
From: info

Sent: Tuesday, July 4, 2023 11:56 AM

To: Hilary Saunders

Subject: Fwd: FW: FW: Old Blacksmiths site - NYM/2023/0129

Dear Hilary

In connection with the above application and further to our discussions with the Highway Engineer and the National Park we are pleased to submit amended plans for formal consideration which includes improvements to the application site entrance area in order to achieve a better balance between highway safety and activity levels at the site.

Amended plans

- Site Entrance - P10.
- Part Street Elevation - P09.
- BNG report – to be submitted soon.

General

Through the scheme and site characterisation adjustments we are able to demonstrate the 'significant' improvement to visibility for the residents of the current 3 dwellings thereby outweighing the short fall for the additional dwelling (4 in total).

The attached plan shows the maximum enhanced visibility splays to be achieved in both directions. Together with the attached plan (and photographs), the points below set out what we wish to formally put forward in support of the case (informally agreed with the LHA):

- The current access is an existing access. The plan also shows what is deemed to be an appropriate comparison i.e. the visibility from the entrance on the opposite side of the road to the application site. Similarly, the entrance opposite shown hatched on the 'site entrance' plan it is currently serving an unlimited amount of dwellings with little or no traffic enforcement in place in the High Street or at the junction with Back Lane a little further down the High Street. Frequently, there are cars hazardously parked on a daily basis on the junction with Back Lane.
- It is most likely (as observed during the site visit) that the 30mph speed limit set for the High Street is not capable of being achieved surrounding the application site entrance (speeds are lower than this). This is on account of a slight bend in the road, natural road narrowing and the impact of parked cars. Therefore, vehicles are more likely to be travelling at a lower speed and therefore some tolerances to overall visibility splays have had to be taken into account.
- The applicant is proposing to significantly increase and enhance visibility at the site entrance.
- Visibility is enhanced by the proposal improving from 4m to 17m to the right on exit and 0m to 31m to the left as you leave the Old Blacksmiths site.
- To do this, the applicant is proposing to omit 1 dwelling from the scheme by amalgamating two of the existing cottages (as ref. below) and create a 'notch' in the building frontage to the south side of the access thereby increasing visibility to the right (when leaving the site).
- The proposal seeks to offer up a controlled permission which will now serve a reduced number of dwellings (4 no. in total). The 4 properties would be the 2 new build houses, the combined Blacksmiths and Anvil (to become 1 property) and Hawks Garth (1 property).
- The knock-on effect of shaving off an element of the building is that it produces an increased visibility splay from 9 metres - visibility to the south to 17 metres.
- Visibility to the north is a substantially more at 31 metres from 0 m on account of the wall being remodelled – see photographs attached showing the current level of visibility.

It is concluded that the reduction in the number of dwellings coupled with 'notch' in the building is a far better solution to the current unfettered vehicular access arrangement. The scheme can deliver enhancements to the existing road layout and infrastructure surrounding the application site. It also seeks to control activity levels in this stretch of the High Street and area surrounding the entrance point for all users of the highway/site – a specific requirement of the LHA.

Notwithstanding the highway comments, but also looking at the wider picture it is considered that this is a suitable 'in-village' scheme with substantial Highway/vehicle improvements.

For clarification, everything else contained in the current application will stay the same.

Kind regards

Cheryl Farrow

Cheryl Ward Planning

MSc ICN MRTPI (Chartered Member)

Chartered Town Planner

MSc MRTPI



[Redacted phone number]



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Cheryl **Ward**
Planning



RTPI

Chartered Town Planner

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Before printing, think about the environment



Proposed site plan

client	E, D, E Holyfield
address	Old Blacksmiths site High Hawsker Whitby
project	Proposed 2 dwellings
drawing title	Proposed site plan
drawing number	009-P01-rev B
drawing status	Planning
scale	1 : 200 @ A1
date	18 April 2023
drawn by	KW

rev B	Existing anvil cottage and adjacent blacksmiths cottage to be knocked through to form one dwelling. 4th July 23 Dormer reduced to north east elevation outshot building to north east elevation revised to gable.
rev A	

NOTES

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client	E. D. E Holyfield
address	Old Blacksmiths site High Hawsker Whitby
project	
drawing title	Site entrance plan
drawing number	009-P10
drawing status	Planning
scale	1 : 100 @ A1
date	02 July 2023
drawn by	KW
	rev A

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NYMNPA

04/07/2023

