

North York Moors National Park Authority

Scarborough Borough Council

Proposed Submission Whitby Business Park Area Action Plan

**Addendum to Statement of Consultation – Representations Made
Under Regulation 20 of the Town and Country Planning (Local
Planning) (England) Regulations 2012**

**Prepared under Section 22(c) of the Town and Country Planning (Local Planning)
(England) Regulations 2012**

Publication of the Proposed Submission Whitby Business Park Area Action Plan ran from 6th November to 18th December. The specific and general consultation bodies that were notified of the Publication are listed in Appendix 1 of the Consultation Statement.

? individual comments were received from 14 organisations and individuals. Copies of these these have been submitted in full to the Planning Inspectorate and are also available on the Scarborough Borough Council web site www.scarborough.gov.uk.

The key overall points arising from the representations were as follows:

- Concerned that supporting documents (Sustainability Appraisal) are not independent as both the Borough Council and the National Park Authority will benefit from the development.
- Water supply – Whitby is reliant for water supplies on the River Esk as it is not on the water grid.
- No conflict with the plans of adjoining authorities, the Plan does not raise any significant cross boundary issues.
- Proposals likely to reduce the number of jobs in the area due to the loss of shops and other businesses in the town centre which will also adversely affect tourism. The original objective of the Business Park was to support manufacturing and wholesale businesses, not to encourage the transfer of retail business out of the town centre. The Business Park should be set aside for non retail uses.
- Support requirement for high standard of design for new development on the site and the design guidance for sites 1 and 2 which seeks to protect the long distance views and setting of Whitby Abbey.
- Agree with significant effects that have been identified for the historic environment.
- Park and ride and lack of parking in the town will reduce tourism to Whitby and the hotel proposal at the Business Park will exacerbate existing problems for guest houses in the town. Also query whether another pub is needed.

Comments on Sustainability Appraisal

- Table 2 on page 22 of the Sustainability Appraisal which outlines proposed mitigation measures for the significant effects arising from the Plan needs addressing further. Opportunity to create a higher quality Business Park with a visitor building with information from the National Park Authority and Scarborough Borough Council.
- More attention needs to be given to water supply and impact on River Esk (Whitby not on mains water), flooding, water drainage, polluted groundwater and watercourses. Independent report is needed on these issues.
- Need a coordinated approach to retail development in the town centre and on the Business Park.
- Need to have a creative and innovative approach to the Business Park with a holistic long term strategy that has local participation. The Business Park could be an exemplar of good practice. The town centre needs to be linked with the Business Park and impact of pub and hotel on town centre needs to be taken into account.
- Connection with Whitby Abbey and Abbey House Youth Hostel must be part of the plans for the Business Park.
- Facilities at the Business Park must complement existing National park strategies.
- Need to establish a pro active green agenda in conjunction with local businesses and educational partnerships including provision of walking and cycling routes into the town centre
- Support proposal to link roads – opportunity to introduce green ways throughout the site.

- Support emphasis on good design and improving the image of the Business Park at the 'gateway' to Whitby.
- Further traffic management measures needed on A171 eg roundabout or traffic lights.

Having considered the representations received, Scarborough Borough Council and the National Park Authority do not consider that any further modifications to the Proposed Submission Area Action are needed.

8th January 2014