



YARM TOWN COUNCIL

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19th April 2021

FAO:

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OBJECTION TO PLANNING PROPOSAL:

REF: 18/0910 Land South of Yarm School Playing Fields

(submission under the Town and Country Planning Act 1990)

Proposal: application for the development of 300 houses

Location: land south of Yarm School playing fields

Applicant: Theakstons

For the Attention of Stockton Borough Council Planning Committee.

On 13th April 2021, Yarm Town Council voted to object to this application for the reasons detailed below.

1. Local Area Development Plan (LADP)

The original application for this proposal was for 100 properties (as per the recent LADP). This application has tripled this quantity and is therefore not covered within the LADP.

2. Housing Supply

It is understood that SBC currently has a 5 year supply which conforms with Government requirements that does not include a 300 property development at this site.

3. Scope of the Development, Highway Infrastructure & Access

This proposal is currently blocked by Highways England in relation to the Crathorne interchange. However, a key pressure relates to Leven Road.

This development puts an impractical pressure upon Leven Road in a number of ways. Based on the Highways Report by Theakstons' Consultants to gain traffic mitigation measures for the scheme, its success relies upon the proposed mitigation of turning Leven Road into 3 lanes on the approach to The Spital (changing the entire ambience of the area - SEE pt .4 BELOW).

Leven Road was closed off to through traffic approximately 35 years ago. This proposal however, will encourage traffic from (e.g.) Ingleby Barwick to avoid queuing at the crossroads / roundabout by cutting down Kirk Rd. and along Leven Road to get to Yarm. in addition, right turns out of The Grove and the Cricket / Sports Field would become significantly more hazardous i.e. across 2 lanes.

A major concern is also that access from the site is onto the A67 on the brow of a hill.

4. Impact on People, Place & Environment

This proposal is dependent on the mitigation of creating 3 lanes on Leven Road from Hawthorn Grove to the junction with The Spital by removing grass verges.

The grass verges are a distinctive part of this greened residential area - removal of them would negatively change the character and ambience of this part of Yarm.

In addition, the wall along Leven Rd is an ancient structure and part of the heritage landscape of the town. Moving more traffic significantly closer to the wall will exacerbate further damage and deterioration.

Creating 3 lanes on Leven Road also increases road safety issues with right turns from The Grove and the Recreation Ground being more difficult across 2 lanes. However, the main issue is to do with many junior players attending the cricket / sports ground for cricket, tennis and squash where they are encouraged to come on foot or bike.

All of the above points directly contradict the following key statements from the Local Development Plan:

a) "SBC is committed to ensuring that all new development fits into the surrounding area....."

b) "new development should positively contribute to making places better for people.....establishing a strong sense of place....."

and development to be avoided would include:

c) (schemes) "not sensitive to the defining characteristics of the local area" or (anything that) "destroys local distinctiveness".

Please can this commentary be added to the Stockton Borough Council Planning Portal (I note it is currently not in use due to maintenance).

If you have any queries regarding the above, do not hesitate to contact me.

kindest regards

Juliet Johnson - 07399 576254

YARM TOWN CLERK