

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **SBC20/02167/FL**

Proposed Development: Demolition of existing building and erection of building to provide commercial floorspace (Class E) at ground floor and accommodation for

NHS key workers and students at the upper levels

Location: 50-59 Newborough Scarborough North Yorkshire YO11 1ET

Applicant: Buccleuch Property (Scarborough) Ltd

CH Ref: **Case Officer:** Matthew Baldwin

Area Ref: 4/10/1703

Tel:

County Road No:

E-mail:

To: Scarborough Borough Council
Town Hall
SCARBOROUGH
North Yorkshire
YO11 2HG

Date: 14th December 2020

FAO: Marcus Whitmore

Copies to:

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

There are concerns regarding the effect on the local highway network of the additional construction vehicles during the demolition of the existing building and construction of the proposed new development. There is also concern regarding access around the site and between the site and the university and hospital campuses.

The ideal route for site traffic will be to utilise Foreshore Rd, Eastborough and Newborough and exit using Newborough and St Thomas Street. Eastborough and Newborough must remain open to traffic at all times. Depending on the hoarding required around the site during the demolition and construction phases of the project, this may place additional restrictions on footway users and the additional tactile crossing, required

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Continuation sheet:

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in the recommendations, may have to be construction earlier than proposed to aid footway user movements.

Any site compound or routes between the site compound and site will have to be agreed beforehand with the Local Highway Authority prior to commencement. The Scarborough Borough Council owned car park on King Street may be suitable, subject to the relevant permissions being granted.

There will need to be a change in the 'on street' waiting, loading and parking provision on Market Street to cater for the new access, this will require a revision to the existing traffic regulation order. These changes will have to be undertaken through statutory processes including advertising and consulting on the changes and reported to County Council's Business and Environmental Services (BES) Executive Members overseeing the responsibilities of Corporate Director. The loading facility can be in the form of a short stay loading bay, operating within the same time frame as the Controlled Parking Zone at this location, giving some overnight residential parking or by the introduction of a 'no waiting at any time' restriction, which allows loading to take place. The 'on street' parking provision will mirror the current residents priority parking with exemptions for vehicles displaying a parking disc.

The floor plan shows secure cycle storage for 50 bicycles but there is no indication on the plans showing charging points near the cycle storage for e-bikes, this should be considered.

A section 106 contribution would be required to improve walking and cycling infrastructure/connectivity between the development, the hospital and University campuses and other facilities on the highway network. There is an ongoing LCWIP project preparing schemes linking and improving walking and cycling routes in and around Scarborough, one of these links is from the town centre to the hospital. This will be an important consideration for the new student nurses' accommodation proposal on Newborough. Hospital shift patterns may mean student nurses returning to their accommodation after the local bus service may have finished and so some form of concessionary taxi service / mini bus may need to be considered. Two tactile crossing points on Queen Street and Newborough will improve level access around the development.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

MHC-07 Delivery of off-site highway Works

The following schemes of off-site highway mitigation measures must be completed as indicated below:

- Provision of a tactile dropped crossing on Queen Street, Scarborough south of its junction with Market Street prior to the first occupation of the development.