

NYMNPA

04/08/2021

BRAMHALL  
BLENKHARN  
LEONARD

Ltr/1346/030821/NYM

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

03 August 2021

Dear Sir / Madam,

**NYM/2019/0619/FL Newgate Farm, Rice Gate, Hackness, YO13 0JU – Approval of details reserved by condition.**

Please find enclosed an application for approval of details reserved by condition under the above planning approval, which we are submitting online via the Planning Portal with reference PP-10097243. The fee of £116.00 will be paid direct to yourselves by the applicant via the Planning Portal payment system.

Taking each condition in turn, please see below our intended action / submission of additional information:

- 01 Commencement date – Condition noted
- 02 Approved drawings – Condition noted
- 03 Annexe accommodation to remain in ancillary use – Condition noted
- 04 New stonework to match existing – Condition noted
- 05 Outbuilding roofs to be traditional natural red clay pantiles – Condition noted
- 06 Details of proposed roofing slate to farmhouse – Information enclosed
- 07 Colour of new roof sheets to agricultural barn to be dark grey – Condition noted
- 08 New windows and doors to outbuildings to be of timber construction, aluminium to farmhouse extensions – Condition noted
- 09 Constructional details of window and doors – Information to follow at later stage
- 10 No trickle vents to windows – Condition noted
- 11 Details of rooflights and glazed panels – Information to follow at later stage

The Maltings, Malton  
North Yorkshire  
YO17 7DP

RIBA UK

[www.brable.com](http://www.brable.com)

- 12 Details of external lighting – Information to follow at later stage
- 13 Development to be carried out in accordance with mitigation measures of Wold Ecology Bat Survey dated March 2020 – Condition noted
- 14 Proposed culverting of stream should be carried out at period of low water flow – Condition noted
- 15 Submission of Construction Method Statement providing for measures to prevent damage to the public highway leading to the site and unsupported bank sides of Lowdales Beck and Highdales Beck – Information enclosed

Should you have any queries, or require anything further, please do not hesitate to contact us.

Yours sincerely,

  
Tris Terry  
Bramhall Blenkharn Leonard

Enc. Completed Application Form

Information in respect of Condition 06 – Details of roofing slate  
Information in respect of Condition 15 – Site Access Construction Method  
Statement (August 2021)

August 2021

**Condition 06 - Slate roofing to farmhouse and farmhouse extensions:**

1.0 Slate specification:

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The proposed roofing slate for the re-roofing of the existing farmhouse, along with the roofing to the proposed extensions to the existing farmhouse is to be:

Welsh Slate Ltd. Penrhyn Heather Blue, County Grade, 500 x 300mm

Supplied by:

Welsh Slate Ltd.  
Penrhyn Quarry  
Bethesda  
Bangor  
Gwynedd  
LL57 4YG

[www.welshslate.com](http://www.welshslate.com)

2.0 Sample images:

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The below sample images (Fig. 2.1) are taken from the website of Welsh Slate Ltd., showing projects using the specified Penrhyn Heather Blue slate.



Fig. 2.1 Sample images of completed roofing projects in Welsh Slate Ltd. Penrhyn Heather Blue slate (images taken from: <http://www.welshslate.com/gallery/?tag=penrhyn-heather-blue>).

Newgate Farm, Highdales, Hackness, Scarborough, YO13 0JU

**SITE ACCESS**

**CONSTRUCTION METHOD STATEMENT**

August 2021

**BRAMHALL  
BLENKHARN  
LEONARD**

## 1.0 Key Information:

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Site name:	Newgate Farm
Site Address:	Newgate Farm Hackness Scarborough North Yorkshire YO13 0JU
Architect:	Bramhall Blenkarn Leonard The Maltings, Castlegate Malton North Yorkshire YO17 7DP
Client:	The Ramsey Family

## 2.0 Introduction

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This document has been prepared by Bramhall Blenkarn Leonard architects and accompanies an 'Approval of Details Reserved by Condition' application in relation to planning approval NYM/2019/0619/FL for works to the existing farmhouse and outbuildings at Newgate Farm.

The purpose of the document is to provide a Construction Method Statement in respect of Condition 15 of the above approval, which states:

*"No development shall take place on site until a Construction Method Statement which provides for measures to prevent damage to the carriageway of the public highway leading to the site and the unsupported bank sides of Lowdales Beck and Highdales Beck that might otherwise arise from the use of the access by construction traffic and equipment, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The approved statement shall be adhered to throughout the construction of that phase."*

Newgate Farm is accessed via a narrow, single-track adopted highway heading north-west out of Hackness village, running alongside Lowdales Beck. The road is signed 'Low Dales and High Dales only' (Fig. 2.1) and is a no-through-road, terminating at the entrance gate to Newgate Farm. A section of the road to the immediate south of Lowdales Farm is a near-permanent linear ford of approximately 250m with depth markers at either end (Fig. 2.3). The primary access route to Newgate Farm from Hackness village is shown on the OS Map extract at Fig. 2.2.



Fig. 2.1 View of junction at access road to Newgate Farm from Hackness village, signed 'Low Dales and High Dales only'. Northbound travel direction, looking north-west (image taken from Google Street View).

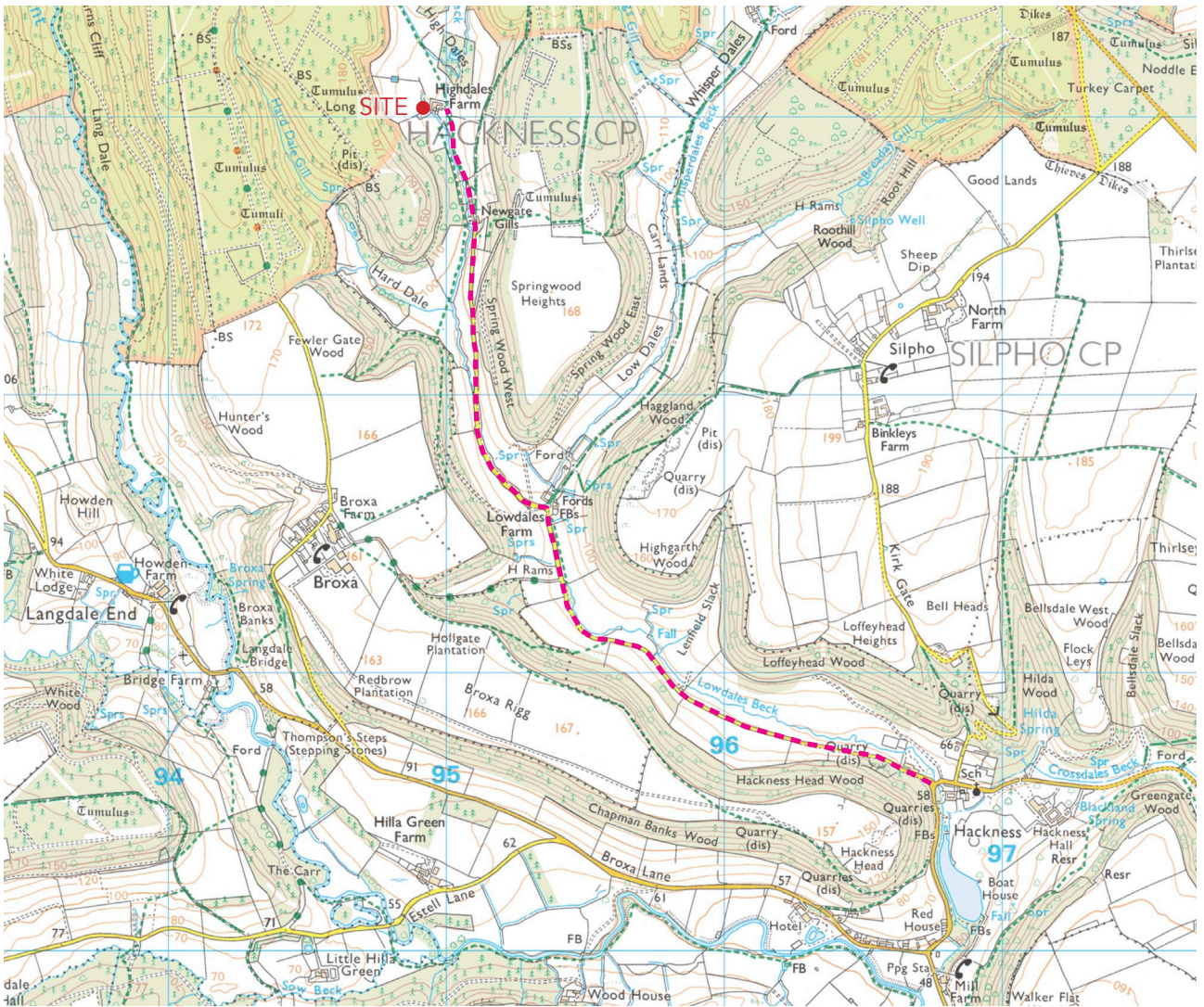


Fig. 2.2 Primary access route to Newgate Farm from Hackness village via narrow, single-track road running alongside Lowdales Beck. Primary access route shown by pink dashed line.



Fig. 2.3 Southern end of linear ford section of access road to Newgate Farm from Hackness village, south of Lowdales Farm. Northbound travel direction, looking north (image taken from Google Street View).

### 3.0 Alternative access route for large construction traffic

The objective of this Construction Management Plan is to prevent damage to the carriageway of the public highway leading to Newgate Farm (Fig. 2.2) and the unsupported bank sides of Lowdales Beck and Highdales Beck that might otherwise arise from the use of the access by construction traffic and equipment.

As the access from Hackness village is already regularly used by smaller vehicles, including cars, pick-ups and vans, it is proposed that traffic of this nature associated with the construction works at Newgate Farm will continue to use the existing narrow access road, as they are not likely to cause any additional damage to the carriageway / verges / banks than existing vehicles using the road. This will include vehicles meeting ALL of the below criteria:

- Vehicles with 2 axles only
- Vehicles with a maximum authorised mass (MAM) of 3,500kg or less
- Vehicles with an overall length not exceeding 7m
- Vehicles with an overall width not exceeding 2.5m
- Vehicles with an overall height not exceeding 2.7m

It is proposed that larger vehicles (exceeding any of the above criteria) requiring access to the construction site at Newgate Farm use an alternative access route, completely avoiding the existing narrow access road from Hackness village and thereby preventing any potential damage. The alternative access route is shown on the OS Map extract at Fig. 3.1. Vehicles that MUST use the alternative access at all times include any vehicles meeting ANY of the below criteria:

- Vehicles with more than 2 axles
- Vehicles with a maximum authorised mass (MAM) above 3,500kg
- Vehicles with an overall length greater than 7m
- Vehicles with an overall width greater than 2.5m
- Vehicles with an overall height greater than 2.7m

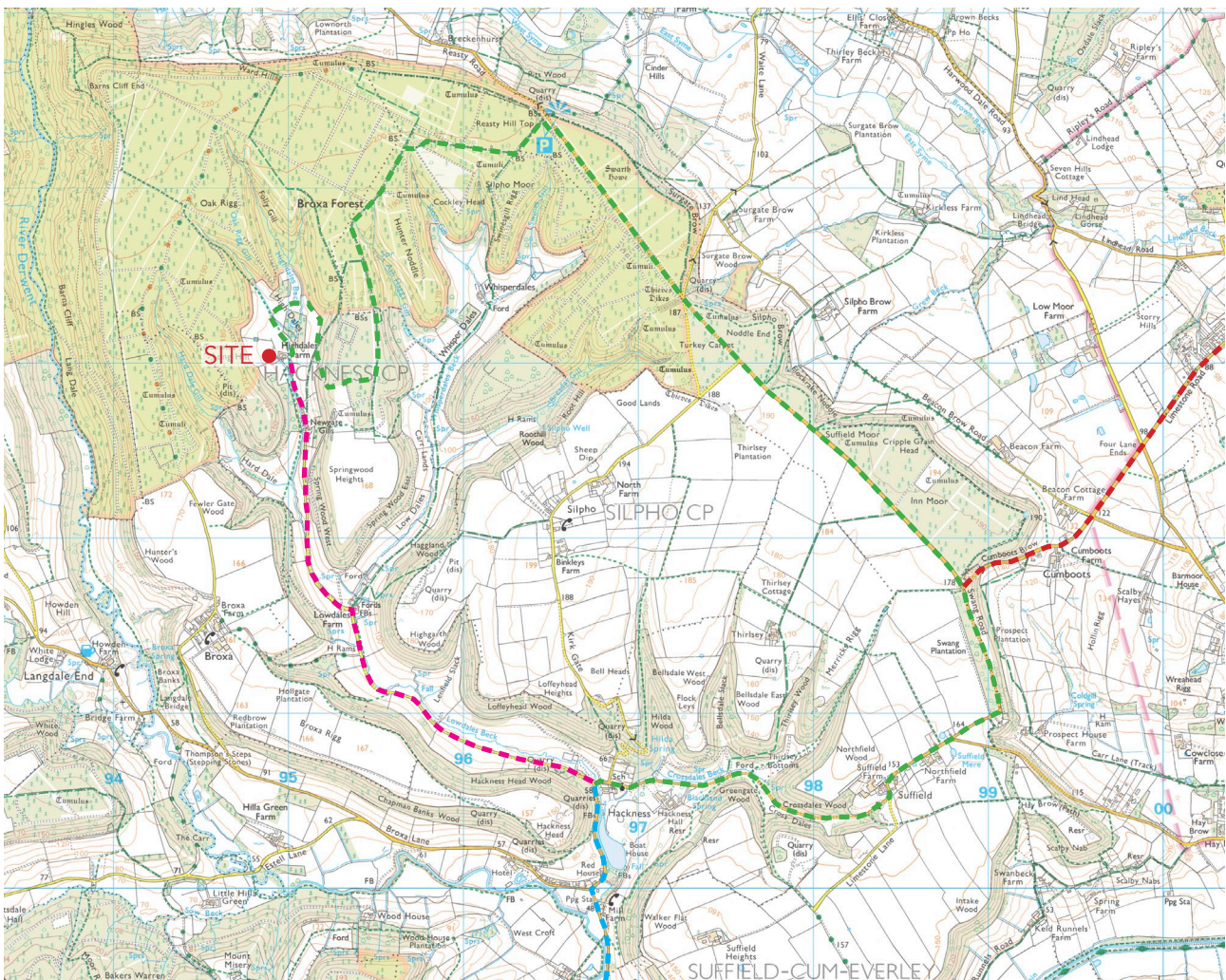


Fig. 3.1 Alternative access route for large vehicles to Newgate Farm from Hackness village via Suffield and Reasty Hill Top. Alternative access route shown by green dashed line. Primary access route (smaller vehicles) shown by pink dashed line. Approach route from south / west via Forge Valley shown by blue dashed line. Approach route from north / east via Burniston shown by red dashed line.

### 3.1 Overview of alternative access route for large vehicles

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The below route overview / description is based on vehicles approaching the site from the south, from East Ayton via Forge Valley. **NOTE:** height restriction of 10' - 3" (3.12m) under bridge to Hackness Hall.

- Approaching Hackness village from Forge Valley, turn right at Hackness Village Hall, signed 'Suffield, Scalby, Scarborough'
- DO NOT take left turn signed 'Low Dales and High Dales only', continue ahead around right-hand bend
- DO NOT take left turn signed 'Silpho', continue ahead signed 'Scalby, Scarborough'
- **NOTE: 10' - 3" height restriction under bridge**
- Continue ahead uphill out of Hackness and through S bend between farm buildings
- Continue ahead through Suffield
- At right-hand bend, take left fork (junction) signed 'Silpho, Harwood Dale'
- Continue around sharp left-hand bend
- Continue ahead past turning on right, signed 'Silpho, Harwood Dale'
- DO NOT take left turn signed 'Silpho'
- Continue ahead signed 'Harwood Dale, Whitby'
- Continue ahead at staggered crossroads
- Just before brow of hill, with car parking area on the right (Reasty Hill Top), turn left into forestry at Forestry Commission sign 'North Riding Forest Park'
- **NOTE: Access route from this point on is via well-made forest roads. These forest roads are also public bridleways. Drivers must be considerate to other users. Pass at very low speed, allowing as much space as possible**
- Continue around to right, then turn left on forest road, heading south-west
- Take first right on forest road, heading west
- Continue round to left on forest road, heading south-west
- Continue ahead on forest road
- Continue around left-hand bend on forest road, heading south
- Continue ahead on forest road
- Continue around right-hand bend on forest road, heading west
- **NOTE: Access route ahead is steep downhill slope with crossfall / camber**
- Continue ahead and then around right-hand bend on forest road, heading downhill and to north
- Continue ahead, leaving forestry, along track to top field edge
- Continue around left-hand bend, heading west (Newgate Farm now visible to south)
- Continue around left-hand bend, heading south towards Newgate Farm

Large vehicles are to leave the site via the same route. DO NOT leave Newgate Farm via its private access drive to the south. Only leave the site to the north-east.

### 3.2 Height restriction at Hackness Hall bridge

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There is a height restriction of 10' - 3" (3.12m) under the bridge to Hackness Hall, leaving Hackness village heading east towards Suffield. Drivers of large vehicles exceeding this height limit should approach the site from Burniston on the A171 (dashed red line, Fig. 3.1). Drivers should leave the A171 at the northern end of Burniston, turning onto Limestone Road, signed 'Hackness, Harwood Dale, Dalby Forest Drive'. Drivers should then take the second left turn, continuing on Limestone Road, signed 'Hackness, East Ayton, West Ayton', heading uphill to the south-west.

Continue out of Burniston village, ahead over two sets of crossroads, before climbing steeply uphill to a T-junction. Turn right, signed 'Silpho, Harwood Dale' to join the alternative access route heading north-west to Reasty Hill Top (dashed green line, Fig. 3.1) (Fig. 3.4). Suppliers will be informed of the height restriction and requirement to access the site via Burniston (for vehicles exceeding the maximum height limit) at the time of order confirmation.

### 3.3 Notification and signage for drivers of large vehicles

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All suppliers of materials or equipment to the site will be notified at the time of order confirmation of the above outlined access requirements by the person placing the order. The supplier will be requested to provide information regarding the size of the delivery vehicle, to determine which access route should be used. Suppliers will be made aware of the vehicle size restrictions for use of the primary access route to Newgate Farm from Hackness village, set out in Section 3.0 above. Suppliers will be provided with a route map and written description of the approach routes for different vehicle sizes. It will be highlighted that large delivery vehicles MUST NOT use the narrow, single-track road to the site from Hackness Village and must instead use the alternative access route via Suffield and Reasty Hill Top. The access document will be attached to the delivery note.

In addition, the main contractor will place suitable direction markers / signs at key junctions along the access route as part of the site setup works, to make it clear for drivers which route they should be using. Suppliers will be informed at the time of order confirmation that the appropriate marked route MUST be followed by their delivery drivers. The OS Map extract at Fig. 3.2 shows the location of direction markers / signs along the route.



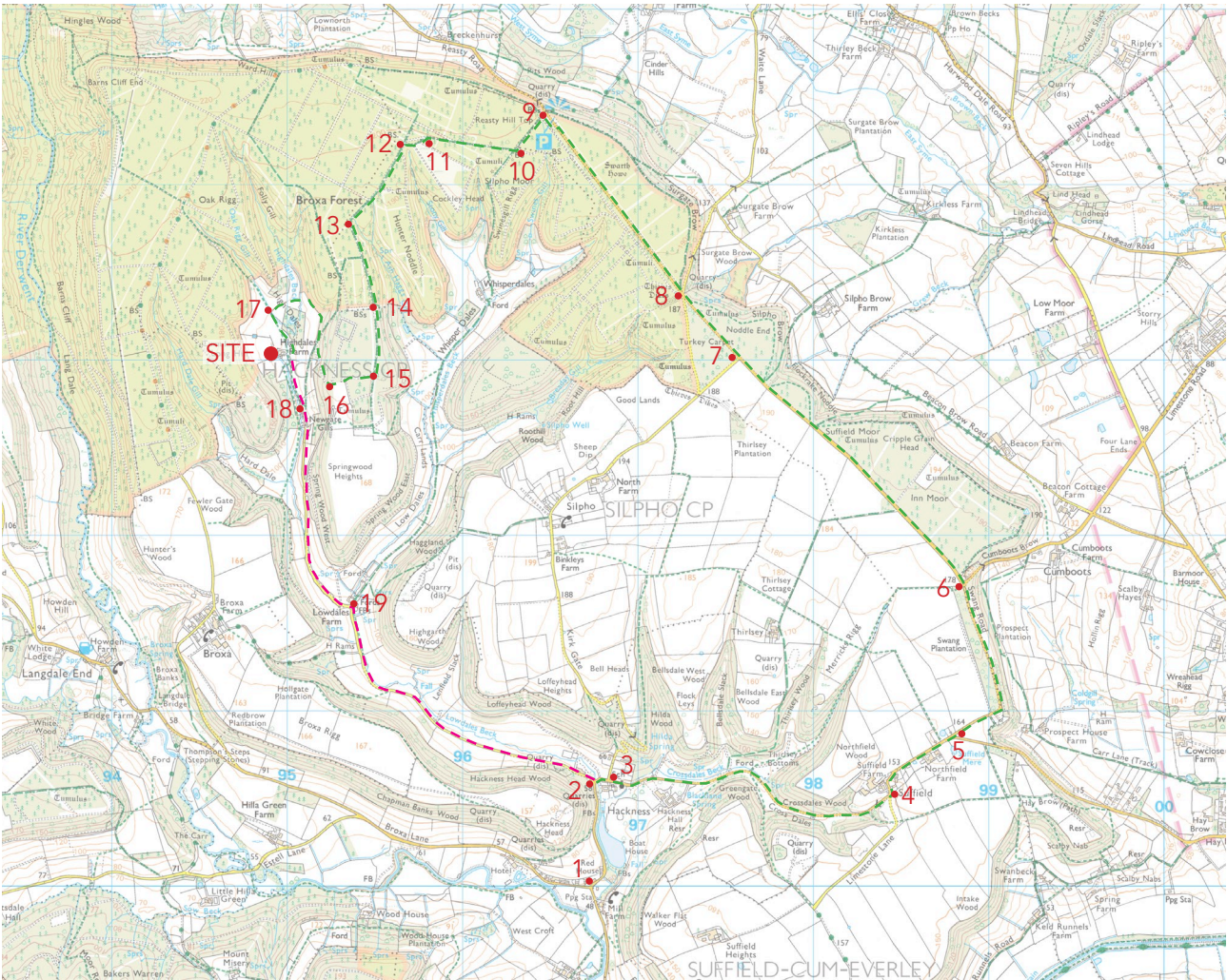


Fig. 3.2 Location of direction markers / signs at key junctions to instruct delivery drivers of the access route. Sign at location '2' to clearly state drivers of large vehicles MUST follow the alternative access route via Suffield and Reasty Hill Top (dashed green line). Signs at locations '3' '7' and '8' to clearly state NO ACCESS for Newgate Farm construction traffic. Two signs required at location '6' to address vehicles approaching from Suffield (south) and also vehicles approaching from Burniston (east).



Fig. 3.3 View of junction at Reasty Hill Top (location '9' Fig. 3.2), looking south (southbound travel direction). Green arrows indicate vehicle approach for access, reversed for egress (image taken from Google Street View).



Fig. 3.4 View of T-junction at top of Limestone Road, joining Swang Road (location '6' Fig. 3.2), looking north (northbound travel direction). Green arrows indicate approach for large vehicle access from Hackness, reversed for egress. Red arrows indicate approach from Burniston for high vehicles exceeding the height limit of the bridge at Hackness Hall (image taken from Google Street View).

### 3.4 Existing condition survey

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The main contractor for the construction works will carry out a photographic record condition survey of the existing highways and forest roads that make up both the primary access route to Newgate Farm from Hackness village (pink dashed line, Fig. 3.1) and the alternative access route for large vehicles via Suffield and Reasty Hill Top (green dashed line, Fig. 3.1) as part of the site setup works, prior to any deliveries to site taking place. This will allow any damage to the highways / forest roads that does occur during the construction works to be identified and repaired to its original condition following completion of the works.