land can be properly accessed to meet the existing and emerging demands of the local modern economy. It is therefore considered that this policy is satisfied.

**Policy E7** relates to the rural economy and provides that investment decisions should help diversify and strengthen the rural economy by facilitating the development of rural industries, businesses and enterprises in a way that promotes complementary roles for Principal Towns and Local Service Centres and ensures appropriate scales and types of development and levels of traffic generation.

**Commentary**

This development is in accord with the Principal Town role of Whitby and is considered to be of a suitable scale and type of development, as indicated by local planning policy, set out below. The proposed development will not increase the levels of traffic within the Business Park.

**Policy ENV 8** aims to safeguard and enhance biodiversity.

**Commentary**

An ecological report has been prepared by URS (September 2012) to assess Hedgerows, badgers and Bats (see section 2.3 below). It concludes that the proposed access road will have no direct or significant adverse impact on any of those interests.

**Policy ENV 10** is designed to safeguard and enhance landscapes that contribute to the distinctive character of Yorkshire including the North York Moors National Park.

**Commentary**

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The site of the proposed access road is within the existing Business Park which, itself sits within the National Park. The Council has already determined in principle to promote the Business Park. Access Road D will facilitate the means whereby only land that is immediately abutting the existing industrial / commercial area can be accessed. Accordingly it is considered that there will be no significant impact on the National Park.

Drawing on the review of the policies above it is clear that the current application is robustly supported by RSS.

NPPF (see section 2.3 below) notes that until March 2013 full weight is to be given to post 2004 plan policies (if relevant and there is no more than a "limited degree of conflict" with the NPPF). It is considered that the policies referred to above are in general accord with the NPPF particularly with regard to economic development, and therefore significant weight should be given to the RSS policies cited above.

#### □ Scarborough Borough Local Plan (1999)

Scarborough Borough Local Plan was statutorily adopted on 3rd April, 1999. It is an ageing Plan and work is currently ongoing to replace this with the Local Development Framework. Nevertheless the Plan contains site specific policies and allocations that are of primary importance in determining this application.

The Local Plan strategy for new industrial and business development includes the following objectives:

- create conditions that will allow the economic base of the Local Plan area to continue to diversify, develop a robustness and increase employment opportunities for the community
- improve the accessibility of local communities to employment opportunities through the widespread distribution of industrial and business development
- attract new industry and keep expanding firms in the area by providing an adequate supply of land for industrial and business development throughout the Local Plan area that will encourage the provision of a range of types and sizes of premises suitable for a variety of businesses.
- seek well designed industrial developments in attractive settings with good public transport services and good access to the main road network
- ensure that new industrial development does not harm the environment of the Local Plan area, or prejudice its attraction as a tourist destination
- protect the amenities of residential areas from the harmful effects of business development.

**Policy E10** relates to Species Protection. Development which is likely to affect a specially protected wildlife species will only be permitted where any potential harm can be avoided by using planning conditions and legal agreements to provide alternative habitats or minimise disturbance to the species.

#### Commentary

An ecological report has been prepared by URS (September 2012) to assess Hedgerows, Badgers and Bats (see section 2.3 below). It concludes that the

proposed access road will have no direct or significant adverse impact on any of those interests.

NPPF (see section 2.3 below) states that pre-2004 plan policies will be given weight depending on how much they accord with NPPF. It is considered that the policies referred to above are in general accord with the NPPF, specifically with regard to economic development, and therefore significant weight should be given to the Scarborough Borough Local Plan policies cited above.

### 2.3 Other Material Considerations

#### National Planning Policy Framework (NPPF) March 2012

In his foreword to NPPF, Planning Minister Greg Clark has set a new context for planning policy and the determination of applications. He has redefined the 'purpose of planning' as a process "...to help achieve sustainable development". He goes on to add that "*Sustainable development is about change for the better and not only in our built environment.*"

*"Our natural environment is essential to our well-being and it can be better looked after*

*than it has been. Habitats that have been degraded can be restored..."*

The Planning Minister's foreword continues:

*"Our historic environment - buildings, landscapes, towns and villages - can better be cherished if their spirit of place thrives, rather than withers".*

*"The planning system is about helping to make this happen."*

To this end, *"Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision."*

Finally, the Minister underscores a critical message to decision-makers, namely that *"planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives".*

In support of the current application, the material paragraphs in NPPF are set out below, followed by an appropriate commentary.

#### Paragraph 7 states:

*"There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles (including):\_ an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure."*

#### Commentary on Paragraph 7

Whilst the proposed development might appear at first instance to be simply a stretch of tarmac road, it is nonetheless vital to the proper economic functioning of both the town of Whitby and the wider region because it comprises part of the necessary infrastructure to support further sustainable development. Ergo, it should be accorded positive consideration in the planning determination.

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**Paragraph 14** of NPPF is one of only two paragraphs in the document to be highlighted and this is clear indication of the importance of the message being conveyed. For the purposes of this application the following extract is relevant:

*"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking....."*

*"For decision-taking this means: approving development proposals that accord with the development plan without delay; and*

*where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted."

**Commentary on Paragraph 14**

The current proposal is wholly consistent with the aspirations of the development plan (see discussion of RSS and SBC Local Plan policies above), and should therefore be approved without delay.

**Paragraph 17** sets out 12 core land-use principles that should underpin both plan making and decision-taking, one of which is to:

*"proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs."*

**Commentary on Paragraph 17**

The proposed development is wrapped within the core principle outlined above, in so far as it involves the provision of essential infrastructure to enable future economic development to take place.

Once again the government is exhorting LPAs to take a positive and proactive role in encouraging and supporting proposals that will both maintain and invigorate the vital function that commercial enterprise plays in the role of the community. To this end, it is incumbent upon the LPA to exercise its decision-making in this positive context and grant approval for the proposed development.

**Paragraphs 18-20** deal with 'Building a strong, competitive economy.'

*18." The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.*

*19." The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.*



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20. *"To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century."*

Commentary on Paragraphs 18-20

The current proposal reflects a key (and substantial) economic investment that will help establish Whitby and the wider region as an economy for the 21st century.

**Paragraph 21** notes that *"Investment in business should not be over-burdened by the combined requirements of planning policy expectations....."* To this end it crucially requires that, in drawing up Local Plans, local planning authorities should (inter alia):

*"set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;*

*support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;*

*plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;"*

Commentary on Paragraph 21

It is clear that the Government is encouraging LPAs to be truly forward-looking in their new-style, emerging Local Plans, but, equally, there is no need to await the adoption of such plans. The message is clear, and that is to support new or emerging sectors seeking to locate in their area. Importantly the current proposal forms part of a small but essential piece of enabling infrastructure to pave the way and help facilitate subsequent investment.

**Paragraphs 186 & 187** deal with 'decision-taking'. They state:

186. *"Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development....."*

187. *"Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area".*

Commentary on Paragraphs 186 & 187

The fact that the council itself is the applicant in this instance should not detract from the principle that the LPA should be proactive in helping to secure the economic success of both Whitby Town and its industrial hinterland.

The proposed development will encourage and allow for the expansion of the existing Business Park and subsequently facilitate an increase in employment. No unacceptable environmental impacts have been identified. The application constitutes sustainable development. Accordingly the message contained within paragraphs 186 and 187 of NPPF should focus the LPA on approving this proposal positively and promptly.

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#### Summary of NPPF

The new NPPF places a strong obligation upon LPAs ~~not only to approve~~ development proposals where they are consistent with both the principles enshrined within NPPF and extant development plan policies, but to do so expeditiously where such accord and consistency applies.

NPPF gives considerable weight to sustainable economic development and conformity to local plan policies. It is considered that this application constitutes sustainable economic development. The Local Plan allocates this site for industrial development. No adverse impacts have been identified that would significantly and demonstrably outweigh the benefits of the permission being sought.

Accordingly it is therefore considered that the National Planning Policy Framework supports the proposed development.

Evidentially, the current proposal fulfils all of the above requirements and therefore, in the words of the Minister, "*should be approved without delay.*"

#### Scarborough Draft Core Strategy (Preferred Options) November 2009

The vision of the Draft Core Strategy includes the priority of promoting a strong economy and enterprise and improving employment opportunities. The document also states that Whitby is bounded by areas of environmental protection/landscape designation and that throughout the Borough there are limited amounts of previously developed (Brownfield) land available for re-use. It is considered that this development will assist in promoting the Whitby Business Park and improve employment opportunities.

The Draft Core Strategy highlights the fact that in 2007 Scarborough Borough was in the top third most deprived local authorities in England with unemployment being the highest in North Yorkshire. It cites the RSS view that the Borough suffers from a perception of remoteness and peripherality from the main growth areas, which means it has been difficult to attract major new employers to the area. Many jobs available have been seasonal, low paid and part time.

In 2009 the Borough had European Objective 2 funding status for infrastructure and economic development projects that targeted improving employment opportunities.

This proposed development would facilitate the improvement to and expansion of an existing Business Park, which is acknowledged to be an important economic development resource.

There are currently potential opportunities to attract new business into the area as a result of the Government's Round 3 off shore wind energy initiative and the confirmation of considerable reserves of potash in the area.

The Business Park is acknowledged to be ideally situated to attract such new business and provide much needed permanent full time employment.

Whitby is cited as one of three towns in the Borough which economic activity is to be focussed. **Core Policy EC1 : Maintaining a Supply of Employment Land** reflects the Council's role in developing and expanding the employment sector. It states that: "*Large scale development for industrial, storage and distribution operations (B2 and B8 use classes) will be required to be located within an appropriate established industrial estate/business park which has the necessary infrastructure to cope with this size of development.*"

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#### Commentary

This proposed development would enable the expansion of an existing, established Business Park. It would provide access to land immediately adjacent to the existing Business Park.

The Council's preferred approach is to seek to provide and maintain quality employment sites in the most sustainable locations. Whitby Business Park is cited as providing relatively good quality, accessible premises. It is seen as particularly important, providing essential employment land and jobs in the northern part of the Borough. Scarborough Borough Council, along with the North York Moors National Park Authority has therefore resolved to produce a joint Action Area Plan, covering the whole of the Business Park. This Action Area Plan is still to be finalised, but indicates the intention to promote the existing role of the Business Park.

**Paragraph 9.21** of the Draft Core Strategy states that vacant and occupied land in the Borough's Business Parks (including the Whitby Business Park), will be safeguarded for B1, B2 and B8 uses so their strategic importance and integrity can be maintained. This is reflected in Core Policy EC1. This proposed development would help facilitate these uses.

**Paragraph 9.22** notes that although a specific policy approach for Whitby Business Park will be developed through the joint Area Action Plan, it is essential that the Core Strategy seeks to safeguard its importance for the northern part of the Borough.

#### Commentary

From the above it is clear that this proposed development is in line with the Council's views on economic development and the importance given to the Whitby Business Park. The following Draft Core Strategy policies are considered to be relevant to this application:

**Core Policy ENV2: Biodiversity and the Natural Environment** aims to optimise conditions for wildlife.

#### Commentary

An ecological report has been prepared by URS (September 2012) to assess Hedgerows, Badgers and Bats (see section 2.3 below). It concludes that the proposed access road will have no direct or significant impact on any of those interests.

**Core Policy ENV3: Responding to Environmental Risks.** This policy requires development proposals to:

- I. Minimise the emission of pollutants, including noise, light and emission Pollution into the wider environment;
- II. Have no adverse effects on water resources and quality
- III. Be assessed against the flood risk zones
- IV. Sustainable Urban Drainage Systems (SUDS) will be required to mitigate against flood risk in areas of sensitive drainage.

#### Commentary

The proposed development, when operational, will not of itself result in an increase in noise. It is situated within the established Business Park where a degree of noise could be anticipated. Light from the proposed street lights will be designed to prevent

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light spill to surrounding areas and no pollutions from emissions is expected. There will be no adverse effects on water resources and quality arising from this development.

SUDS will be used within the development. The application site is in Flood Zone 1 which is the lowest level of flood risk. It is therefore considered that Core Policy ENV3 is satisfied.

**Core Policy INF1: Delivering a Sustainable Transport Network** states that new development will be required to contribute towards enhancing accessibility to services

and facilities. This includes the provisions that:

d Non-residential development is located within walking distance of a public transport service in accordance with RSS Policy T3;

e development which improves access to jobs and services in rural and disadvantaged areas is supported;

#### Commentary

The existing Business Park is accessible by public transport. The proposed development will improve access to, and encourage the creation of, new jobs by facilitating the expansion of the Business Park. It is therefore considered that the application is in line with Core Policy INF1.

#### **Whitby Business Park Area Action Plan Discussion Paper Draft (2009)**

Scarborough Borough Council and the North York Moors National Park Authority are producing a joint Area Action Plan for Whitby Business Park as part of their respective Local Development Frameworks. This document was the first stage in that process.

The first stage of consultation took place in August and September 2009. This involved asking people make comments on what the Action Area Plan should contain. In order to provide some background information this 'Discussion Paper' was produced. The Area Action Plan is therefore still emerging and a Final Draft for consultation is expected to be issued in 2013, following which it is will become a formal Development Plan Document.

Meanwhile the AAP does indicate the initial thoughts of the local planning authorities. Relevant objectives for the Area Action Plan are to:

implement the commitment to further employment development at Whitby Business Park as proposed in the Scarborough Local Plan; the emerging Scarborough Core Strategy; and the adopted North York Moors Core Strategy and Development Policies documents.

propose modifications to the highway layout to secure better access to and from the site and serve new developments.

act as a catalyst for further investment in the site.

The current application proposes an addition to the existing road layout to provide access to land, thereby promoting the planned expansion of the Business Park. It is therefore in line with the Action Area Plan objectives.

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## **Ecology**

URS Infrastructure & Environment UK Limited (URS) was commissioned by Scarborough Borough Council to undertake additional ecology surveys of the proposed new roads at Whitby Business Park. The surveys followed an earlier Phase 1 Habitat Site of the Whitby business Park site, undertaken by White Young Green in 2010 to support an Ecological and Landscape Management Plan (ELMP) for future development at the site. As recommended in the White Young Green report, additional surveys were undertaken for the following:

- Species-rich hedgerows
- Badgers
- Bats (bat roost potential of trees)

The key findings in respect of Access Road B-D are as follows:

### ***Hedgerows***

#### ***Road D***

The north-western boundary of the field in which Road D terminates is characterised by a drystone wall (partly collapsed) and a defunct hedgerow which remains as a few scattered hawthorn shrubs and extensive bramble scrub.

This hedgerow is not species-rich and does not meet the minimum requirements for an 'important' hedgerow under the Hedgerow Regulations.

#### **Conclusions on Hedgerows**

None of the other hedgerows surveyed are considered to be ecologically important in terms of their species-diversity and/ or structure. In addition, it appears from the current alignment of the proposed new roads that the hedgerows associated with will not be directly impacted by the works.

### ***Badgers***

### ***Bats***

#### ***Road D***

There are no mature trees or roosting sites present.

#### **Conclusions on Bats**

None of the area lost as a result of the proposed development have the potential to support roosting bats, and no further bat surveys are considered necessary prior to the commencement of construction.

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### **3 SUMMARY AND CONCLUSIONS**

#### **3.1 Determination of This Application**

Importantly, this application must be determined on its merits; it is a key piece of enabling infrastructure, necessary for securing future inward investment into the Business Park. crucially, the access road, in itself, will not generate additional traffic.

Implications for other uses of land opened up as a result of the provision of the new access road will need to be assessed separately as part of any planning applications for such development proposals.

#### **3.2 Summary**

This Planning Statement has been prepared by SBC using information previously drafted by URS consulting engineers to the planning application for a number of improved access schemes within Whitby Business Park. The proposed Access Road D constitutes key pieces of enabling infrastructure that will facilitate improved access to, as yet, undeveloped parts of the Business Park.

The proposal has been appraised against national and local planning policy, and found to be consistent with both the provisions of the development plan and other material considerations.

Given the exhortations of Government that the economic and social well-being of our communities needs to be stimulated, it is clear this application should be determined in accordance with the most recent government strategic guidance for planning, namely the National Planning Policy Framework, including its presumption in favour of sustainable development.

#### **3.3 Conclusions**

In light of the evidence presented in this Planning Statement and supporting documentation it is concluded that the proposal fully accords with both national and local planning policies and will help continue to foster the economic regeneration of this part of Whitby.

The Regeneration Team of SBC is charged with the task of providing the conditions for, and stimulating, the regeneration of local communities in the Borough, and is therefore pleased to bring forward this proposal as part of its designated duties.

The scheme would allow for an economically, environmentally and socially compatible infrastructure link that reflects the government's intent to encourage development and growth. For these reasons this application commended to North York Moors National Park Authority.