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**From:** John Long  
**Sent:** 10 December 2020 15:09  
**To:** Hilary Saunders  
**Subject:** Planning Ref: NYM/2020/0913/RM East of 12 Esk View Egton - revised access

Hi Hilary

Please find attached revisions to the proposed Reserved Matters Application (access only) at land east of 12 Esk View, Egton (Planning Application Ref: NYM/2020/0913/RM). They are proposed to address concerns that you have raised in your letter of the 1 December 2020 related to the urbanising effect of the originally submitted RMs scheme.

The scheme has been revised to reduce the extent/width of the access and provide separate access into each property with their own private drive, and also access to the field to the rear for agricultural vehicles. You will appreciate that the location of the accesses needs to address condition 14 of the outline consent in terms of achieving the necessary visibility splays, the implication of which requires the accesses to be centrally located. The revised drawing shows that the required visibility splays can be achieved. Also, the access needs to be sufficiently wide to allow for the swept path of a farm vehicle and trailer using it. Unfortunately, the indicative access arrangements as shown on the outline scheme would not meet the outline consent condition requirements. I attached the revised access plan(ref: 2008004 Rev A).

If you need any further information, please let me know.

Thanks

John

Date: 10 December 2020  
Your Ref: NYM/2020/0913/RM  
Our Ref: 006/2020/025

Hilary Saunders  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
North Yorkshire  
YO62 5BP



Dear Hilary

**Revised Plans - Application for reserved matters (access only) following outline approval NYM/2020/0324/OU for construction of 2 no. principal residence dwellings at land east of 12 Esk View, Egton (Planning Ref: NYM/2020/0913/RM)**

I am writing to you to formally submit revisions to the proposed Reserved Matters Application (access only) at land east of 12 Esk View, Egton (Planning Application Ref: NYM/2020/0913/RM).

The revisions are proposed to address concerns that you have raised in your letter of the 1 December 2020 related to the urbanising effect of the originally submitted RMs scheme. The scheme has been revised to reduce the extent/width of the access and provide separate access into each property with their own private drive, and also access to the field to the rear for agricultural vehicles.

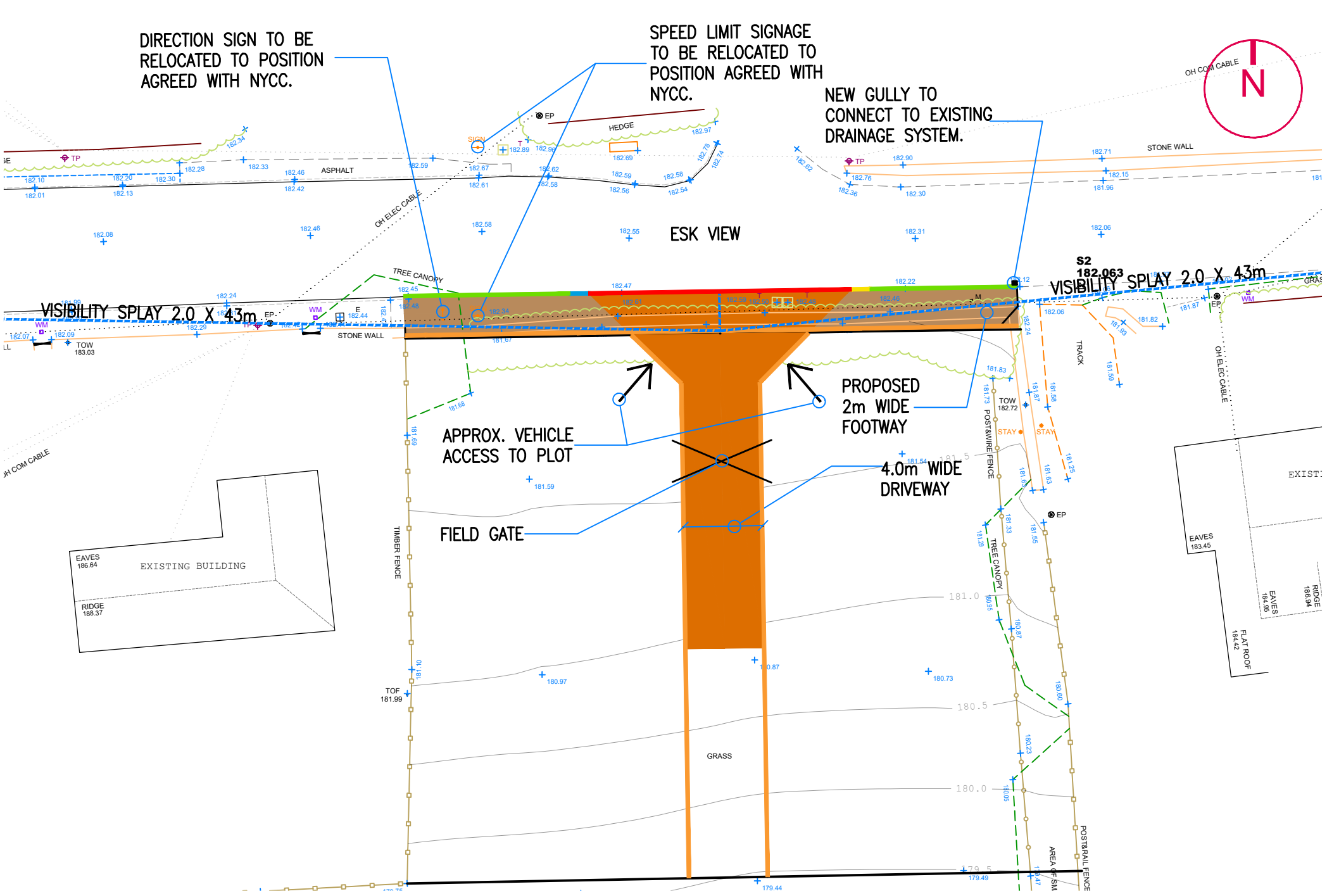
You will appreciate that the location of the accesses needs to address condition 14 of the outline consent in terms of achieving the necessary visibility splays, the implication of which requires the accesses to be centrally located. The revised drawing shows that the required visibility splays can be achieved. Also, the access needs to be sufficiently wide to allow for the swept path of a farm vehicle and trailer using it. Unfortunately, the indicative access arrangements as shown on the outline scheme would not meet the outline consent condition requirements.

I attached the revised access plan(ref: 2008004 Rev A).

I trust the revisions are satisfactory and adequately address your concerns. I understand that the revisions will need to be issued for a period of consultation, following which a decision will be made. Thank you for your help and advice on this matter and please do contact me if you require any additional information.

Yours sincerely

John Long BA (hons) DipTP, MRTPI  
**Director**  
Encl.



- HB2 KERB**  
125mm x 255mm PCC HALF BATTER KERB ON CONCRETE BED (GRADE ST2), 275mm WIDE x 150mm DEEP, WITH A 150mm WIDE HAUNCH BROUGHT UP TO WITHIN 75mm OF THE TOP OF THE KERB, 100mm KERB FACE- BS EN 1340
- DC KERB**  
125mm x 175mm PCC HALF BATTER KERB ON CONCRETE BED (GRADE ST2), 275mm WIDE x 150mm DEEP, WITH A 150mm WIDE HAUNCH BROUGHT UP TO WITHIN 75mm OF THE TOP OF THE KERB, 25mm KERB FACE- BS EN 1340
- EDGING PIN KERB**  
50mm x 150mm PCC FLAT TOP EDGING ON CONCRETE BED (GRADE ST2), 200mm WIDE x 125mm DEEP, WITH A 75mm WIDE HAUNCH BROUGHT UP TO WITHIN 75mm OF THE TOP OF THE EDGING- BS EN 1340
- DK**  
125mm X 255mm BN TO LEFT HAND, WITH A 150mm WIDE HAUNCH BROUGHT UP TO WITHIN 75mm OF THE TOP OF THE KERB- BS EN 1340
- DK**  
125mm X 255mm BN TO RIGHT HAND, WITH A 150mm WIDE HAUNCH BROUGHT UPTO WITHIN 75mm OF THE TOP OF THE KERB- BS EN 1340

**PROPOSED DRIVEWAY CONSTRUCTION (NYCC STANDARD DETAIL E6W)**  
**SURFACE COURSE** 25mm THICK DBM WITH 10mm N/S AGGREGATE  
**BINDER COURSE** 70mm THICK DBM WITH 20mm N/S AGGREGATE  
**SUB BASE** 150mm OF TYPE 1 SUB BASE MATERIAL

**PROPOSED FOOTWAY CONSTRUCTION - MIN 3% CROSSFALL**  
**SURFACE COURSE** 20mm OF 6mm NS DENSE BITUMEN MACADAM  
**BINDER COURSE** 50mm OF 20mm NS DENSE BITUMEN MACADAM  
**SUB BASE** 150mm OF 40mm NS CRUSHED STONE BASE

**NOTES**

1. THIS DRAWING IS SUBJECT TO FULL CDM COMPLIANCE, STATUTORY UNDERTAKERS SEARCH/DIVERSION REQUIREMENTS, HIGHWAY DRAINAGE PROVISION, LAND OWNERSHIP AND LOCAL AUTHORITY APPROVAL. NO DEVIATION FROM THE DRAWING SHOWN IS ALLOWED WITHOUT WRITTEN PERMISSION
2. REFER TO VIA SOLUTIONS PROJECT SPECIFIC DESIGN RISK ASSESSMENT (DRA)
3. IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING WHERE APPROPRIATE TO AN APPROVED METHOD STATEMENT / LEGAL AGREEMENT
4. GRADIENT OF NEW ACCESS DRIVE NOT TO EXCEED 1 IN 10 FOR FIRST 6m FROM BACK OF FOOTWAY

REV.	AMENDMENTS	DATE
A	GENERAL DETAILS	07/10/20

NYMNP  
10/12/2020

AMENDED



PROPOSED RESIDENTIAL DEVELOPMENT

LAND EAST OF 12 ESK VIEW, EGTON

ACCESS DESIGN

SCALE: 1:250 @A3

DATE: DECEMBER 2020

DRAWING No: 2008004