

Item Number: 11
Application No: 18/00238/MFUL
Parish: Harton Parish Meeting
Appn. Type: Full Application Major
Applicant: Sandburn York Ltd
Proposal: erection of extension to existing buildings to form a two storey 40no. bed hotel with single storey staff offices and welfare accommodation, external works to car parking to provide additional spaces, relocation of driving range and landscaping including attenuation ponds for surface water
Location: Sandburn Hall Golf Course Scotchman Lane Flaxton North Yorkshire
Registration Date: 3 April 2018
8/13 Wk Expiry Date: 3 July 2018
Overall Expiry Date: 29 May 2018
Case Officer: Alan Goforth **Ext:** Ext 332

CONSULTATIONS:

Sustainable Places Team (Environment-Agency Yorkshire Area)	Comments
Foss Internal Drainage Board	Recommend conditions and comments
Highways England	No objection
Countryside Officer	No comments received
Flood Risk	Require further information
National Grid Plant Protection	No objection
Yorkshire Water Land Use Planning	Recommend conditions
Environmental Health Officer	No comments received
Parish Council	In Favour with comments
Highways North Yorkshire	No objection in principle, makes recommendations
Parish Council	Further comments
Health And Safety Executive	HSE does not advise, on safety grounds, against the granting of planning permission in this case.
Sabic Ethylene Pipeline	Comments and recommendations
Highways North Yorkshire	conditions are recommended
Flood Risk	Recommend conditions
Foss Internal Drainage Board	Recommend conditions

Neighbour responses:

SITE:

The application site amounts to 9.3 hectares and Sandburn Hall comprises a 18 hole golf course, sports bar, golf shop, 18 bay driving range, a grand function hall and Tykes restaurant. The site lies 1 mile south of Flaxton village and outside of development limits.

Sandburn Hall is 10 miles from Malton and 8 miles from York. Access to the site is from the east off Scotchman Lane and comprises a 380m long, straight single track road with passing points every 90 metres. The A64 runs to the east and south of the site. There are dense woodland plantations to the north, west and south of Sandburn Hall and Griffon Forest Holiday Lodges are 400m to the west. There are no residential properties within close proximity to the site.

There are two lakes on the south of the Hall and landscaped parking areas on the eastern side of the complex. The driving range and associated covered bays is to the north of the sports hall and practice holes to the north-west. The 18 hole golf course extends to the south-west and west. The service yard area is to the east of the sports hall and a detached substation to the north-east. Overflow office space is

provided by stacked cabins adjacent to the northern elevation of the sports hall.

The site is generally level and an underground ethylene pipeline and overhead powerlines cross the application site in the north-east corner.

HISTORY:

11/00155/FUL- Erection of two storey extension to provide additional function rooms. Approved 11.04.2011.

PROPOSAL:

Planning permission is sought for the erection of an extension to existing buildings to form a two storey 40no. bed hotel with single storey staff offices and welfare accommodation, external works to car parking to provide additional spaces, relocation of driving range and landscaping including attenuation ponds for surface water.

The hotel and staff extension would be located to the north of the existing complex of buildings on land predominately occupied by the existing golf driving range. The staff element of the extensions would be single storey and would be perpendicular to the north facing elevation of the existing building. The extension would enclose a service yard area and the building would contain a laundry room, plant room, bin stores and also staff welfare facilities and offices.

The two storey hotel would comprise two L-shaped wings extending either side of a central entrance reception and would be aligned on a northwest-southeast axis. The total floorspace of the development would be 3,120m². The hotel would contain a range of standard double and twin rooms, larger family, luxury and wheelchair accessible rooms and two honeymoons suites.

The works would also include excavation to create attenuation ponds/lakes for drainage and amenity purposes north of the complex and a comprehensive landscaping scheme particularly new woodland and parkland planting on the area previous used as the golf driving range. The driving range and associated covered bays would be relocated to the south of the car park. The proposed 8 bay driving range building would be a rectangular, low profile building (4m in height) and timber clad with a mono pitch roof. There are no proposals for the range to be illuminated.

A spur would be constructed off the existing access road to direct visitors to the hotel and associated parking areas. In addition the on-site parking would increase by 58 spaces to 238 in total. With regard to employment at the site it is expected that full time employees would increase from 43 to 60 and part time from 37 to 50.

POLICY:

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

The Ryedale Plan - Local Plan Strategy (2013)

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP8 Tourism

Local Plan Strategy - Policy SP12 Heritage

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP14 Biodiversity

Local Plan Strategy - Policy SP16 Design

Material Considerations

National Planning Policy Framework 2012 (NPPF)
National Planning Practice Guidance 2014 (PPG)

APPRAISAL:

The main considerations in the determination of this application are considered to be:

- i) Principle of the development;
- ii) Design, character and form and impact on the open countryside;
- iii) Impact on local amenity;
- iv) Flood risk and drainage;
- v) Highways impact; and
- vi) Biodiversity.

Principle of the development

National planning policy contained within paragraph 28 of the NPPF supports economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. The policy states that plans should (inter alia): *"support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings; and support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres"*.

At the local level, Policy SP8 encourages sustainable tourism which minimises its environmental impact on the District and highlights that one of the ways it can be achieved is through the provision of a range and choice of quality tourist accommodation and by encouraging all year round tourism. With reference to sites in the open countryside, Policy SP8 supports the *"Appropriate expansion of an existing hotel, guest house, public house, farm house, holiday cottage or similar establishment"*.

The application details state that Sandburn Hall hosts approximately 280 events per year including over 100 wedding ceremonies and receptions and is a venue used for business conferences and functions. The proposal represents an expansion of an established business and the new hotel would be managed as part of the existing family run business.

The application is accompanied by a report that considers the demand and need for hotel accommodation in the area. The report highlights the limited supply of good quality serviced accommodation east of York. The applicant states that overnight accommodation in the local area is limited and the majority of visitors and wedding guests stay in York and travel by private car, taxis or minibus. The report highlights that the proposed size and mix of accommodation would appeal to the target market of in-house wedding guests, leisure travellers, corporate travellers and visiting golfers and would be economically viable and sustainable.

The existing staff office and welfare facilities are spread across the complex and even with overflow space provided by the stacked cabins are no longer capable of accommodating staff numbers. This, according to the applicant, has an adverse effect on the operation of the business and is an inefficient use of space. The extensions would provide staff office and welfare facilities and service and storage areas. The purpose built facilities would also formalise the 'back of house' requirements within one part of the site separate from the public access areas. It is considered that there is a need to consolidate the facilities to meet the existing business requirements and the principle of extending the staff facilities is considered acceptable.

The applicant states that the hotel development would address demand on the existing business for on-site guest accommodation and the wider tourism need. There is a lack of hotel accommodation in western Ryedale and along the A64 corridor and the applicant has demonstrated that there is a site specific need for serviced accommodation. It is considered that the development would assist with the retention of tourist expenditure in the District and create further employment at the site and the principle of the development aligns with the aims of the NPPF and Policy SP8.

Design, character and form and impact on the open countryside

The most visually striking part of Sandburn Hall is the oak framed club house and function hall with infill panels of render, glazing and timber boarding under pantile. The other buildings are a mixture of styles with the restaurant reflecting the previous small scale brick built agricultural buildings that once occupied the site. The proposed extensions would be to the north east of the existing complex.

The single storey extension to provide staff office and welfare facilities would be brick built with timber cladding under pantiles and positioned between the existing buildings and the new hotel. The service yard, that would include a turning head for delivery vehicles, would be enclosed by the new building and as a result screened from the hotel and the wider landscape. The yard would have a gated entrance to restrict public access.

The hotel would be constructed from timber, render and brick under a plain tile roof. The central main entrance/reception area would be an oak framed structure with glazed infill panels that references the grand function hall. The building would comprise two L- shaped wings positioned at an angle to the new staff facilities and Tykes restaurant. The hotel would have a central gable that would break up the horizontal form of the block and the materials would be a continuation of the existing. A condition shall be included to secure the final materials and finishes.

The hotel entrance would front onto the extended car park. The hotel would be orientated to take advantage of views across the rear courtyard and newly created lakes and woodland/parkland landscaped grounds to the north-west and generally face away from the A64 and the overhead power lines. The highest point of the hotel (9.8m) would be set lower than the ridge height of the grand function hall (10.1m) on the southern side of complex and would not visually dominate the site. The extension would be read as a continuation of the existing complex in terms of scale and appearance. The taller elements of the hotel would be separated from the taller elements of the existing building by the single storey staff building extension and the extensions would be sympathetic to the existing range of buildings and subordinate in scale. The driving range and associated covered bays would be relocated to the south of the car park. The proposed 8 bay driving range building would be low profile (4m in height), timber clad and would have a smaller footprint than the existing building. It would be of an appropriate scale and appearance and in keeping with the existing golf related uses present in that part of the site.

The application is accompanied by a Landscape and Visual Impact Assessment which concludes that the visual impact of the development would be minor or neutral. A comprehensive landscaping scheme would enhance the area around the hotel through the planting up of the existing driving range and provide a transition between landscape associated with the buildings and the wider landscape context. It would improve the setting of new and existing buildings. The proposed landscape enhancement and mitigation scheme has been discussed with the Council's Countryside Officer who has verbally confirmed no objections to the proposals.

Due to the extensive landscaping and grounds and separation of the site from residential receptors the extensions would not be readily visible from any public vantage points. The proposed extensions would be substantial in size and footprint but generally subordinate to the existing main complex of buildings. The extensions would complement the existing buildings in terms of the scale, design and appearance taking account of the site context. As such, the proposal is not considered to have a material adverse effect upon the character and appearance of the area.

The location, scale and design of the extensions are considered acceptable and there would be minimal impact upon the character of the area and wider landscape and the development is considered to be in compliance with Policies SP13, SP16 and SP20.

Impact on local amenity

The extensions would be screened by an established bank of planting when viewed from the east and Scotchman Lane. As a result of the existing woodland plantations that are due to be enhanced within the site there is limited inter-visibility with residential areas and the open countryside. A condition shall control any new external lighting across the site.

There are no objections in relation to asset safeguarding from the HSE, National Grid and the operator of the ethylene pipeline subject to the inclusion of informative notes advising the applicant of the requirements for further consultation with the relevant bodies as the scheme progresses. It is not anticipated that the proposed development would give rise to any unacceptable visual impacts, pollution or disturbance and as a result there would not be an adverse impact upon local amenity in compliance with Policy SP20.

Flood Risk and drainage

The site is within Flood Zone 1 and the application is accompanied by a Flood Risk Assessment (FRA) which includes a surface and foul drainage strategy. The proposed development would have a low risk of surface water flooding but the site will be levelled and positively drained.

At present the surface water drains to a ditch to the west of the site piped via a number of 100mm diameter land drains. Run off from the existing buildings is directed to the large holding ponds at the golf course on the southern side of the complex before being discharged to surrounding ditches. It is proposed that surface water is discharged to the ditch to the west of the site at agreed run off rates (under the jurisdiction of the Foss IDB). Surface water attenuation would take the form of the waterbodies to be created north of the existing complex that would be incorporated in the woodland/parkland landscaping scheme at the rear of the hotel. The Applicant updated the Flood Risk Assessment in response to the initial comments from the LLFA and IDB. The FRA includes the hydrology modelling for the ditch proposed to carry outflow from the site and micro drainage calculations. The surface water proposals were also subject to observations from the Parish Council who requested drainage to the balancing ponds prior to reaching the beck. The applicant has confirmed that it is proposed to use the attenuation of surface water in the proposed lakes prior to discharge to the beck.

Sandburn Hall is not on the mains drainage system and foul drainage is dealt with through two package sewage treatment plants. However the existing plants would not have sufficient capacity for further development at the site. It is therefore proposed that foul flows are directed to the mains Yorkshire Water sewerage plant 500m north of the proposed development. The Parish Council have made observations in relation to foul drainage. The proposed foul drainage connection would be designed to comply with the Yorkshire Water parameters with regard to discharge rates into the existing system and Yorkshire Water have not raised any concerns over existing capacity.

Any permission granted would include a number of drainage related conditions as requested by the LLFA, IDB and Yorkshire Water to secure the final details and it is considered that the proposed development would incorporate satisfactory drainage arrangements and would not give rise to increased flood risk at the site or elsewhere in compliance with the relevant part of Policy SP17.

Highways impact

There are no proposed changes to the T junction where the internal access road meets Scotchman Lane and there is good visibility at the junction. In addition the Scotchman Lane/A64 junction has been recently modified in order to improve highway safety at the junction and Highways England have no objection to the application.

The application is accompanied by a Transport Assessment that indicates that the development would generate an additional 19 trips during the weekday evening peak period and 21 trips during the weekend peak period. The assessment concludes that this increase would have negligible impact on the operation of the two junctions that would continue to operate within theoretical capacity.

The LHA have not raised any objection to the application but requested a pedestrian footway link is provided between the site access road and limit of the existing footway on Scotchman Lane at the A64 junction. This would allow accessibility to and from the site and the nearest public transport links (the bus stops at the junction) and thereby promote travel by means other than the private car. However, the applicant has confirmed that a footpath would not form part of their plans and cannot be justified as it is considered that the 700m distance from the hotel to the A64 is unlikely to be walked by wedding guests or visiting golf parties. The LHA have also requested conditions in relation to the retention of parking areas, routing of construction traffic and the approval and implementation of a travel plan.

At present a single access and parking area serves the hall/function room, restaurant and golf club. The single track access road is straight and flat with good visibility and passing points along the 380m stretch of road. It is proposed that a separate and direct access would branch off from the existing access road at the western end in a north west direction and would serve the hotel and staff accommodation. This would assist with separating and directing visitors to the various parts of the site.

There would be an increase in onsite parking provision to serve the increased number of visitors (maximum of 238 spaces). The extended and reconfigured car park would rationalise and improve the existing layout allow for more efficient use of space and clearly demarcated and signposted parking areas improving legibility for vehicles and pedestrians.

A condition shall be included to require the prior approval of any external lighting at the site. This is particularly relevant to the repositioned driving range given it faces towards the A64 and the need to avoid any glare to passing traffic.

It is considered that the proposed development can be accommodated without detriment to the capacity of the local highway network or highway safety and complies with the relevant parts of Policy SP20.

Biodiversity

The site is a managed landscape comprising a golf course, driving range and mown improved grassland and young planation woodland. There are no protected or notable species or habitats within the development site.

The application is accompanied by an ecology report. The report highlights that there would be no impact on bat roosts and a negligible impact on loss of potential foraging or community habitat. There would be negligible impact on birds. The report recommends mitigation and enhancement measures in the form of bat and bird boxes on the edges of existing plantations and checks for nesting birds prior to any vegetation clearance.

The Parish Council observed that the report only includes limited detail on Great Crested Newts and badgers. However the presence of GCN was discounted following the completion of eDNA testing in the existing lakes. The application details acknowledge the presence of active badger setts in the surrounding woodland but at the time of the survey none were recorded within the proposed development site. A condition shall be attached to any permission granted to require pre-commencement checks for badger activity to ensure that no setts have been established in the interim period.

A planning condition would be included on any permission granted to require compliance with the ecology report recommendations and the mitigation would secure the long-term protection of the species by maintaining continuity of occupation and does not conflict with the requirements of Policy SP14.

Conclusion

The proposed development would expand an existing established business and support sustainable tourism in the District and the wider local economy. The proposed development would not undermine the character of the area or the appearance of the open countryside and can be accommodated without resulting in a materially adverse impact on existing highway capacity or safety conditions. There are no objections to the development from any consultee or member of the public. In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP1, SP8, SP12, SP13, SP14, SP16, SP17 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The recommendation to Members is one of approval.

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan ref. (EX)01 B, dated 12.02.18
Proposed Ground Floor Plan ref. (PL)01 F, dated 01.03.18
Proposed First Floor Plan ref. (PL)02 F, dated 01.03.18
Proposed Hotel GF Plan ref. (PL)03 E, dated 01.03.18
Proposed Hotel FF Plan ref. (PL) 04 E, dated 01.03.18
Staff Ground Floor Plan ref. (PL)05 E, dated 01.03.18
Roof Plan ref. (PL)06 E, dated 01.03.18
Proposed Elevations ref. (PL)07 B, dated March 2018
Proposed Site Layout Plan ref (PL)08 C, dated 06.03.18
Proposed Elevations ref. (PL)14, dated March 2018
Proposed Elevations ref. (PL)15, dated March 2018
Proposed Elevations & Sections ref. (PL)16, dated March 2018
Proposed Driving Range ref. (PL)17 B, dated 26.03.18
Proposed Materials ref. (PL)18, dated March 2018
Drainage Plan ref. 17 065 S500, dated 17.01.18
Attenuation & Ornamental Pond Plan & Sections
Concept Design Plan ref. 1902/204, dated February 2018
Landscaping Materials ref. 1902/205, dated February 2018
Indicative planting proposal ref. 1902/206, dated February 2018

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Before the construction of the buildings hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance of the development.

- 4 Prior to the construction of the buildings, details of all windows and doors, including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance of the development.

- 5 No development shall take place within the application area until the Applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the Applicant and approved by the Local Planning Authority. Thereafter the development of the site shall be carried out in accordance with the approved Written Scheme of Investigation.

Reason: The site is of archaeological potential.

- 6 The development shall not be carried out otherwise than in strict accordance with the ecological mitigation and enhancement measures as set out in Section 10 of the Ecological Impact Assessment produced by MAB Environment & Ecology Ltd, dated February 2018.

Reason: To comply with Policy SP14 (Biodiversity) of the Ryedale Plan - Local Plan Strategy.

- 7 No development shall take place within the application area until pre-commencement checks have been completed for badger activity.

Reason: To ensure no setts have been created since the previous survey.

- 8 Before any part of the development hereby approved commences, plans showing details of a landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained. All planting seeding and/or turfing comprised in the above scheme shall be carried out during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved.

- 9 Full details of any external lighting associated with the development hereby approved, including lighting for site security purposes, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The details shall include the position, height, angle of lighting, illuminance level and hours of operation. All lighting shall be installed and maintained in accordance with the approved details.

Reason: In the interests of the reduction of light pollution.

- 10 Development shall not commence until the Applicant has provided evidence that surface water from the existing site currently discharges to the adjacent watercourse and shall provide details of these points of discharge.

Reason: To prevent the increased risk of flooding.

- 11 Development shall not commence until the Applicant has determined the condition and ability of the adjacent watercourse to accept surface water discharge.

Reason: To ensure that the receiving watercourse is capable of accepting the increased discharge without detriment to other users.

- 12 Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. If sewage pumping is required from any part of the site, the peak pumped foul water discharge must not exceed 6 (six) litres per second. Furthermore, unless otherwise approved in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works. No part or phase of the development shall be brought into use until the drainage works approved for that part or phase has been completed.

Reason: To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.

- 13 Development shall not commence until a scheme restricting the rate of development flow runoff from the site has been submitted to and approved in writing by the Local Planning Authority. The flowrate from the site is still to be ratified but shall be restricted to a maximum flowrate for up to the 1 in 100 year event. A 40% allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change critical storm event. The scheme shall include a detailed maintenance and management regime for the storage facility. No part of the development shall be brought into use until the development flow restriction works comprising the approved scheme has been completed. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.

Reason: To mitigate additional flood impact from the development proposals and ensure that flood risk is not increased elsewhere.

- 14 The development shall not commence until a scheme, detailing the treatment of all surface water flows from parking areas and hardstanding through the use of road side gullies, oil interceptors, reedbeds or alternative treatment systems, has been submitted to and approved in writing by the Local Planning Authority. Use of the parking areas/hardstanding shall not commence until the works comprising the approved treatment scheme have been completed. Roof water shall not pass through the treatment scheme. Treatment shall take place prior to discharge from the treatment scheme. The treatment scheme shall be retained, maintained to ensure efficient working and used throughout the lifetime of the development.

Reason: To prevent pollution of the water environment from the development site.

- 15 No development shall take place until an appropriate Exceedance Flow Plan for the site has been submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

Reason: to prevent flooding to properties during extreme flood events and to mitigate against the risk of flooding on and off the site.

- 16 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with the details submitted in the Flood Risk Assessment prepared by Arc Engineers (Report 2017-125 dated 17/10/2017) and approved by the Local Planning Authority.

Reason: To ensure that the site is properly drained and in order to prevent overloading, surface

water is not discharged to the foul sewer network.

- 17 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on the Proposed Site Layout Plan ref (PL)08 C, dated 06.03.18 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

- 18 Unless otherwise approved in writing by the Local Planning Authority, there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until details of the routes to be used by HCV construction traffic have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. Thereafter the approved routes shall be used by all vehicles connected with construction on the site.

Reason: In the interests of highway safety and the general amenity of the area.

- 19 Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:
- a. the appointment of a travel co-ordinator
 - b. a partnership approach to influence travel behaviour
 - c. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
 - d. provision of up-to-date details of public transport services
 - e. continual appraisal of travel patterns and measures provided through the travel plan
 - f. improved safety for vulnerable road users
 - g. a reduction in all vehicle trips and mileage
 - h. a programme for the implementation of such measures and any proposed physical works
 - i. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

Reason: To establish measures to encourage more sustainable non-car modes of transport

INFORMATIVE(S)

- 1 Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact National Grid Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.
- 2 SABIC UK Petrochemicals Ltd should be notified should there be any work within 50 metres of the Ethylene pipeline and approval would be required before any works is commenced.
- 3 Any works in, over, under or near an Ordinary Watercourse (outfall, retaining wall) might require Land Drainage Consent from the LLFA, North Yorkshire County Council.
- 4 Any tree or hedgerow removal is required to be undertaken without harming nesting birds or destroying their nests. The main nesting and breeding season runs from 1 March to 31 August. If this is unavoidably checks should be undertaken by a suitably qualified ecologist prior to any felling or cutting of trees or shrubs. Reason: In order to prevent disturbance to breeding birds which are protected by the Wildlife and Countryside Act 1981 (as amended).