

Topcliffe Parish Council

Consultation Response to HDC Consultation on Dalton Expansion

21st April 2021

Register as NEUTRAL

In principle Topcliffe Parish Council is supportive of the proposed development and the creation of local employment. However, we have a number of concerns about the negative impacts of the development which we wish to raise and work with you to address before we can support this Application. Topcliffe Parish Council welcomes the commitments given and measures proposed in the Application to protect Dalton Village from both HGVs particularly and other traffic movements, and light, noise, and odour pollution from the proposed development. We would wish to see a similar commitment and measures to protect Topcliffe village, Conservation Area and Weight Restriction zone. Our concerns are born of the practical and real impacts on the village of the current Dalton operations, including the negative impacts of previous and recent expansions to the Industrial Estate. Our concerns are:

- Additional HGV Traffic through Topcliffe village. The Developers assumption that traffic will access and egress solely via the A168 Topcliffe/Dalton junction is not our current experience. Many Dalton lorries come illegally through the Village/Conservation Area and Weight Restriction. This causes a risk to safety on the village roads; and noise, vibration, pollution and damage to property and pavements. The traffic signs for directions and the weight limit are very poor, and enforcement of the restriction totally inadequate. This needs to be addressed through much improved signage and more effective weight limit enforcement. The developer proposed routes of access and egress by the A168 also need to be enforced by Planning Conditions, making HGV traffic through the village a enforceable breach of Planning Condition. HDC has done this for other developments locally.
- Additional employee vehicles and light traffic. With a proposed additional 850-1000 jobs on site and private cars assumed as the main means of travel we are very concerned about high volumes of additional traffic in Topcliffe Village/Conservation Area. We already experience this from the Dalton Estate at peak times. The Developers assumption of access/egress via the A168 Topcliffe/Dalton junction is not our current experience. This needs to be addressed by a much more convincing Travel Plan to minimise traffic in total and to route it onto the A168; including better signage. It needs enforceable Planning Conditions to prohibit routes of access and egress through the villages and traction of these through the Travel Plan. There is precedent for this in HDC Planning Practice.
- 24/7 On Site Operations. We are concerned about the impact of this on out of hours traffic movements, both HGVs and employees, through the village and out of hours noise, light and smells. We already experience HGVs and employee vehicles "out of hours" which negatively impacts on safety, sleep and enjoyment of villagers. We would like to see Planning Conditions to restrict "out of hours" access and egress for all classes of vehicles, including the timing of employee shift changes to control out of hours traffic flows.
- Given the much closer proximity to Topcliffe than the current Dalton site we also have concerns about additional noise, odours, and light pollution. We already have issues with food production odours in Topcliffe because of previous Dalton developments. We wish to see enforceable Planning Conditions to protect the village from this getting worse. We have set up a sub-group of Parish Councillors and local villagers who are keen to work with the Developer and the Authorities to find solutions to our concerns and to be able to agree measures which will put us in a position to fully support the development.