

Moorcroft

Your Ref: NYM/2016/0062/FL

177 Coach Road

Sleights

Whitby,

YO22 5EN

12/3/2016

Dear Mrs. Saunders,

I am writing with regard to the application for the demolition of existing buildings (no. 171) and garage buildings and construction of 4 dwellings with associated access, parking and landscaping works at Blue Bank Garage, Coach Road , Sleights.

We wish to offer our wholehearted support for the outline proposals. The development would appear to be pleasing in design, built with quality in mind. Great care and thought has been given to the proposals, which, when completed, will enhance these parcels of land, and the village in general.

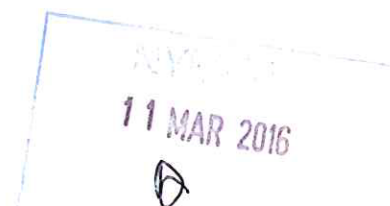
The creation of a new road, exiting lower down onto Coach road, is a safer option for all concerned. We were initially unhappy about the access from the bottom of our garden onto the new road. However, following discussions with Mr. Foster, the creation of an alternative vehicular and pedestrian right of way/access across the owners land was sympathetically addressed, and we are happy with this outcome.(Please see a copy of a map showing the alternative vehicular right of way and pedestrian footpath leading to the front of the cottages.)

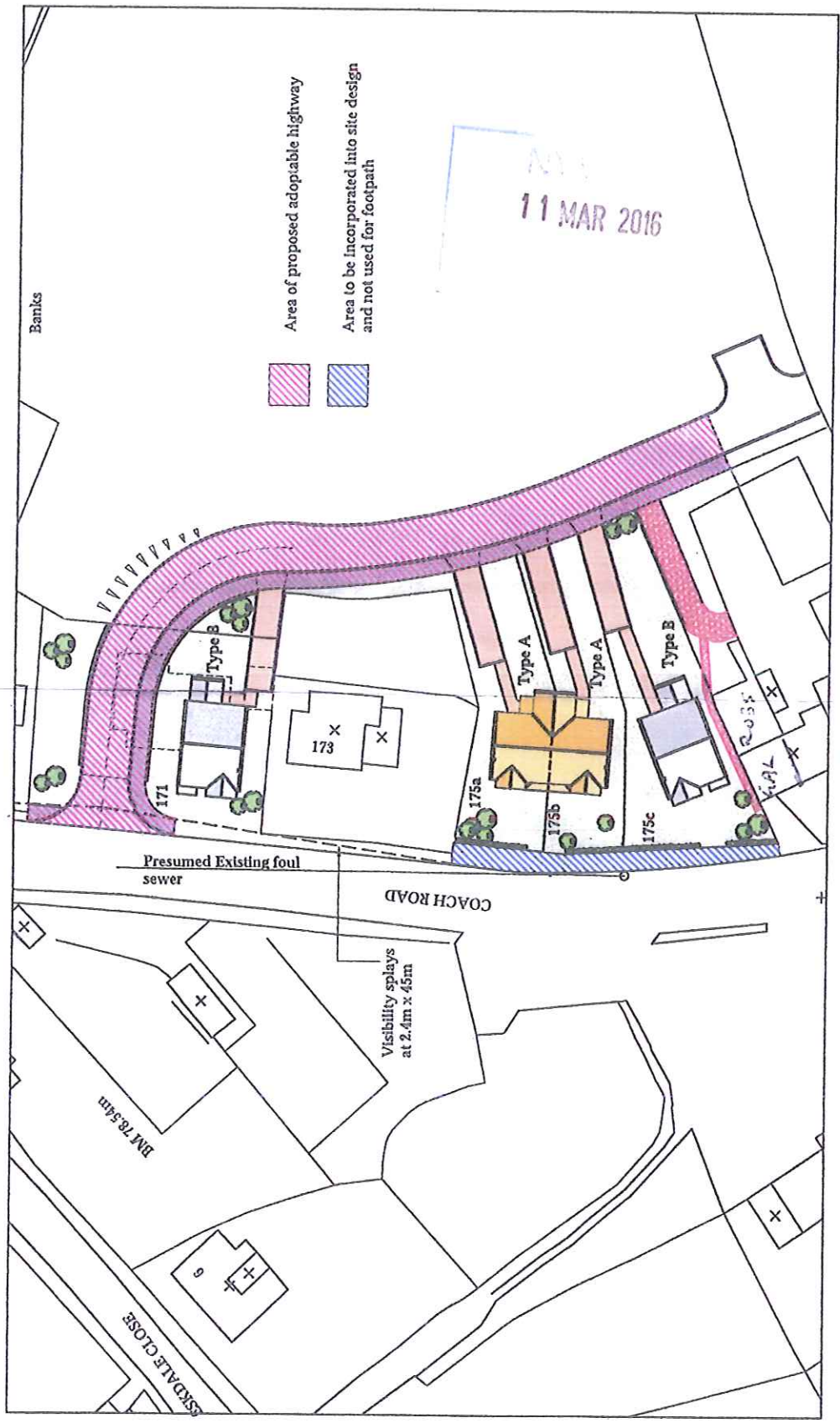
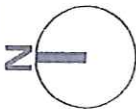
Our main concerns arise with N.Y.C.C. Highways, namely the footpath to the front of the new houses, marked in blue on the map, which states cannot be used as a public footpath. I understand that the concern lies with pedestrians visiting the pub, crossing the road on the dangerous bend. Highways wish people to cross lower down. As residents of 20 years we have been used to exiting from our front door, along the forecourt of Blue Bank Garage, to join the public footpath. If the path marked in blue was for the residents of the new houses, and not the public, as existing residents we would also wish to use it.

We also note that the adoption of the new road to the rear of the development ceases at the new properties and does not include the three existing cottages, similarly a turning circle, which we assume will be used by local authority vehicles, i.e. Refuse wagons, will also not be adopted . We could see a situation where this part of the road would become unusable, particularly in winter, so we cannot understand why the new road hasn't been adopted in its entirety.

Other than the two issues with N.Y.C.C. Highways, we would state that we are fully supportive of this development

P & J Newbold (Mr. & Mrs.)





Area of proposed adoptable highway

Area to be incorporated into site design and not used for footpath



Site Block Plan
SCALE: 1:500 @ A3

DO NOT SCALE from this drawing. Only formed dimensions are to be taken from this drawing. The Contractor must verify all dimensions on site before commencing any work or stop drawings. The Contractor must report any discrepancies before work is in any way, its retention is to be informed before work within The Construction (Design and Management) Regulations 1994 is not to start until a Health & Safety Plan has been produced. This drawing is Copyright and must not be reproduced without consent of BHD Partnership Ltd

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REV	DATE	BY	AMENDMENT	CHD	APVD	SCALE	ISSUE	DATE	ISSUE	PROJECT	CLIENT	DRAWING TITLE
E	19/02/16	CE	Amended to suit client comment	NID		A3	As Shown	26/03/15	Preliminary	Blue Bank Garage Coach Road, Sleights	Mr D Foster	Combined Site Proposed Block Plan Site A & B
D	12/01/16	CE	Drainage added	NID								
C	10/12/15	CE	Road layout amended	NID								
B	21/09/15	NID	Shading for highway notes	NID								
A	26/03/15	CW	Issue for approval	NID								

DRAWING NR: D10541-04
REV: E