

## Roy Banks

---

**From:** Gargrave Parish Council  
**Sent:** 10 December 2018 12:25  
**To:** Ruth Parker  
**Subject:** Re: Further Questions Gargrave NDP  
**Attachments:** Blank Response Form G2 1.doc; Blank Response Form G2 3.doc

Morning Ruth,

In response to Mr Bryan's questions you sent through on 4 December 2018, I would advise you that the landowner G2/1 wishes his plot to remain in the Neighbourhood Plan.

For G2/3 the landownership of the area identified for access (ie the garden and house which would be demolished) has changed more than once over the lifetime of the NDP's preparation and that recent attempts to contact the new owners has failed. Also the current owner of the house whose garden forms part of the site allocation has advised that he has no intention at the current time of bringing the site forward.

I also attach the NYCC Highway documents relating to G2/1 and G2/3 as requested.

I confirm that Mr Bryan's email will be published on the GPC website this week.

Regards

Kath

Kath Ashby  
Clerk  
Gargrave Parish Council

Tel: 01756 668209  
[www.gargravepc.org.uk](http://www.gargravepc.org.uk)

(office hours Mon 10am - 2pm)

On Tuesday, 4 December 2018, 14:12, Ruth Parker <[rparker@cravendc.gov.uk](mailto:rparker@cravendc.gov.uk)> wrote:

Kath

I forward you the email below from Mr Bryan requesting further details/evidence to show that access can be achieved to sites G2/1 & G2/3.

Mr Bryan has also requested clarification from NYCC Highways that they are satisfied with the access arrangement for these two sites. You may already have an email address for NYCC Highways, however their general email address is: [area5@northyorks.gov.uk](mailto:area5@northyorks.gov.uk)

Please note that Mr Bryan has asked for his email below to be published on both the CDC & GPC websites.

Kind regards

Ruth

Ruth Parker  
Planning Officer (Planning Policy Team)  
ext: 46232

 Please consider the environment before printing this e-mail.

---

**From:** Robert Bryan [<mailto:rbryanplanning@hotmail.com>]  
**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.