



APPENDIX ES2

ES2.1 Consultation Responses

C J Brown
TMTC/03/01
532563

Val Dilcock
Chief Planning Officer
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Dear

Whitby Park & Ride Site – EIA Screening Request

As you will recall, North Yorkshire County Council prepared a Traffic Management Strategy for Whitby which was adopted in December 2002. Central to the strategy is a proposal to introduce a Park & Ride Site on the A171 approach to the town. The site is likely operate from 10am to 7pm 7 days per week during the busiest part of the tourist season and at weekends between Easter and the end of October. This will provide significant relief to traffic congestion in the town centre during the tourist season with consequential benefits for pedestrians and other vulnerable road users as well as quality of life and economic benefits.

The preferred location for the Park & Ride Site is on the north west corner of the junction of the A171 Guisborough Road with the B1460 at Cross Butts. This site lies entirely within the North York Moors National Park. The County Council's Yorkshire Coast & Moors Area Committee affirmed the officers view that this the preferred site and resolved at its 14 July 2005 meeting to test the planning position for the site by submitting a planning application.

The County Council has appointed consultants to prepare the planning application and supporting documentation. A preliminary meeting has been held with Mark Hill as a result of which the County Council would now wish to seek a screening to determine whether the application will require an Environmental Impact Assessment.

A location plan is enclosed. The site area is approximately 43,000 square metres, of which approximately 15,000 square metres would be surfaced roadways and parking bays (400 spaces), with a further 5,000 square metres of grassland for overflow parking (200 spaces). A small area would be occupied by the facilities building and the remaining areas would be landscaped.

The site is located in an area of open farmland comprising predominantly large arable fields divided by hedgerows with isolated farms and residential properties. The A171 forms the southern boundary of the site with the B1460 on the eastern boundary and Barkers Lane forming the northern boundary. The properties of Victoria Farm Garden Centre, Cross Butts Farm and Cross Butts Stable Restaurant are directly adjacent to the site.

The site would be accessed from the highway network by a new roundabout to be constructed at the junction of the A171 and B1460. The proposed roundabout would straddle the National Park boundary.

The Park and Ride site would provide approximately 400 parking spaces with low level lighting and CCTV required to provide personal and vehicle security. It is anticipated that the facilities on the site would include public toilets, waiting shelters, information boards, and staff rest room. The site would be landscaped. The lighting would only be needed for the early evenings on a few weeks of the year in late October.

No trees would be lost, there would however be a small loss of existing hedgerows and stone boundary walls.

In terms of visual impact on properties, these are predominantly restricted to properties adjacent to or in close proximity to the site. Generally long distance views are restricted to high ground east and south of the site, views are partially screened by existing vegetation, topography and buildings. High ground to the north and west largely screens the views of the sites from these locations. The group of existing buildings (Cross Butts Farm, Victoria Garden Centre) provide effective screening and lessens the impact of a new development in the open countryside. This is particularly relevant to the café building at the Victoria Farm Garden Centre which is already a dominant feature within the landscape.

We are advised that the site has negligible ecological value. There are however signs of an out lying badger sett within the hedgerow on Barkers Lane, although the possibility of a badger being in residence has not been determined. The sett would not be lost to the development. The potential ecological impact of the site would be minimal. The hedgerow that lies on the northern boundary of the site along Barkers Lane is of better ecological quality than surrounding hedgerows. This hedgerow would not be lost to the development.

Although not directly affected by the development, the setting of the Grade II listed buildings at Cross Butts Farm would be compromised. The impact of the proposed Park and Ride site on Cultural Heritage would therefore be 'Neutral' in our view.

Should you require any further information to enable the screening request to be processed please contact Colin Brown on 01609 532563.

Colin Brown
Traffic Management Officer

Dear Mr Brown , thank you for your letter dated 17th February and received on the 21st February regarding the above matter.

I have discussed the matter with the Chief Planning Officer and having regard to the nature of the proposal, the scale of the number of vehicles involved and the extent of new planting, buildings and lighting likely to be required in this unrelieved agricultural setting, It has been decided that the proposed development is likely to have a significant impact, and as such ,as the proposal lies within a National Park which is classed as a sensitive setting , the proposal **is considered to amount to EIA development.**

I would be pleased to discuss the scope of what matters should be addressed in the Environment Statement.

Mark Hill
Development Control Manager ext 298.

Disclaimer : Tuesday 21 March, 2006

Email Reference : 0603-000004228

WWW: <http://www.moors.uk.net>

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North

Yorkshire County Council

Environmental Services

Your ref: 0558358.104

Our ref:

Contact: Karen Elliott

Ext: 3240

Countryside Service

Heritage Section

Planning & Countryside Unit

County Hall, Northallerton

North Yorkshire DL7 8AH

30 November 2005

www.northyorks.gov.uk

Dear Peter

GUISBOROUGH ROAD, WHITBY PARK AND RIDE – LANDSCAPE AND VISUAL ASSESSMENT

Further to your letter of 17 November 2005, I enclose a list of landscape character assessments carried out in North Yorkshire, with the ones that cover the two locations for the park and ride highlighted in yellow. As you are probably aware, Location 1 lies within the North Yorkshire Moors National Park, whilst Location 2 lies within the Scarborough Borough.

If you need any further help, please do not hesitate to contact me.

Yours sincerely

Karen Elliott
Landscape Architect

Peter Thompson
Landscape Architect
Golder Associates (UK) Ltd
Commer House
Station Road
Tadcaster
North Yorkshire
LS24 9LF

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Appendix A

Existing Landscape Character Assessments and Landscape Guidelines

Current Landscape Assessments covering the North Yorkshire Area:-

- A Landscape Strategy for Lancashire Craven District, 2000, ERM
(County scale covers western edge of Craven)
- Landscape Appraisal for Craven District outside the Yorkshire Dales National Park and Forest of Bowlands AONB, 2002, Landscape Design Associates.
(Detailed District scale, covers the western fringes of Craven outside the National Park)
- South Pennines Landscape Character Assessment, 1998?, SCOSPA & LUC
(Broad County scale covers southern edge of Craven)
- Harrogate District Landscape Character Assessment, 1993, Woolerton Tuscott, & 2004 Harrogate Borough Council (Detailed Borough Scale, covers whole Harrogate area)
- Hambleton District Council Landscape Assessment, 1992, Woolerton Truscott
(Detailed District Scale, covers whole Hambleton area)
- Landscape Assessment of Selby District, 1999, Woolerton Dodwell
(Detailed District scale, covers whole Selby area)
- Humberside Landscape Assessment, 1995, Gillespies
(County scale, covers south eastern side of Ryedale)
- Scarborough Borough Local Plan Landscape Appraisal, 1994, S. Borough Council
(Detailed Borough scale, covers whole Scarborough Area)
- The Landscapes of Northern Ryedale, 1999, Gillespies
(Local detailed scale, covers mid-part of Ryedale up to North York Moors NP)
- York City Council Landscape Character Assessment ?????
- Richmondshire (outside Yorkshire Dales National Park – none done)

Landscape Assessments of Areas of Outstanding natural Beauty (AONB) within North Yorkshire:-

These landscape Assessments are published by the Countryside Agency aimed at raising awareness of the AONB's and describing the character and special features that make the AONB's unique. Good landscape descriptions but executed as a pictorial landscape guides rather than a map based planning reference.

- The Forest of Bowland Landscape, 1992
- The Nidderdale Landscape, 1991
- The Howardian Hills Landscape, 1995

National Park Landscape Assessments

- Landscape Character Assessment for the Yorkshire Dales National Park, 2001, Estell Warren
(Detailed scale, covers whole of National Park Area, part seen)
- North York Moors National Park Landscape Character Assessment, 2003, WYG
(Detailed scale, covers whole of the National park Area)

North Yorkshire Renewable Energy Study

- North Yorkshire Sustainable Energy Planning Guidance (Draft), 2005, LUC
(County scale, covers whole county and includes National Park Areas)

Landscape Strategies and Management Plans within North Yorkshire

There are several landscape strategies which cover various parts of the County. Again these have been produced at different times and for different purposes and there is no consistency in approach:-

- North Yorkshire Conservation Strategy, 1991, North Yorkshire County Council
- Heritage Strategy, 2002, North Yorkshire County Council
- A Heritage Strategy for the Southern Pennines, date?
- The South Pennine Moors Integrated management Strategy and Conservation Action Programme, date?
- Howardian Hills AONB Management Plan 2004 -2009, March 2004



North

Yorkshire County Council
Environmental Services

Your ref: 0558358.104

Our ref:

Contact: Karen Elliott

Ext: 3240

Countryside Service

Heritage Section
Planning & Countryside Unit
County Hall, Northallerton
North Yorkshire DL7 8AH

07 December 2005

Dear Peter

GUISBOROUGH ROAD, WHITBY PARK AND RIDE – LANDSCAPE AND VISUAL ASSESSMENT

Further to your telephone call of 5 December 2005, I enclose:

1. Appendix 1 from the North Yorkshire Conservation Strategy, June 1991, and corresponding map.
2. Scarborough Borough Local Plan, Fact Sheet No. 7 - Landscape Appraisal. Less Pages 4 to 6 (data) and Diagrams 1 to 3 (in colour and of information generally available).

Yours sincerely

Karen Elliott
Landscape Architect

Peter Thompson
Landscape Architect
Golder Associates (UK) Ltd
Commer House
Station Road
Tadcaster
North Yorkshire
LS24 9LF

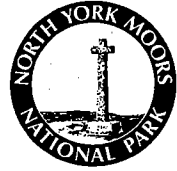
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NORTH YORK MOORS NATIONAL PARK AUTHORITY



A member of the Association of National Park Authorities
The Old Vicarage, Bondgate, Helmsley, York. YO62 5BP
Tel: 01439 770657 e-mail: general@northyorkmoors-npa.gov.uk
Fax: 01439 770691 www.moors.uk.net

Andy Wilson
Chief Executive (National Park Officer)

Your Ref:
Our Ref:

This matter is being dealt with by:
Mrs Val Dilcock/Mr Mark Hill

Date : 18 November 2005

Dear Sir,

RE: Guisborough Road, Whitby Park and Ride: Landscape and Visual Assessment

Thank you for your letter regarding the above, received today.

Many enquiries require us to either research the matter or undertake a site visit.

We will endeavour to provide you with a full response to your letter within 10 working days.

In the meantime if you have any queries regarding the progress on responding to your letter please telephone this office at the above number. If the officer dealing with it is unavailable our planning administration staff would be pleased to assist you.

Yours faithfully

Mrs F Farnell
Planning Administration Officer

Peter Thompson
Landscape Architect
Golder Associates (UK) Ltd
Commer House
Station Road
Tadcaster
North Yorkshire
LS24 9LF

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CUSTOMER SERVICE EXCELLENCE

James Mortimer
Golder Associates UK Ltd
Commer House
Station Road
Tadcaster
Leeds
LS24 9JF

Friday, 21 October 2005

Dear James,

Ecological data search for Whitby Park & Ride NZ 875102

Thank you for your request for an ecological data search for the above area.

There are no non-statutory nature conservation sites within your area of search.

The site partially lies within the North York Moors National Park. We do not hold details of national parks therefore if you require further information you should contact National Parks or consult their website http://www.nationalparks.gov.uk/nym_core

Several SINC's lie in close proximity to your search area therefore if you require any information on these these nearby sites please contact me. A full species and habitat map along with a citation is available for all SINC sites in North Yorkshire, however a charge of £25 is levied by the SINC steering group for this data. If you wish to receive a copy of this information for the SINC's identified in this report please contact us.

The Phase I habitat survey highlighted areas of interest including several areas of grassland within the vicinity but there are no areas deemed worthy of target notes in the area.

Our species database included a record of one otter for the area. Please note that a lack of survey information for any particular area or taxonomic group does not necessarily mean that there is no nature conservation interest present and I would therefore recommend that a site survey is carried out in order to assess any ecological interest that might be present before proceeding with any development.

One particular point to bear in mind is that many bridges in North Yorkshire provide good opportunities for bats and support bat roosts. Please consult the

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Director: Simon Pickles
N&EYEDC
5 College Street
York
YO1 7JF

North Yorkshire Bat Group regarding this aspect if the proposal is likely to require working close to or within the structure of any bridge. Bats are European Protected Species under the Conservation (Natural Habitats & c.) Regulations 1994. As you are probably aware, should a proposal be likely to affect or disturb bats and/or their roosts and therefore require derogation from the Regulations, a licence application to DEFRA is required in advance of any works commencing. The relevant contact is:

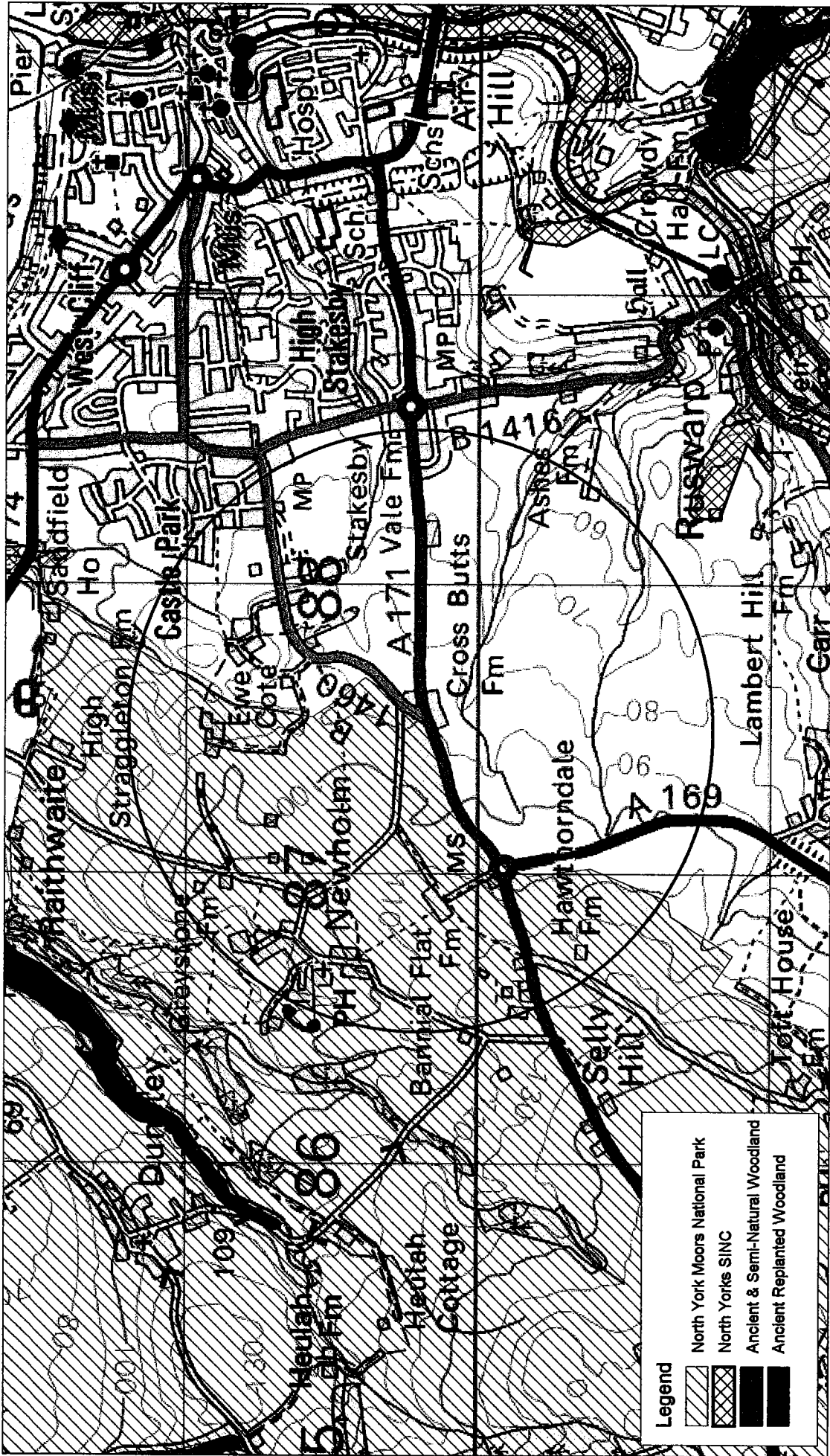
John Drewett, Chairman, North Yorkshire Bat Group, Granary Flat, Carlton, Leyburn, North Yorks, DL8 4BD, Tel: 01969 640544.

In due course we would hope to acquire additional data relating to this area so please do not hesitate to contact us in the future. Our fee for carrying out this work is £45. Please find attached an invoice for this amount.

Yours sincerely

Mark Wills
Ecological Information Officer

Species	Survey name	Location	Grid ref.	Date	Recorder(s)	Record type
Otter	Water for Wildlife Project	River Esk, Whitby	NZ 81V	20/02/2001	Pc Chris Bone	Sighting



Map of Sites of Importance for Nature Conservation in the environs of NZ 875102 - Whitby park & ride.

Search carried out on behalf of Golder Associates UK Ltd by NEYEDC, October 2005

Reproduced from Ordnance Survey map data by permission of the Ordnance Survey © Crown copyright 2003



Mortimer, James

From: R.Charles
Sent: Monday, November 28, 2005 4:07 PM
To: Mortimer, James
Subject: Whitby Park & Ride

James

Thanks for your letter.

Only about half of your survey area is within the National Park and we hold no records outside. Of the area within the NP, our Phase 1 habitat survey may be of limited value to you. It does show hedges, but other habitats are all arable land or improved pasture. There are records of Shepherd's-needle near Lythe, so arable field corners, unsprayed strips and set-aside etc would be worth checking, but we don't know of any here. The only other species info I have is of a couple of uncommon plants in the small fields at the back of Newholm. I am not aware of any nature conservation sites within the study area.

I can provide the above information for a small charge, but am not sure it will be of much use! Let me know if you would like it.

Best wishes, Rona

Rona Charles
Ecologist

Advisory Services
North York Moors National Park Authority
The Old Vicarage, Bondgate
Helmsley, York YO62 5BP UK

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22/12/2005

Mortimer, James

From: R.Charles
Sent: Monday, December 05, 2005 9:08 AM
To: Mortimer, James
Subject: RE: Whitby Park & Ride

James

Fine. The only reason I mentioned the SN was in case there might be some, undiscovered, in arable fields within your area - it would be good if someone could quickly walk the headlands of the chosen site to check.

Rona

From: Mortimer, James [
Sent: 02 December 2005 11:33
To: R.Charles
Subject: RE: Whitby Park & Ride

Dear Rona,

Thanks for your reply regarding ecological information for the site near Whitby. I have spoken to my colleagues and we agree that as the information you mentioned is outside of the site boundary it would not be required in this case.

Best wishes,

James

From: R.Charles [
Sent: Monday, November 28, 2005 16:07
To: Mortimer, James
Subject: Whitby Park & Ride

James

Thanks for your letter.

Only about half of your survey area is within the National Park and we hold no records outside. Of the area within the NP, our Phase 1 habitat survey may be of limited value to you. It does show hedges, but other habitats are all arable land or improved pasture. There are records of Shepherd's-needle near Lythe, so arable field corners, unsprayed strips and set-aside etc would be worth checking, but we don't know of any here. The only other species info I have is of a couple of uncommon plants in the small fields at the back of Newholm. I am not aware of any nature conservation sites within the study area.

I can provide the above information for a small charge, but am not sure it will be of much use! Let me know if you would like it.

22/12/2005

Best wishes, Rona

Rona Charles
Ecologist

Advisory Services
North York Moors National Park Authority
The Old Vicarage, Bondgate
Helmsley, York YO62 5BP UK

WWW: <http://www.moors.uk.net>

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From: Power, Lesley
Sent: Wednesday, December 14, 2005 11:19 AM
To: Mortimer, James
Subject: Phone Call

Robbie Fisher called from English Nature (11.15 a.m.) No comments on your letter. No need to call him back as he's out for the rest of the day.

Lesley

Our Ref : DN/2005/006929-2/1
Your Ref : 0558358.104



**ENVIRONMENT
AGENCY**

Date : 28 September 2006

Mouchel Parkman
1 Racecourse Lane
Northallerton
North Yorkshire
DL7 8FN

Dear Sir/Madam

**DRAINAGE SCHEME LANDSCAPE AND VISUAL ASSESSMENT FOR
PROPOSED PARK AND RIDE:
GUISBOROUGH ROAD, WHITBY**

The Agency has no objections to the proposed drainage scheme but would recommend that the following condition is applied if the scheme is granted permission:

CONDITION: Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the LPA. Roof water shall not pass through the interceptor.

REASON: To prevent pollution of the water environment.

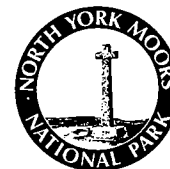
The Agency would also like to give the following informative comments:

The suggested scheme is feasible, subject to adequate flow controls being placed on the attenuation pond to ensure that the required run-off rate of 1.4 litres/sec/ha. is achieved. The enquirer should ensure that the proposed receiving culverts/open watercourses are in satisfactory enough condition to cope with the additional volume being created by the site without increasing flood risk either on the site or to third parties.

If you have any further enquiries regarding the above comments please don't hesitate to contact ourselves.

MOUCHEL PARKMAN			
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- 2 OCT 2006			
FAO	Date	Initials	Date Answered

NORTH YORK MOORS NATIONAL PARK AUTHORITY



A member of the Association of National Park Authorities

The Old Vicarage, Bondgate, Helmsley, York. YO62 5BP
Tel: 01439 770657 e-mail: general@northyorkmoors-npa.gov.uk
Fax: 01439 770691 www.moors.uk.net

Andy Wilson
Chief Executive (National Park Officer)

Golder Associates UK Ltd
Commer House
Station Road
Tadcaster
North Yorkshire
LS24 9LF

Your ref: 0558^S358.104
Our ref: MH/2006/enq/2061
Date: 9 August 2006

Dear Mr Rockcliff

Scoping Study for Whitby Park and Ride Development – A171 Guisborough Road, Whitby

Thank you for sending me 2 copies of the scoping study. Please accept my apologies for the delay this was due to high workloads within the planning team.

I have discussed the matter with the Chief Planning Officer and I am pleased to inform you that the study is considered to cover all the foreseeable relevant issues

I look forward to receipt of the formal planning application and environmental statement.

I would take this opportunity to remind you of my earlier informal advice that, this scale of proposal usually benefits from pre-submission consultation with local communities and neighbours.

Yours sincerely,
Mark Hill

Mark Hill
Development Control Manager



32MH719MS