

## Roy Banks

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**From:** Robert Bryan [REDACTED]  
**Sent:** 04 December 2018 12:06  
**To:** Ruth Parker  
**Subject:** Further Questions Gargarve NDP

Dear Ruth,

It is necessary that the site allocations are proven to be available and developable. I have the following concerns:

Site allocation G2/1 land to the east of West Street- The Plan should indicate how access is to be achieved to West Street or any other adopted highway. If the access land is a 3rd party landowner I need written confirmation that the landowner is happy to grant access.

Similarly allocation G2/3 shows no access onto the A65 and appears to be dependent on the demolition of a property. The Plan needs to show the access onto the A65 and, again, I need written clarification that the owner of the access (dwelling) is willing to accept the demolition and access.

I also need clarification that North Yorkshire County Council Highways are satisfied with the clarified(amended) access arrangements.

If these requirements can be met I need amended plans to represent the extended sites with access to the public highway.

In the event these two sites cannot access the public highway are not deliverable then I need to consider whether the requirement to deliver 116 dwelling units within the settlement boundary can be achieved without the need to allocate a further deliverable site. I would in that instance appreciate the views of the District council as to whether that may be achieved by windfall sites granted during the Plan period.

Please forward this email to the Parish Council and place it on the District Council's web site and ask the Parish to do the same on their web site.

regards  
Robert Bryan, BA Hons., MRTPI.  
Town Planning Consultant.