

Whitby Business Park Area Action Plan

**Joint Meeting of Members from North York Moors National Park Authority
and Scarborough Borough Council**

Committee Room, National Park Authority Offices, Helmsley

6 October 2009 at 10.00 am

AGENDA

1. Welcome
2. Appointment of Chairman
3. Apologies for absence
4. Minutes of meeting held 6 May 2009
5. Matters arising
6. Progress on Area Action Plan
7. Verbal Report on Highway issues
8. Any Other Business
9. Date and time of next meeting

Whitby Business Park Area Action Plan Joint Meeting

Notes of the meeting held at The Council Chambers, Town Hall, Scarborough on 6 May 2009.

Present:

Scarborough Borough Council	Cllr Dorothy Clegg, Cllr Hazel Lynskey, Cllr Jim Preston
North York Moors National Park	Jane Mitchell, Cllr Helen Swiers, Cllr Tim Lawn, Philip Lawson

In attendance:

Scarborough Borough Council	Jill Low, David Walker, Marcus Whitmore, Matthew Lickes, David Kelly
North York Moors National Park Authority	Val Dilcock, Sarah Housden, Fiona Farnell

Apologies:

Scarborough Borough Council	Pauline Elliott
North Yorkshire County Highway Authority	James Kennedy

Welcome, Introduction, Apologies and Appointment of Chair

Val Dilcock welcomed Members and Officers to the meeting, an around the table introduction took place.

Members agreed to appoint Philip Lawson as chair for this meeting and to rotate the chair between the National Park and the Borough Council.

Role and Purpose of the joint meetings

Scarborough Borough Councillors requested a copy of the National Parks 'Core Strategy and Development Policies' for information.

Members agreed aims 1 – 4 contained within the report as follows:

1. To provide a forum at which Members from the National Park Authority and Scarborough Borough Council together can jointly discuss matters relating to Whitby Business Park and how these will be addressed through the Area Action Plan.
2. To provide a forum for discussion prior to formal consideration of matters relating to the Whitby Business Park Area Action Plan including draft documents, arrangements for consultation and consideration of comments received during consultation.

3. To consider issues at Whitby Business Park in relation to other organisations who will be invited to attend the meetings where they have a specific area of interest or expertise relating to issues that need to be addressed eg Highway Authority, Environment Agency.
4. To ask officers to prepare notes of the joint meetings and put forward matters for decision to the relevant Committees of the respective authorities when they are considering items relating to the Area Action Plan.

Notes of the joint meetings would be available and will form an important consideration when items relating to the Area Action Plan are being formally considered by the respective authorities.

Background to Area Action Plan

Members received a presentation at the meeting on the background to the preparation of the Area Action Plan. The following matters were raised:

- At a recent cabinet meeting unemployment figures for the Whitby area were not optimistic and lost jobs lead to a reduction in spending power which would be felt in the surrounding area.
- It was confirmed that some of the land within the allocation in the former North York Moors Local Plan was still owned by Whitby Seafoods, although some land swapping had taken place.

Members were keen to investigate how far land ownership is constraining future development of sites or whether infrastructure capacity is the key issue.

Issues and objectives for the Area Action Plan and Highway Issues

Members considered these reports together.

Members considered a note which was circulated from the Highway Authority which outlined some of the difficulties with access to and from the site.

The following matters were discussed by Members and Officers:

- That it was inconvenient when visiting more than one location on the Business Park, that you have to keep coming back onto the A171 and was there any possibility of compulsory purchasing some land to make link roads. It was confirmed that the Borough Council had right of access across some land which they wanted to use to link up two of the roads.
- Businesses in the past had never put any finances into the infrastructure and it was confirmed that the Highway Authority would be looking for some contributions in the future.
- The group was asked if they accepted the Highway Authority's concerns and they indicated that they did.
- The existing buildings had been put up by individual businesses.
- Query over why certain businesses could not relocate to the Business Park. It was confirmed that businesses/employers preferred serviced land, which the Business Park does not have. Yorkshire Forward funding may be available to assist in making the land serviced land.
- At present there is unprecedented interest in the Whitby area by businesses.
- Yorkshire Forward funding is only available to assist/boost the labour market through re-skilling/training.

- It was felt that not all the untidiness on the Business Park was the fault of the businesses; travellers had previously used the site which had caused difficulties. A sub-regional working group and a project officer were now in place to work with the travellers, which was hoped would help. It was noted that a seasonal site in the area was needed for the travellers.
- It was noted that the Business Park was a mixture of buildings and that the infrastructure should have been in place at the beginning; however it is never too late to introduce a corporate image, as the Business Park at Scarborough has.
- Landscaping needed to be both soft and hard.
- The business group which exists on the Business Park needs to be engaged in the Area Action Plan.
- Were any powers available to get businesses to tidy up their sites. The National Park confirmed that there were a number of enforcement issues on the site. The Borough Council has recently increased its enforcement staff which will help to address some of the problems on the Scarborough borough council area of the site.
- The National Park has a renewable energy policy and this is something that the Borough Council will also be doing. The Economic Development Team at the Council is keen to encourage sustainable development.
- Current retail uses on the Business Park are ancillary to the main employment use. However more recently the Borough Council has received enquiries from retailers proposing significant development in particular a meeting had recently taken place with Sainsbury's.
- Members discussed whether the 50 jobs at Europower would be relocated elsewhere on the site.
- Members were advised that any retail proposals in this area would need to be assessed in light of potential impact on the town centre
- The National Park Authority views the Business Park as an employment site and not as a retail park although they do appreciate that it could be increasingly difficult to "hold the line".
- Sainsbury's are confident that the dynamics of the town centre would not be affected. However Scarborough Borough Council feels that there are a lot of things to address including PPS6 with regards to pedestrian and public transport accessibility. A national test can also be applied. Sainsbury's are yet to submit a retail impact assessment. The Borough Council will report further discussions with Sainsbury's to this group.

Key Points from discussions:

- The Business Park needs to have serviced land to make it more attractive to businesses.
- The key areas to look at are: the amount and type of employment land need for the future and infrastructure/obstacles to development.
- Highways layout is a key issue for the future development of the site and developer contributions are likely to be required.
- Scarborough Borough council is commissioning a Feasibility Study using funding from Yorkshire Forward looking at highway arrangements and public realm improvements on the site.

The Area Action Plan must look at the types of businesses that are needed for future employment – the "Rural Capitals" study by Yorkshire Forward suggests that towns like Whitby will benefit most from attracting "high tech" businesses.

Members agreed the aims for the Area Action Plan, 1 – 8 contained within the report as follows:

1. To contribute to Whitby's role as a Principal Town in the Yorkshire and Humber Plan Regional Spatial Strategy.
2. To implement the commitment to further employment development at Whitby Industrial Estate/Business Park in the Scarborough Local Plan, and the emerging Scarborough Core Strategy and the adopted North York Moors Core Strategy and Development Policies documents.
3. To provide a framework for the future development of the site and a consistent approach to the determination of planning applications between the North York Moors National Park Authority and Scarborough Borough Council.
4. To propose modifications to the highway layout to secure better access to and from the site and serve new developments and to address the concerns of the Highway Authority in relation to highway safety.
5. To propose environmental improvements to improve the quality of the environment at the site and improve site facilities for employees.
6. To review allocations in the Scarborough and former North York Moors Local Plans and assess the scale of further allocations required to meet foreseeable and/or stimulate demand together with the type of employment land needed.
7. To provide guidelines for the scale, design and landscaping of new development in any new allocations and the type of renewable energy installations that might be appropriate for the site.
8. To act as a catalyst for further investment in the site.

Timescale, draft Project Plan arrangements for consultation

Members received a presentation at the meeting.

The following matters were discussed:

- The Borough Council hopes to publish its draft Core Strategy in the Autumn. Until then any applications submitted would have to be dealt with under the Scarborough Local Plan.
- That it would not be practical to put together an interim design guide for the Business Park - needs to be part of the Area Action Plan.
- That it would not be possible to request funding for infrastructure from developers putting in applications at present as there was no policy to base the request on.

Groups or organisations to be consulted should include:

Chamber of Trade; Whitby Town Council; The Business Park Business Group; Hawsker cum Stainsacre Parish Council; East Side Trading Association.

It was noted that more would be achieved with the businesses on the Business Park if a positive approach is taken to the issue of tidying up sites.

Any Other Business/Date and time for next meeting

There was no other business. The date of the next meeting was agreed to be held in October at The National Park Offices in Helmsley.

Whitby Business Park Area Action Plan

6 October 2009

Progress on Area Action Plan

Report to Joint Meeting of Members from North York Moors National Park Authority and Scarborough Borough Council

1. Introduction

1.1 This report reports on progress with a number of areas of work as follows:

- (i) A summary of the matters agreed at the first meeting of the joint Member group on 6 May 2009.
- (ii) Consultation work to date
- (iii) Feedback from Whitby Business Park Management Association.
- (iv) Investigation of infrastructure issues.
- (v) Update on Feasibility Study being commissioned by Scarborough Borough Council.
- (vi) Sustainability Appraisal.

1.2 The report also outlines the next steps in the production of the Area Action Plan. Members are invited to comment on any of the items outlined in the report.

2. Summary of Matters Agreed at First Meeting of Member Group

2.1 At the last meeting on 6 May 2009, Members discussed the role and purpose of the joint Member meetings, the objectives for the Area Action Plan based on the current issues affecting the site and the draft Project Plan and timescale for the preparation of the document. The key points from the meeting were:

- The Business Park needs to have serviced land to stimulate interest and attract businesses to the site, this is the model that has been used at Scarborough Business Park.
- The Area Action Plan needs to address the amount and type of employment land needed at the business park for the future together with infrastructure needs and obstacles to development.
- Highways layout is a key issue for the future development of the site and the issue of developer contributions to fund highway improvements needs to be addressed.
- Scarborough Borough Council is commissioning a Feasibility Study looking at highway arrangements and improvements to the landscaping and appearance of the site.
- Scarborough Borough Council has received enquiries about the possibility of further retail development in and adjacent to the Business Park, however the role of Whitby as a retail centre and any capacity for new development will be established in the Scarborough Core Strategy.
- There is a need for design guidelines for new development and environmental improvements to help improve the appearance of the site.
- It is critical that any proposals in the Area Action Plan are 'deliverable' and the infrastructure requirements are clearly established.

2.2 The next steps in the preparation of the Area Action Plan were agreed as follows:

- Draft a Discussion Paper to use for the first stage of consultation (Regulation 25) which asks people what they think the scope and content of the Area Action Plan should be. The Discussion Paper to be endorsed by both authorities and consultation to take place during June and July.
- Consult Natural England, English Heritage and Yorkshire Forward on the scope of the Sustainability Appraisal and the approach to Habitats Regulations Assessment.
- Make contact with key stakeholders so that they are aware of the consultation and the preparation of the Area Action Plan.
- Evidence gathering, in particular information about existing infrastructure capacity and improvements needed to enable further development of the site and any other general constraints to development.

3. Consultations to Date

- 3.1 The Area Action Plan Discussion Paper was drafted and agreed for consultation by both Authorities during June and July. The consultation was delayed from the original timescale and ran from 10 August to 18 September. This was the first formal stage of consultation in accordance with Regulation 25 of the Development Plan Regulations. Scarborough Borough Council organised and hosted the consultation using its LDF consultation package, however a link from the North York Moors web site to the Borough Council's was also set up so the documents could be accessed via both web sites. A total of 25 responses to the consultation were received and during the process a meeting was held with the Whitby Business Park Business Association which provided some valuable feedback on current issues at the site (see section 3 of this report).
- 3.2 The individual comments received during the consultation have been compiled and a presentation of the main points in the responses will be made at the meeting. A full set of the comments will be available for Members in paper format to take away from the meeting.
- 3.3 Overall, there is support for the preparation of an Area Action Plan to enhance and develop the Business Park and support the role of Whitby and provide a balance and diversity of jobs in the Borough for different skill sets. Questions about the amount and type of employment land that will be appropriate and whether further retail uses should be permitted on the site have been raised by a number of respondents. There is strong support for improving the appearance and amenity of the site and comments that the enforcement of planning conditions relating to landscaping and management of individual units should be pursued more rigorously.
- 3.4 There is a mixed response to the question of retail uses on the site, with some respondents considering that this could help to contribute to highway and other improvements on the Business Park and others pointing to the potential harm to the vitality of the town centre and the potential increase in land values on the site, putting the cost of land beyond the reach of businesses wishing to locate there. The Area Action Plan will not establish the future employment or retail land requirements for Whitby – the lead on these matters must come from the Scarborough Core Strategy. The Scarborough Borough Employment Land Review (2006) concluded that whilst demand for units at the site may not be high, the availability of properties could stimulate the market and provide interest for owner occupiers to locate to the Business Park. An update of the Scarborough Employment Land Review (2006) will be prepared in the light of revised economic projections due for publication shortly.

4. Feedback from Whitby Business Park Management Association

4.1 A meeting with the Business Association took place on 2 September 2009 hosted by Whitby Seafoods at the company's offices. Although the number of businesses represented was small, it provided very useful feedback. The meeting helped to confirm that the businesses agree with the issues raised in the Discussion Paper but it also brought out other points about the site that will need to be addressed. The minutes of the meeting are attached as **Appendix 1** to this report. The key points from the meeting were as follows:

- Trend for businesses to move out of the town centre and onto the Business Park – tends to be those that have visiting customers eg Harrison's tyres, Coverdales. This has created more problems with on street parking and manoeuvring difficulties for other vehicles. Double yellow lines may be needed on some parts of the site.
- Potential for further retail development on the site was a key concern for businesses. There were mixed views - some concern that more retail uses could harm the town centre and push land values beyond the reach of businesses on the site. Others felt that this had happened on other Business Parks and that retailing should be allowed on some parts of the site. There was concern that the development of leisure facilities such as gyms, restaurants and hotels on the site could have a very harmful effect on the town centre. There was consensus that if any retail uses are allowed, developers should be contributing to highway and other improvements on the site.
- Non car access to the site is poor. There are no cycle lanes/facilities, bus services are infrequent and do not meet the needs of shift workers, no paths in some areas. A Green Travel Plan needs to be prepared for the site and for individual proposals. This could form part of the Feasibility Study being commissioned by the Borough Council (see paragraph 6.1)
- Highway layout – agree with issues identified in the Discussion Paper, improvements to the junctions with the A171 and linking up of the estate roads must be addressed if any further expansion is to take place.
- Agreed that serviced employment land must be available on the site – it is not viable for individual businesses to bear the costs of new infrastructure such as roads and drainage.
- Needs to be a range of unit sizes and types to encourage different types of businesses and jobs onto the site and to give existing employers the choice of relocating within the site when they have outgrown their premises.
- Agreed that the site would benefit from better signage, landscaping and other environmental improvements. Some of the problems have been caused by a lack of enforcement of planning conditions.

5. Investigation of Infrastructure Issues

5.1 Contact has been made with the Environment Agency, Yorkshire Water, Northern Gas Networks, NEDL and North Yorkshire County Council as the Highway Authority. infrastructure providers to establish:

- Details of the existing infrastructure serving the Business Park
- Any existing constraints, capacity issues or problems
- What improvements to existing capacity are needed to accommodate new employment development.

- 5.2 At this stage the responses are fairly strategic and further work is needed to establish precise requirements for individual sites. The following is a summary of the situation with regard to water supply, foul drainage, surface water drainage, gas, electricity and highways on the site.
- 5.3 Water Supply – Yorkshire Water – the Business Park has been supplied for the last 10 years from Sneaton Eastside Service Reservoir which is pressure managed. There are parts of the water mains network that supply residential areas that would require reinforcement should water be required to higher elevations at the Business Park. This would involve either upsizing water mains or upgrading the pumping system serving the reservoir and developer contributions towards this would be required. The need for reinforcement/improvement will depend on whether the new uses are domestic or non domestic in scale – some light industrial uses only have domestic scale requirements. However, if non domestic scale use is proposed then the developer would be required to fund some or all of the system improvements that may be needed depending on the level of demand and the elevation of the proposed site.
- 5.4 Foul Drainage – Yorkshire Water – development of any site should take place with separate systems for foul and surface water drainage. The use of sustainable drainage systems (SuDs) for surface water disposal is encouraged. The relevant drainage authorities must be consulted with a view to establishing a suitable watercourse for the disposal of surface water - a watercourse may be located to the north of the site.
- 5.5 Whitby Business Park is served by Whitby Waste Water Treatment Works (WWTW). There is available capacity at this works. Yorkshire Water has been in discussions with Scarborough Council over the level of spare capacity in order to accommodate the proposed level of housing growth identified through the LDF. The treatment works should be able to take the foul flows from the Business Park, however all surface water flows would have to be kept out of the public sewerage network. However, if there is more growth in the catchment other than the forecasts for Scarborough's housing and the Business Park there may not be capacity and developer contributions towards improvements would be required.
- 5.6 Surface Water Drainage and Pollution – Environment Agency – some contamination may be present in the area immediately surrounding the existing industrial uses and in accordance with Planning Policy Statement 23 development proposals should seek to remediate existing pollution in addition to reducing the risk of pollution from the development. Proposals should incorporate appropriate and well designed SuDs schemes and an integrated surface water drainage scheme incorporating SuDs should be developed to address surface water drainage for the whole site.
- 5.7 Gas – Northern Gas Networks – this area of the Whitby Network appears to be fairly robust with no pressure or supply issues. There is a fairly large low pressure system feeding the current industrial units and a medium pressure system very close. These are the pressure ranges it is most common and easiest to connect to. Both the low pressure and medium pressure systems were validated in June 2008. The Whitby Network will be resurveyed in 2010/11 winter. There is no issue with the availability of gas subject to confirmation when specific details are available of loads and locations.

5.8 Electricity – NEDL – further information from network connections awaited.

5.9 Highways – North Yorkshire County Council – Site traffic from the Business Park is generated throughout the day, with typical morning and evening peaks. There is a mix of heavy goods and light goods vehicles along with private cars. The recent addition of a large retail unit will significantly increase traffic levels at the weekends. Not all of the estate roads have been adopted as public highway, some remain private.

The site is currently served by three main access roads, Cholmley Way, Fairfield Way and Enterprise Way. Each road takes direct access from the A171 Stainsacre Lane in the form of a right turn lane with ghost island arrangement (ie hatching rather than physical traffic islands). In addition there are a couple of private accesses direct onto the A171 for individual properties with site frontage onto the A171. Whilst there is no significant history of injury accidents at the 3 main junctions leading into the site, each right turn lane and private access is a potential point of conflict

Each right turn lane and junction will only provide a certain level of capacity, influenced by the geometric design of the junction and the level of through traffic on the A171 and side road. Traffic modelling undertaken as part of recent planning applications at the site have indicated the junctions are approaching capacity. Whilst improvements to individual junctions may be possible to provide further capacity there may be limits to what can be provided within the existing public highway.

There is currently no highway link between Cholmley Way, Fairfield Way and Enterprise Way. There is a concern that any accident, utility works or even general maintenance requirements could lead to closure of any one junction and prevent access to part of the estate. A link between the three roads would provide an emergency route to ensure access to the entire estate at all times. If this link was provided as a full width road it would also offer a way to redistribute traffic from the estate between the three junctions potentially helping to reduce congestion.

The two main concerns from a highway point of view are firstly the lack of connectivity between the 3 main roads serving the site and secondly the capacity that each of the existing right turn lanes provides is limited and may not be sufficient to serve future development of the site.

Pedestrian access to the site is available from the A171. Recent works undertaken by the developer of the Homebase site off Fairfield Way have widened and resurfaced part of the main footway along the site frontage. However this footway does not extend as far as Enterprise Way. There are also limited facilities for pedestrians to cross from the south of the A171 once past the puffin crossing near Eskdale Road.

No specific provision is made for cycle access, although the recent Whitby Traffic Management Study did identify the potential for a cycle route leading from the Town Centre to the Estate. With widening of existing footways it may be possible for at least part of such a route to be provided off carriageway.

5.10 Overall, the highway network and non car access is the main infrastructure constraint to further expansion of the site and where improvements will be required. A surface water drainage scheme for the whole site would be beneficial. Improvements to the gas/electricity network and water mains may be needed depending on the scale and nature of the employment development at the site – this will become clearer as work progresses on the Scarborough Core Strategy and further discussions will be held with the infrastructure providers.

With this background information in place, the next stage is to investigate the suitability of individual sites looking at their infrastructure requirements, location in relation to the existing site and landscape impact.

6. Feasibility Study

- 6.1. A verbal update on the bid submitted to Yorkshire Forward for funding for the Feasibility Study will be given at the meeting.

7. Sustainability Appraisal

- 7.1 The Whitby Business Park Area Action Plan must be subject to Sustainability Appraisal and also to Assessment under the Habitats Regulations. Consultation on the Scoping Report for the Sustainability Appraisal was undertaken in May 2009. Comments were received from Yorkshire Forward, English Heritage and North Yorkshire County Council. The comments relate generally to issues around monitoring the sustainability implications of the Plan and to the mitigation measures that could potentially be identified through the Sustainability Appraisal. A methodology for undertaking the Habitats Regulations Assessment has been agreed with Natural England and will be undertaken as part of the production of the Plan.

8. Next Steps and Timescale

- 8.1 The first stage of consultation has highlighted some new issues that were not identified in the Discussion Paper. These will require further investigation before the Area Action Plan can be progressed. The following work will be undertaken between now and the next meeting of the Member group:
 - The number of responses from the businesses on the site was disappointing. However, the comments from the Management Association that some businesses have 'outgrown' their premises points to the need for further evidence of their requirements in terms of unit floorspace, travel to and from the site, parking, site facilities etc. It is suggested that a survey of the businesses is done to help to establish what types of units and facilities are most needed and this may also help to establish better contact with individual businesses during preparation of the Area Action Plan. It is suggested that the survey is organised and completed before Christmas.
 - Access to the site in terms of public transport, walking and cycling is poor – this needs to be investigated and reported in addition to the possibility of linking up the estate roads as part of the Feasibility Study that is being commissioned by the Borough Council.
 - Further work on developing some design and landscaping guidelines for new buildings on the site and advice on appropriate renewable energy technologies.
 - Investigation of specific sites and their suitability for employment development in terms of infrastructure and landscape impact.
- 8.2 In terms of the Project Plan agreed at the meeting on 6 May, the work programme has slipped by around 2 months. As noted above, the Scarborough Core Strategy will establish future land requirements for housing, employment and retail development in the Borough and is the 'lead' document in establishing future land requirements in Whitby. Further consultation on the Scarborough Core Strategy is likely to take place during November and December.

- 8.3 Further investigation of the possible sites for expansion of the Business Park will be undertaken over the next 2 months after which the scale of the employment land requirement for Whitby will be clearer.
- 8.4 The most appropriate timescale for consultation on a draft Area Action Plan is therefore likely to be in the New Year and a meeting of the joint Member group will be held to consider the draft Plan before consultation.

9. Conclusions

Members are invited to:

- (i) Note the results of the consultation on the Area Action Plan Discussion Paper and the meeting with Whitby Business Park Management Association.
- (ii) Agree the further work to be undertaken on the Area Action Plan including the survey of businesses on the site, investigating non car access to the site as part of the Feasibility Study, developing guidelines for design, landscaping and renewable energy and investigation of sites for further development.

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Background Documents to the Report

File Reference

1. Stainsacre Lane Industrial Estate

3050/14 (NPA)

Whitby Business Park Management Association

Minutes Of Meeting

Date	Wednesday 02 September 2009
Location	Whitby Seafoods Ltd premises
Present	V.Dilcock, S.Housden (NYMNPA) D.Kelly (Scarborough Economic Devpt. Unit) Whitby Business Park Members

1. Introduction

S.H gave an introduction to the Whitby Business Park Area Action Plan <http://www.scarborough.gov.uk/Default.aspx?page=12285> outlining the desire for feedback from the business park community.

The document outlines perceived existing issues, and options for future development. The Discussion notice of the Plan is looking for feedback by 18.09.09.

Topics seeking discussion are roads, environment, expansion, types of development, the planning agencies looking favourably on high tech and renewable energy options.

2. Discussion Points

Highways – the linking of Enterprise Way, Fairfield Way and Cholmley Way was being considered via intra business park roadway. It was suggested most likely consideration may be roadways to rear of Business Park on expansion land.

Yorkshire Forward Funding – 80K is for a feasibility study into the costs of proposed infrastructure improvements, public realm improvements, traffic management etc. A preferred supplier has been appointed and a bid submitted to Yorkshire Forward for funding.

Current environment agreed as warranting attention and improvement, points raised that some existing businesses were operating contrary to the planning permission conditions granted for their development.

Authorities looking at Business Park to provide business support for a full range of skill sets for Whitby people.

Bus services were criticised as wholly inadequate for people working out of Whitby, in relation to service times, pathways were not present in key areas for pedestrians, and cycle paths not present.

Centralised 'green' area on Fairfield Way overgrown requiring attention and landscaping.

Leisure / Retail planning discussion was undertaken with views on planning Application by Sainsburys Supermarkets and impact on remainder of area.

The question of expansion of retail permissions and leisure operations was tabled, with the key considerations / requirements being raised over proper planning and infrastructure requirements being needed to ensure any developments do not endanger the incumbent industrial businesses resident on the park. It was evident that there was a diversity of opinion as to whether business park should be restricted to industrial use or opened to retail.

There is a need for serviced employment land to be available on the site in the future, it is not viable for individual businesses coming to the site to bear the costs of new infrastructure such as roads and drainage.

Some businesses have 'outgrown' their premises, some of the units on Enterprise Way are small and there needs to be a range of size and types of units on the site to cater for the changing needs of businesses.

3. Next Steps

Consultation scheduled to end 18.09.09.

October National Park and Scarborough formalise suggestions.

Spring 2010 Draft Area Action Plan release with highways layouts, landscaping/environment, design guidelines, expansion land sites, and infrastructure plans.

This plan will then be put forward to all interested parties for further discussion.

After this it will be submitted to the Government who will appoint an Inspector to examine the document.

S.Wormald
07.09.09