

From: Alistair Flatman

Sent: 08 June 2021 12:27

To: Planning

Subject: Re: NYM/2021/0351/OU

Good afternoon Hilary

I hope you are well

Further to Highways comments please see attached revised plans showing vis
splays and long sections - these are to be considered as plans for proposed
means of access.

SK002 provides visibility splay plans for NYCC, both at a 2.4m and 2m setback.

SK003 are the long sections.

Reducing the visibility splay to 2m (NYCCs accepted standard for 6 or less units on any road) doesn't affect the splay to the east. To the west it adds an extra 9m to the splay.

The levels of the site do not affect forward visibility splays as shown in the long sections.

The hedge and wall have not been plotted in the Z axis on the topo, however a simple assumption that these would be re-aligned to the rear of the splay is an acceptable approach.

The land registry plan is also attached confirming ownership of the hedge to the front - as previously requested, if there are claims from other owners I would be grateful if this evidence could be provided

I hope the above and attached assists

I look forward to hearing from you

kind regards

Alistair

Alistair Flatman (MRTPI)
Director
Alistair Flatman Planning



NYK261654

NORTH YORKSHIRE : SCARBOROUGH

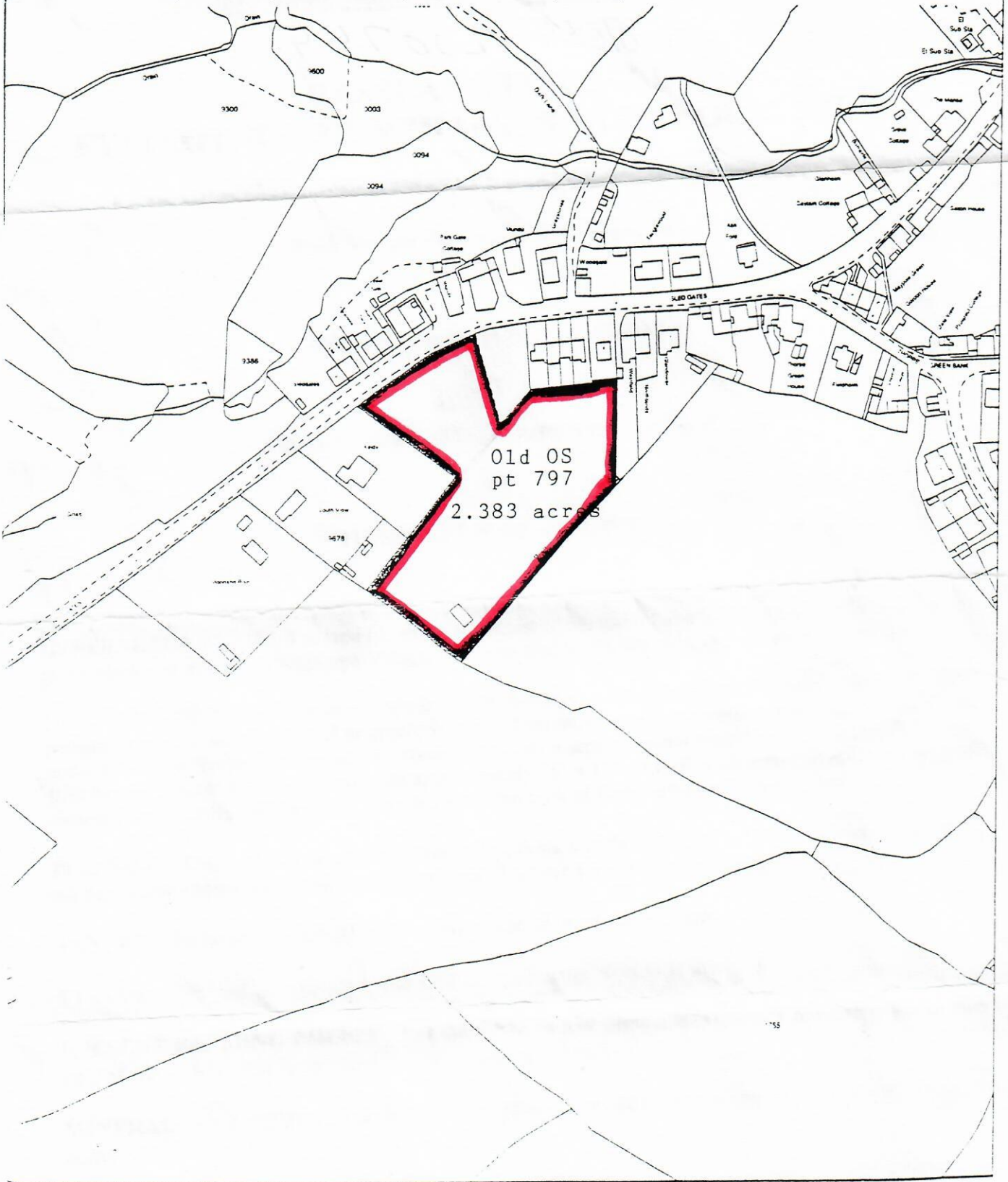


ORDNANCE SURVEY MAP REFERENCE:

NZ3404NW

SCALE 1:2500

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Old OS
pt 797
2.383 acres



NYMNP
08/06/2021



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

GRASSLAND FOR SALE FYLINGTHORPE, WHITBY, NORTH YORKSHIRE

EXTENDING TO APPROXIMATELY 0.964 HECTARES (2.383 ACRES)

With Vacant Possession on Completion

TO BE SOLD BY PUBLIC AUCTION

AT

THE VICTORIA HOTEL, ROBIN HOOD'S BAY

ON

FRIDAY 14TH JUNE AT 12.30 PM

GENERAL SITUATION: The land lies to the south east of Sledgates Lane being adjacent to the road, near to the south east edge of Fylingthorpe Village, where marked by the Richardson & Smith For Sale sign.

DESCRIPTION: The land lies in a single field with frontage to and access from the road. It is all down to permanent pasture and is all level or gently sloping. Currently there is no water supply but the mains are understood to be located in the road. To connect a supply a separate meter would need to be installed. The field has the benefit of a "nissan" type hut approximately 25' x 12'. It is of dome construction being built of cement fibre sheeting. Additionally, there is a small hut built of timber adjacent to the above.

PLANNING: This land was subject to a planning application in the mid 1980's. This was rejected, as was the subsequent appeal. No formal or informal enquiries have since been undertaken.

TENURE: To be sold Freehold with vacant possession on completion.

STATUS: The land is registered with DEFRA as Forage Area G.B lowland.

PRESENT FARMING POLICY: For the previous few years a local farmer has taken one or two cuts of silage from this field and it has been regularly fertilised.

MINERAL AND SPORTING RIGHTS: These are included in the sale and will pass on conveyance.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: The property is offered for sale subject to and with the benefit of all wayleaves, easements, rights of way etc. whether mentioned in these particulars or otherwise.

www.richardsonandsmith.co.uk



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA



Partners:

K.E. Halley FRICS FAAV

R.C. Smith

I.K. Halley FRICS

VIEWING: Viewing may be made at any reasonable time carrying a copy of these particulars.

GUIDE PRICE: £10,000 - £15,000

VENDOR'S SOLICITOR: Mr R Atherton, North Yorkshire Law, 23, Baxtergate, Whitby, North Yorkshire, YO21 1BW

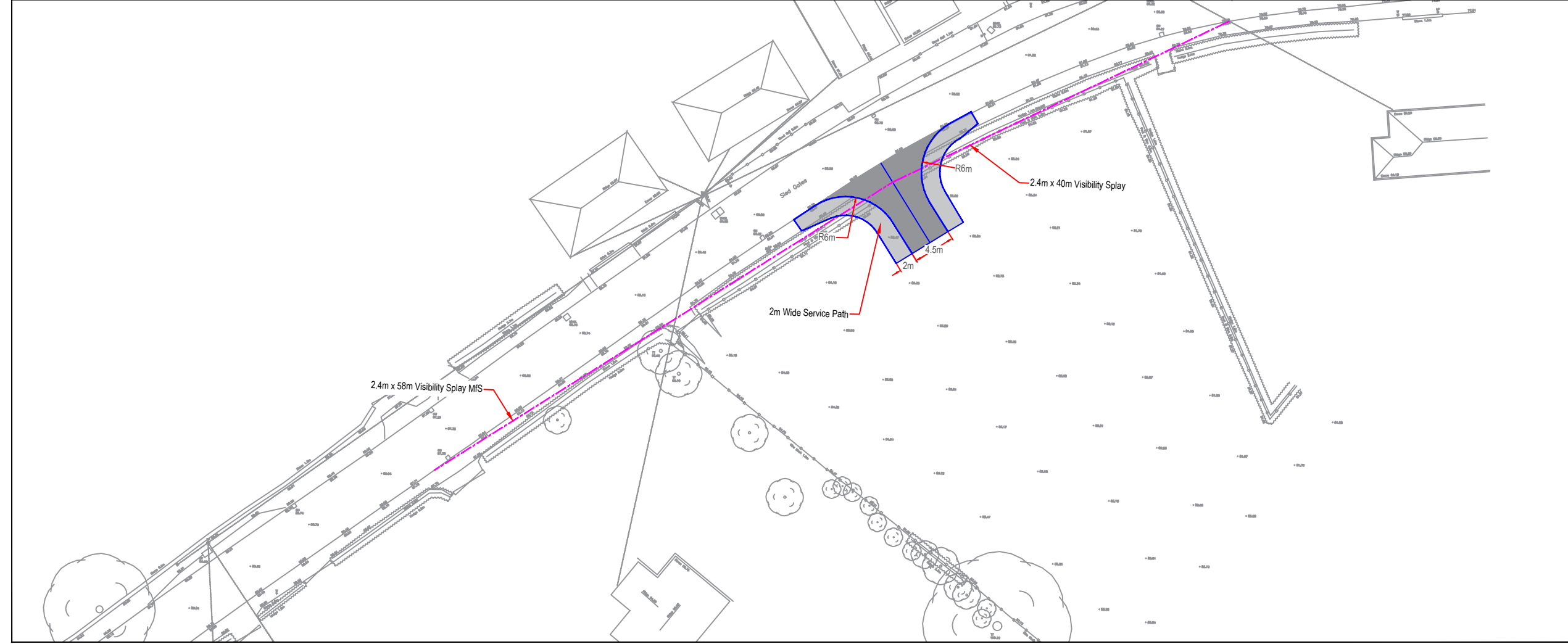
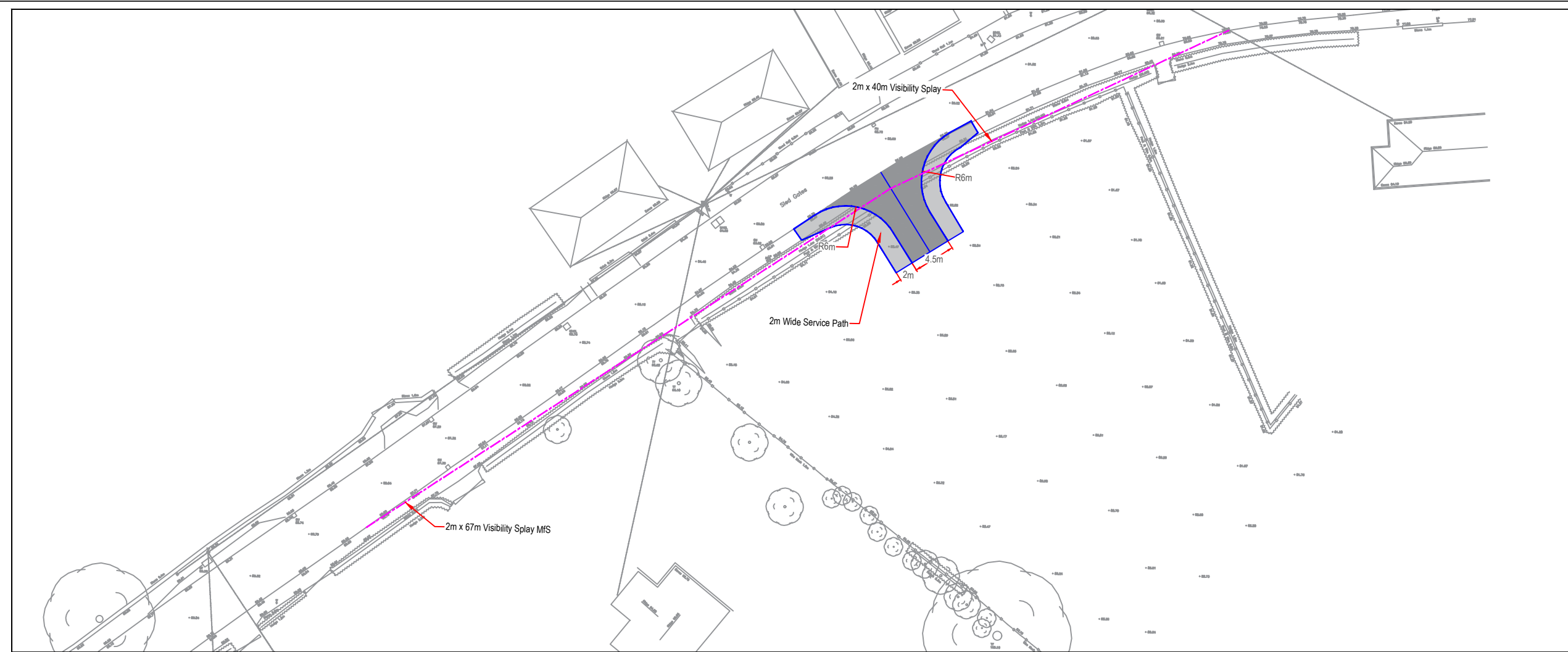
IMPORTANT NOTICE

Richardson and Smith for themselves and the vendors or lessors of this property whose agents they are give notice that:

- a. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- b. Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- c. The information in these particulars is given without responsibility on the part of Richardson and Smith or their clients. Neither Richardson and Smith nor any joint agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- d. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- e. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order.

NYMNP A

08/06/2021



NOTES

- CARRIAGEWAY
- FOOTWAY
- KERB

NYMNPA
08/06/2021

REVISIONS

REV	DESCRIPTION	DATE	BY
-	-	-	-



Project:
**SLED GATES
WHITBY**

Client:
BRITOLGY

Drawing:
**PROPOSED ACCESS &
VISIBILITY SPLAYS**

Drawn By: **AJA** Date: **07/06/2021**

Checked: **ATM** Scale: **1:500 @ A3**

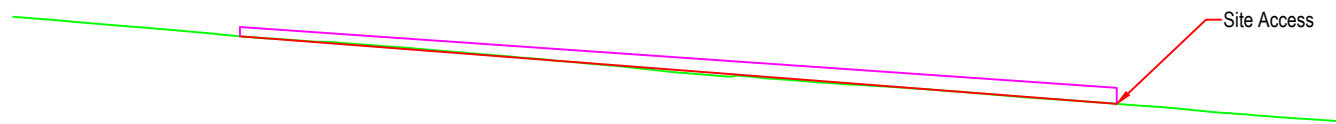
Drawing No. **AMA/20940/SK002** Rev. **-**

2.4m West

Datum: 77.000M AOD

LEVELS ON CENTRELINE OF CARRIAGEWAY (m)

EXISTING LEVELS (m)



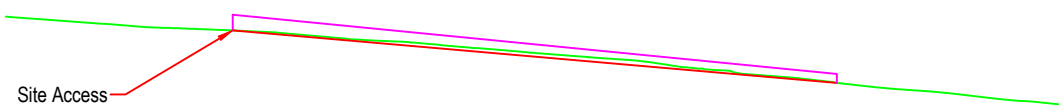
LEVELS ON CENTRELINE OF CARRIAGEWAY (m)	87.507	86.736	85.965	85.194	84.424	83.653	83.035	
EXISTING LEVELS (m)	87.507 87.358 87.133 87.135	86.828 86.732	86.446 86.339 86.227 86.113	85.989 85.877 85.756 85.625 85.475 85.384	85.226 85.080 84.938 84.827 84.628 84.698 84.608 84.497 84.401 84.315	84.089 83.999 83.898	83.460 83.376 83.292	83.035

2.4m East

Datum: 73.000M AOD

LEVELS ON CENTRELINE OF CARRIAGEWAY (m)

EXISTING LEVELS (m)



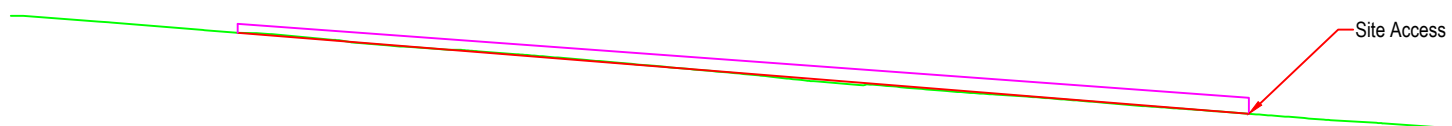
LEVELS ON CENTRELINE OF CARRIAGEWAY (m)	83.035	82.167	81.299	80.431	79.567	
EXISTING LEVELS (m)	83.035 82.916	82.461 82.461 82.344 82.266	82.083 81.954 81.787	81.642 81.522 81.357	81.049 80.649 80.314 80.243 80.250	79.911 79.567

2m West

Datum: 76.000M AOD

LEVELS ON CENTRELINE OF CARRIAGEWAY (m)

EXISTING LEVELS (m)



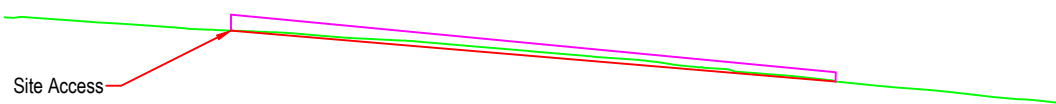
LEVELS ON CENTRELINE OF CARRIAGEWAY (m)	88.276	87.477	86.678	85.879	85.080	84.281	83.482	82.683		
EXISTING LEVELS (m)	88.276 88.263 88.181	87.823 87.656	87.376 87.376 87.157 87.160 87.081	86.987 86.760 86.643	86.491 86.373 86.268 86.148 86.032 85.910	85.783 85.649 85.538 85.384 85.234 85.083	84.822 84.676 84.721 84.607 84.496 84.383 84.302 84.214	84.066 83.937 83.817 83.776 83.674	83.464 83.374 83.288 83.191 83.092	82.931

2m West

Datum: 73.000M AOD

LEVELS ON CENTRELINE OF CARRIAGEWAY (m)

EXISTING LEVELS (m)



LEVELS ON CENTRELINE OF CARRIAGEWAY (m)	82.931	82.090	81.249	80.408	79.567
EXISTING LEVELS (m)	82.931 82.874 82.824	82.466 82.381 82.273	81.932 81.808	81.563 81.276 81.030 80.882 80.654 80.495 80.401	79.914 79.567

NOTES

NYMNP

08/06/2021

REVISIONS

REV	DESCRIPTION	DATE	BY
-	-	-	-



Project: SLED GATES WHITBY

Client: BRITOLGY

Drawing: VERTICAL VISIBILITY SPLAY LONG SECTIONS

Drawn By: AJA Date: 07/06/2021

Checked: ATM Scale: 1:500 @ A3

Drawing No. AMA/20940/SK003 Rev. -