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Comments

From: Pickering Town Council (townclerk@pickering.gov.uk)
Sent: 18 December 2014 09:46
To: Development Management
Cc: robin.mcginin@persimmonhomes.com
Subject: 14/01259/MFUL

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The proposed Persimmon development on land to the rear of Firthland Road

Parking

The council questions whether sufficient parking spaces have been provided. It is understood that the developer will be working to a prescribed formula but on the evidence of two new estates in Pickering which have been developed in the town, insufficient off street parking has been provided. The council is concerned because a new estate, particularly on evenings and weekends, can look like a car park (though one without designated spaces), and negotiating a road with on street, higgledy-piggledy parking, becomes more demanding on drivers particularly when children are playing outside in close proximity to the road.

Traffic movement, vicinity of the proposed development site

The council asks that consideration is given to improving traffic flow along Manor Drive and Firthland Road. The new development, during construction and upon completion, will generate additional traffic movement. Manor Drive is now a single lane thoroughfare (because of parking on the west side of the road) and drivers along Firthland Road (whether travelling east or westwards) have to negotiate higgledy-piggledy parking on the north side of the road. Anchorite Lane where it meets the A170 is a junction where drivers have to take the greatest of care. Negotiating these three roads becomes even more demanding when traffic is backed up along Westgate from the traffic lights as some drivers, travelling eastwards, who do not want to be unduly delayed, will leave the A170 at Manor Drive, travel along Firthland Road and return to the A170 at the end of Vivis Lane, thereby creating additional traffic movement along roads already difficult to negotiate.

Open spaces and verges

The council wants to know who will be responsible for maintaining these areas. It is a particularly important issue given the cut backs that local authorities and councils have had to make, and will continue to make during the next electoral cycle. Extensive areas of green space are proposed but the maintenance costs will be high if regular cuts are required throughout the growing season.

This question is particularly important at this time. From 1 April 2015, the highway authority will only provide a visibility related cut at each road junction up to five times each season. This means that the county council will no longer cut, or pay a third party to cut, verges for amenity or aesthetic reasons.

In Pickering, the town council currently cuts 44004 sq ms of town verge twelve times a year under licence from the highway authority and receives just under £8000.00 to do the work. 95% of the verge that is cut is for amenity or aesthetic reasons. Therefore, from 1 April 2015, if the town council decides to continue to cut the town's verge, 95% of the cost of cutting the verges will have to be borne by Pickering's council tax payers. Therefore, it is very important to know the developer's intentions with regard to the maintenance of the verge on the new estate given that most of it will be classified as amenity or aesthetic.

Footpath links

The developer proposes to create a link with the Greenlands play area and another link, through the play area, with Greenlands Road.

The town council pointed out to the developer that a play area (for which it is responsible) adjoined the proposed housing estate and accepts that a link should be created. Currently there is only one piece of equipment in the play area – a goal post – but with a new housing estate, additional equipment will be needed.

The town council has not been informed of the footpath link along the southern boundary of the play area, between the estate and Greenlands Road. This needs to be discussed as soon as possible.

Local schools and Pickering Medical Practice and dental surgeries

New estates of differing sizes are being, and have been, completed in the town. Cumulatively the residents who live in them will have an impact on traffic movement and parking but also on school and medical services. The council urges the developer to be in regular contact with the county council, school governing bodies and doctors and dentists to ensure they are fully briefed about the proposed development as it is thought that the services which they provide are already under pressure.

Andrew Husband
Clerk to Pickering Town Council