

12.02.21

Dear NYM Planning Team

Original application: NYM/2020/0324/OU Land east of 12 Esk View, Egton 'Residential development of 2 dwellings (principal residence) on 0.088 hectares of land east of 12 Esk View and south of the Grosmont Road, Egton'

Response to NYM/2020/0913/RM, dated 29.01.21

It's my understanding from my review of NYM Planning guidelines that that 'field access' (as opposed to access to the residential development) should be subject to a separate planning application. The rationale for this is below.

The original application NYM/2020/0324/OU does not cite any plans for agricultural access to the site, although the subsequent "Reserve Matters for access only and material relevant to the discharge of conditions 13-15 (access construction, footpath and highway signage details) pursuant to outline consent NYM/2020/0324/OU..." states that the planned access "will allow the retention of an access to the field to the rear by farm vehicles..."

The application is misleading / inaccurate when it states that the proposed single access "will allow the **retention** of...". Field access at this point does not currently exist – the frontage of the proposed site is uninterrupted hedgerow – thus something can be 'retained' when it is not already present.

Access to this field is further down the road towards the village (just at the end of the row of houses), which is not impacted by the proposed development (see photo and aerial screen shot) This access sufficiently wide for farm machinery. This impacts the proposed development requirements as what is required is to create an access point (or access points) to the two dwellings, not to the field itself. The planning application does not apply for or provide a rationale for wanting to create new access to the field / lower part of the site.

If an additional field access road is to be built, I don't understand why this would need to continue into the field (after the gate) to the extent shown on the plan. This seems unnecessary.

I maintain my concerns cited originally that allowing this unexplained access road expands the proposed residential development area considerably and would add that this risks 'development creep' occurring in the future. Once such a road is there it is there in perpetuity.

Thank you for taking my comments into consideration.

Dr Rebecca Hodgson
Honeybee House
Egton YO21 1UE



Verity Allen

From: Planning
Sent: 01 December 2020 11:57
To: Planning
Subject: Comments on NYM/2020/0913/RM - Case Officer Mrs H Saunders - Received from Dr Rebecca Hodgson at Honeybee House, (formerly Overdale), Egton, YO21 1UE

Dear NYM Planning Team

As immediate neighbour of the proposed site I would like to register my formal concerns at the proposed access plans.

The schematic provided indicates the construction of an access roadway that appears to be of equivalent size to the existing main road, which is disproportionate in relation to existing access arrangements for mine and other nearby properties and carries with it a significant environmental and visual impact. The schematic indicates that cars will be parked at the rear of the properties, which is at odds with existing properties and unnecessary. The expectation for access to two residences would be two driveways at the front with space for parking at the front of each property, as with my own and other nearby properties, thus aligning with the local vernacular.

What is proposed results in the development extending significantly beyond the 'line' of existing homes and gardens, creating a much larger impact that seems necessary for access to two houses. The size of this development if approved will also result in a negative visual impact from the rear of my property (ground and first floor) as well as from Esk View properties. There is also the potential for a negative auditory impact given cars will be driving much further down the site than might be expected on arrival and departure. I believe that this needs reviewing, not least in line with section 4.14 of the Environment chapter in the NYM Local Plan (2020) "developments near the edges of settlements need to be treated with particular care".

It is unclear why access to the rear of the site / into the field from the main road is required for farm vehicles as this does not currently exist; this field is accessed from the rear via the farm and this access will continue regardless of the proposed development. Whilst I am very happy to live in a farming community and have no issues with tractors and trailers, the addition of farm traffic to the access route is unnecessary and results in a much larger development than is needed. This in turn has a much greater environmental impact. The minimisation of environmental impact is something that I believe should be a priority in line with the NYM Local Plan (2020), policy ENV7 (Environmental Protection) as well as strategic policy H relating to the protection of biodiversity and the local ecology (in particular, section 4.21, 4.22).

Thank you for taking my comments into consideration.

Best wishes

Dr Rebecca Hodgson
Honeybee House (formerly Overdale)
Egton YO21 1UE

Comments made by Dr Rebecca Hodgson of Honeybee House, (formerly Overdale), Egton, YO21 1UE
Preferred Method of Contact is Email

Comment Type is Strongly Object