



The countryside charity
North and East Yorkshire

PO Box 189
York
YO7 9BL

www.cpreney.org.uk

Tel: 07983 088120
Email: info@cpreney.org.uk

Branch Chair
Mrs Jan Arger

Authority: Richmondshire District Council

Type of consultation: Planning Consultation

Full details of application/consultation: 22/00479/OUT - Outline Planning Permission with all Matters Reserved apart from Access for the Construction of a Motorway Service Area Comprised of an Amenity Building; Petrol Filling Station; Drive-Thru Coffee Shop; Parking Facilities; Internal Access Roads; Services Areas and Other Associated Facilities Including Landscaping and Amenity Areas with a New Roundabout Junction and Other Highway Works on the A6055

At land: Barton Motorway Truck Stop, Junction 56 A1(M), Barton, DL10 6NA

Type of response: Support – with comments

Date of Submission: 12th August 2022

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North and East Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
www.kvaplaning.co.uk

Comment

CPRE North and East Yorkshire ('CPRENEY') welcomes the opportunity to comment on this application for outline planning permission for the construction of a Motorway Serve Station and associated facilities at land at Barton Motorway Truck Stop, Junction 56 A1(M) Barton, Richmond. The site consists of approximately 4.65Ha parcel of land situated to the east of junction 56 of the A1(M). The site also includes a section of the A6055, which is situated to the north and provides vehicular access into the site via a T-junction. The application was submitted to Richmondshire District Council ('the Council') on behalf of Moto Hospitality Ltd. ('the applicant').

Having had the opportunity to consider the additional documents submitted on behalf of the applicant CPRENEY support the proposal for outline permission (all matters reserved bar access) at this location. The site is brownfield land, in the same and similar usage and close to the strategic road network.

Subject to conditions being placed on any planning permission awarded to protect the amenity of occupiers at neighbouring dwellings, CPRENEY does not object to the development of this site and consider that the site is in conformity with national and local planning policies in relation to the re-use of land and positioning adjacent to main transport links.

CPRENEY defers to the Local Highway Authority to ensure that proposed junction details and roundabouts including highway work to the A6055 are safe and suitable for all users and matters of highway safety and capacity are considered appropriate with any required mitigation conditioned along with a maintenance management plan.

Should planning permission be awarded for the outline proposals, the subsequent detailed application will need to demonstrate the use of sustainable building methods and materials alongside carbon efficiency techniques to ensure that the proposal can be made as sustainable as possible to offset the proposed development of a fuel filling station and emissions associated with both traffic visiting the site and the lorry parking area. Furthermore, the applicant should deliver a minimum of 10% net biodiversity gain over and above what is currently found on site.

CPRENEY reserves the right to comment further should any additional information be submitted in support of the proposal.