

**Parish: Raskelf**  
Ward: Raskelf & White Horse  
**11**

Committee date: 15 November 2018  
Officer dealing: Miss Ruth Hindmarch  
Target date: 20 November 2018

**18/01992/FUL**

**Description: Construction of 4 bungalows and associated garages and parking facilities**

**At: Land South of Bonny Croft, Back Lane, Raskelf**

**For: Mr & Mrs Peter Mandefield**

**This application is referred to Planning Committee as the application is a departure from Development Plan.**

## **1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 The application site is located on land to the south of Bonny Croft, a dwelling at the southern edge of Raskelf Village. The site is rectangular in shape and is approximately 0.29 hectares. The site is bounded to the north by Bonny Croft and Mini Haven. To the eastern and southern boundaries there is open land in agricultural use and to the west is Raskelf Road on opposite side of the highway is a row of terrace properties called Roedeer Cottages.
- 1.2 The site is currently grassed and open, the southern and western boundaries contain established hedgerows and some tree planting. The site rises slightly towards the north.
- 1.3 Full planning permission is sought for the construction of 4 bungalows with detached garages, the layout shows a linear arrangement with the principle elevations facing the main road. The driveways are located to the side of the dwellings with the detached garages to the rear.
- 1.4 The dwellings would be served from two access points; part of the existing hedging would be removed to allow visibility for the accesses but would be replanted in an 'set-back' location. The boundary planting elsewhere would be retained where possible.
- 1.5 The site abuts but lies outside of Development Limits. The village of Raskelf is a Secondary Village in the 2014 Settlement Hierarchy.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 There is no planning history considered relevant to this proposal.

## **3.0 RELEVANT PLANNING POLICIES**

- 3.1 The relevant policies are:

- Core Strategy Policy CP1 - Sustainable development
- Core Strategy Policy CP2 – Access
- Core Strategy Policy CP4 - Settlement hierarchy
- Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
- Core Strategy Policy CP17 - Promoting high quality design
- Core Strategy Policy CP21 - Safe response to natural and other forces

Development Policy DP1 - Protecting amenity  
Development Policy DP3 - Site accessibility  
Development Policy DP4 - Access for all  
Development Policy DP8 - Development Limits  
Development Policy DP9 - Development outside Development Limits  
Development Policy DP10 - Form and character of settlements  
Development Policy DP30 - Protecting the character and appearance of the countryside  
Development Policy DP32 - General design  
Development Policy DP33 - Landscaping  
Development Policy DP43 - Flooding and floodplains  
Interim Guidance Note - adopted by Council on 7th April 2015  
National Planning Policy Framework - published July 2018  
Size, Type and Tenure of New Homes SPD - adopted September 2015

#### **4.0 CONSULTATIONS**

- 4.1 Parish Council – No comments
- 4.2 Highway Authority – There is an existing lighting column located where the access to units 1 and 2 are proposed and this will require relocation. The Local Highway Authority recommends that conditions are attached to any permission granted.
- 4.3 Yorkshire Water – Conditions required relating to use of separate drainage for foul and surface water and details of surface water drainage to be submitted.
- 4.4 Environmental Health - considered the potential impact on amenity and likelihood of the development to cause a nuisance and consider that there will be no negative impact. Therefore the Environmental Health Service has no objections.
- 4.5 Contaminated Land Officer - if minded to approve conditions required to ensure further investigation.
- 4.6 Public comments – a letter of objection has been received which raises concern over highway safety, lack of parking, the amount of vehicles using the highway and also at speed, the junction in the village is dangerous in poor weather, there is no guarantee the turning areas will be used for turning, loss of privacy to Roedeer Cottages, loss of open aspect and there is no need for the development.

A letter of representation was received raising concern over the recent developments in Raskelf affecting its village character, there is a need to retain the hedging and two mature trees and the access road is busy and requires traffic calming measures.

#### **5.0 OBSERVATIONS**

- 5.1 The main issues to consider are: (i) the principle of development; (ii) the impact on the character of the surrounding area, including the character and appearance of the village; (iii) design; (iv) residential amenity; (v) highway safety and (vi) drainage issues.

##### The principle of development

- 5.2 The site falls outside the Development Limits of Raskelf. Policy CP4 states that all development should normally be within the Development Limits of settlements. Policy DP9 states that development will only be granted for development in exceptional circumstances. The applicant does not claim any of the exceptional circumstances identified in Policy CP4 and, as such, the proposal would be a departure from the Development Plan. However, it is also necessary to consider

more recent national policy in the form of the National Planning Policy Framework (NPPF).

- 5.3 To ensure appropriate consistent interpretation of the NPPF alongside Policies CP4 and DP9, on 7 April 2015 the Council adopted Interim Policy Guidance (IPG) relating to Settlement Hierarchy and Housing Development in the Rural Areas. This guidance is intended to bridge the gap between CP4/DP9 and the NPPF and relates to residential development within villages. The IPG includes an updated Settlement Hierarchy.
- 5.4 The IPG states that the Council will support small-scale housing development in villages where it contributes towards achieving sustainable development by maintaining or enhancing the vitality of the local community and where it meets all of the following criteria:
1. Development should be located where it will support local services including services in a village nearby.
  2. Development must be small in scale, reflecting the existing built form and character of the village.
  3. Development must not have a detrimental impact on the natural, built and historic environment.
  4. Development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.
  5. Development must be capable of being accommodated within the capacity of existing or planned infrastructure.
  6. Development must conform with all other relevant LDF policies.
- 5.5 In the settlement hierarchy contained within the IPG, Raskelf is defined as a Secondary Village and therefore is considered a sustainable location for development; satisfying criterion 1 of the IPG that proposed development must provide support to local services including services in a village or villages nearby. The village itself provides a number of services which the proposal would be positioned to support.

#### The character of the village

- 5.6 With regard to criterion 2 of the IPG, development must be small in scale and reflect the existing built form and character of the village. The proposal is for four dwellings and it is therefore considered small in scale as the IPG refers to small scale comprises up to five dwellings.
- 5.7 The piece of land that is the subject of this application is located within the 30mph speed limit of the village. The dwellings would be located opposite the existing built form of dwellings at Roedeer Cottages. The dwellings would be laid out in a linear arrangement fronting the highway which reflects the pattern of development on the opposite side of the road.
- 5.8 The application site will utilise the existing southern boundary hedge together with existing planting which forms an attractive landscape feature when on approach to this part of the village from the south. The plans also indicate the three mature trees to the western boundary are to be retained, these trees are considered to be an importance landscape feature of the site and should be retained. Only 12 metres of the existing hedging along this boundary will be retained as most of the hedge will need to be removed to create visibility splays, appropriate replacement planting will be secured through condition to ensure the development provides an attractive entrance to this part of Raskelf village.

- 5.9 In light of the above, the proposal is considered to reflect the existing built form and character of this part of the village. The development is considered to be a natural extension to the existing settlement.
- 5.10 IPG criterion 3 states that development must not have a detrimental impact upon the natural, built and historic environment. By virtue of the siting of the proposed dwellings and the landscape features that are to be largely retained, the proposal is considered not to have a detrimental impact upon the character or appearance of the natural or built environment.
- 5.11 Criterion 4 states development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements. The application site is currently open in nature however it has a strong natural boundary along the southern boundary beyond which is open farmland. Given the location of the application site and the natural landscape boundary to the south, the proposals are considered to be a logical extension to the existing built form of Raskelf that would not have a detrimental impact upon the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.

### Design

- 5.12 One of Hambleton's strategic planning objectives, set out in the Core Strategy Local Development Document (2007), is "To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character."
- 5.13 Policies CP17 and DP32 require the highest quality of creative, innovative and sustainable design for buildings and landscaping that take account of local character and settings, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space.
- 5.14 The National Planning Policy Framework supports this approach and, at paragraph 130, states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Paragraph 128 sets an expectation that applicants engage with the local community in drawing up the design of their schemes:
- "Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."
- 5.15 The Council's Statement of Community Involvement, adopted in 2013, requires applications for proposals that depart from the Development Plan, which this scheme does, to explain how public comments have influenced the chosen design. The Design and Access Statement does not refer to community consultation having taken place or informing the proposed design. However it is stated that following advice from a pre-application submission to this Council the scale of development has been revised to the four single storey bungalows proposed as part of this application together with re-siting of the garages and parking to the rear of the dwellings.
- 5.16 The Design and Access Statement states that Raskelf contains a wide range of architectural styles and detailing, building materials are predominantly handmade bricks, render, pantiles and concrete roof tiles but timber panelling and modern facing bricks also feature. The materials proposed include handmade bricks, heritage roof tiles and blue/black slate with timber windows which are considered appropriate.

- 5.17 The proposed dwellings would appear appropriate to the location. The applicant has stated the dwellings have been restricted to single storey as they are keen to minimise any impact on neighbouring residents and provide a development that respects the site's edge of village location. The dwellings would be of traditional construction with pitched roofs, the dwellings would have individuality through the use of gable features to the front and variation in roof materials.
- 5.18 The proposed layout allows for a density of development that reflects the surrounding area, providing suitable garden space for each property as well as in-curtilage parking and turning space. The dwellings are set well back from the highway which further reduces the potential visual impact and helps to create an attractive and open entrance to this part of Raskelf.
- 5.19 The dwellings are shown as 3 bed bungalows, although it is acknowledged the third bedroom is of limited size. The provision of four single storey bungalows will not only limit the visual impact of the development but will also help to meet the demand for bungalows across the district in accordance with the Size, Type and Tenure of New Homes SPD.

#### Residential amenity

- 5.20 It is considered that the site is capable of accommodating four dwellings without prejudicing residential amenity. The dwellings are separated from the properties on Roedeer Cottages by the highways and given the separation distance of more than 24 metres and the single storey nature of the dwellings it is considered the impact would not be significant. In terms of the impact on the host property at Bonny Croft, the side of the nearest dwelling would face the rear of this property, there would be a bedroom window within this side elevation however the dwellings would be approximately 14m apart and it is considered that with sufficient boundary treatment given the single storey nature of the proposals the impact would be modest and acceptable under the LDF policies. Mini Haven is positioned further away and it is considered given the siting of this property and the proposed development there would be no significant detrimental impact on the amenity of Mini Haven.
- 5.21 Bonny Croft is positioned at a higher level than the proposed dwellings however this is not significant and given the distance involved there would be no significant detrimental impact in terms of overshadowing and overbearing. It is further considered that provided suitable boundary treatments are provided along this boundary there would be no significant impact on the privacy of the occupants of the proposed dwellings.
- 5.22 In terms of the relationship between the dwellings themselves the scale and layout of the dwellings is considered to be acceptable in this respect and the properties have a sufficient level of amenity space. The windows within side elevations are largely smaller secondary windows, plots 2, 3 and 4 have one bedroom window in one side elevation. Within plot 4 this will overlook the garden area, within plot 3 it will look over a driveway with, within plot 2 the bedroom window will be within close proximity to the side of plot 3. Whilst this relationship is not ideal, the window serves the smallest single bedroom and boundary treatments will provide screening in terms of the protection of privacy.
- 5.23 A condition can be added with regard to means of enclosure and landscaping this will ensure the details are acceptable in terms of residential amenity as well as visually.

#### Highway safety

- 5.24 Criterion 5 of the IPG states that development must be capable of being accommodated within the capacity of existing or planned infrastructure. The Highway Authority has raised no objection to the proposal in this respect and has suggested conditions. There is no evidence to suggest that the development would cause harm to highway safety.

#### Drainage and the surface water sewer

- 5.25 Foul drainage would be disposed of via the mains sewer and surface water will be drained in accordance with the Environment Agency's drainage hierarchy. The exact details of which can be agreed by planning condition. There is no evidence to suggest that the demands on the infrastructure of the village arising from the development would be so great that the infrastructure would be unable to cope with the additional development or cause harm to the amenity of the village.

### **6.0 RECOMMENDATION**

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with drawing numbers 1715/2, 1715/6H, 1715/9, 1715/10, 1715/11, 1715/12 and 1715/13 received 17 September 2018 unless otherwise approved in writing by the Local Planning Authority.
3. No development shall commence until a 'Phase 1' Preliminary Risk Assessment (including Desk Study, Site Walkover and Conceptual Site Model), having regard to current best practice, has been submitted to and approved in writing by the Local Planning Authority.
4. Should further investigation be deemed necessary after completion of the Phase 1 Preliminary Risk Assessment no development shall commence until a 'Phase 2' intrusive site investigation and risk assessment, having regard to current best practice, has been submitted to and approved in writing by the Local Planning Authority.
5. No development shall commence until a 'Phase 3' Remediation Strategy, having regard to current best practice, has been submitted to and approved in writing by the Local Planning Authority unless the outcome of the 'Phase 2 Investigation' shows that remediation is not required.
6. No further development shall commence until the approved remediation scheme has been implemented.
7. The outcome of the investigations will indicate the further site investigation, remediation and verification that may be required. In all instances if contamination is found or suspected at any time during development that was not previously identified all works shall cease and the Local Planning Authority shall be notified in writing immediately. No further development shall be undertaken until a detailed site investigation and risk assessment, having regard to current best practice, has been carried out. Where remediation is necessary a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority before any further development occurs.

8. No above ground construction work shall be undertaken until details of the materials to be used in the construction of the external surfaces of the development have been submitted in writing to the Local Planning Authority for approval and samples have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
9. No retained trees, as shown on the proposed site layout, drawing number 1715/6H, shall be cut down, uprooted or destroyed, without the written approval of the Local Planning Authority. Any works to a tree shall be carried out in accordance with the British Standard 3998 (Tree Work). If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.
10. No part of the existing boundary hedging and planting along the southern site boundary shall be uprooted or removed or reduced in height without the prior written consent of the Local Planning Authority. The planting along this boundary shall be retained for the life of the development hereby approved.
11. Notwithstanding the proposals detailed in the application no development shall commence until an Arboricultural Method Statement and Tree and Hedge Protection Plan is approved in writing by the Local Planning Authority for trees and hedging within and adjacent to the application site. This must be in close accordance with: (a) BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations; and (b) NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) - Operatives Handbook 19th November 2007. Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.
12. No above ground construction work shall be undertaken until, a scheme of hard and soft landscaping works is submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall provide details of the species, numbers and locations of planting, all hard surface materials, timescales for implementation and a maintenance schedule. The approved landscaping scheme shall be implemented prior to occupation of any dwelling and maintained thereafter in accordance with the approved details.
13. Prior to development commencing detailed cross sections shall be submitted to and approved in writing by the Local Planning Authority, showing the existing ground levels in relation to the proposed ground and finished floor levels for the development. The levels shall relate to a fixed Ordnance Datum. The development shall be constructed in accordance with the approved details and thereafter be retained in the approved form.
14. Above ground construction shall not be commenced until details relating to boundary walls, fences and other means of enclosure for all parts of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
15. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together

with a programme for their implementation, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and programme.

16. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements
  - a. The details of the accesses including the relocation of the existing lighting column shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
  - b. The crossings of the highway footway shall be constructed in accordance with the approved details and Standard Detail number E6.
  - c. That part of the accesses extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 15.
  - d. The final surfacing of any private access shall not contain any loose material that is capable of being drawn on to the existing public highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

17. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 43 metres measured along both channel lines of the major road from a point measured 2.4 down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
18. No part of the development shall be brought into use until the approved vehicle parking, manoeuvring and turning areas have been constructed in accordance with the submitted drawing (Reference 1715/6H). Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
19. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority agrees in writing to their withdrawal.
20. There shall be no site clearance, demolition, excavation or depositing of material in connection with the construction on the site until the following proposals have been submitted to and approved in writing by the Local Planning Authority:
  - (i) an on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway



- (ii) measures to ensure vehicles associated with construction works use the approved parking areas and do not park on the public highway
- (iii) a materials storage area on the site capable of accommodating all materials required for the operation of the site and measures to ensure its use
- (iv) the protection of trees; and
- (v) a detailed method statement relating to the programme of building works

The works shall be carried out in accordance with the approved method statement and the approved areas shall be kept available for their intended use at all times whilst construction works are in operation.

21. The development hereby approved shall not be commenced until details of the foul sewage and surface water disposal facilities have been submitted and approved in writing by the Local Planning Authority. The development shall not be undertaken other than in accordance with the approved details and shall thereafter be retained in accordance with those details.
22. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to;
  - i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
  - ii) the means by which the discharge rate shall be restricted to a maximum rate to be agreed by the Local planning Authority
23. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

The reasons are:-

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Hambleton Development Plan Policies DP1, DP28 and CP17
3. To ensure safe development of the site and to protect human health and the environment.
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7. To ensure safe development of the site and to protect human health and the environment

8. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole.
9. The trees are of important local amenity value and protection of the trees is appropriate in accordance with Local Development Framework Core Strategy Policy CP16.
10. In order to soften the visual appearance of the development and provide any appropriate screening
11. To protect the all existing trees on and immediately adjacent to the site that the Local Planning Authority consider provide important amenity value in the locality
12. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and to soften the visual appearance of the development in accordance with the Development Plan Policies CP17 and DP32.
13. To protect the amenity of the neighbouring residents and to ensure that the development is appropriate to the character and appearance of its surroundings in accordance with Policies CP1, DP1, CP17 and DP32 of the Hambleton Local Development Framework.
14. To protect the amenity of the neighbouring residents and to ensure that the development is appropriate to the character and appearance of its surroundings.
15. In the interests of highway safety
16. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience
17. In the interests of highway safety
18. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development
19. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
20. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
21. In order to avoid the pollution of watercourses and land in accordance with Hambleton Local Development Framework Policies CP3 and DP6
22. To ensure that no surface water discharges take place until proper provision has been made for its disposal
23. In the interest of satisfactory and sustainable drainage

### Informatives

#### Contaminated Land Notes for Applicants

The land contamination investigation, remediation and verification conditions must be addressed sequentially

CL1 - Preliminary Risk Assessments should have regard to current best practice and the advice and guidance contained in CLR11 Model Procedures for the Management of Land

Contamination (Environment Agency, 2004). Further advice is contained in the Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) Technical Guidance for Developers, Landowners and Consultants "Development on Land Affected by Contamination", version 9.2 March 2018.

CL2 - Detailed site investigations should have regard to current best practice and the advice and guidance contained in CLR11 (Environment Agency, 2004), British Standards including BS10175: 2011 "Investigation of potentially contaminated sites - Code of Practice" and BS5930: 1999 "Code of practice for site investigations", and the National Planning Policy Framework (NPPF) 2012.

CL4 - Remediation Strategies should have regard to current best practice and the advice and guidance contained in CLR11 (Environment Agency, 2004). Further advice is contained in the YALPAG Technical Guidance for Developers, Landowners and Consultants "Development on Land Affected by Contamination", version 8.2 February 2017. Remediation Strategies should include an options appraisal, objectives for remediation, proposed remediation works, proposed verification works, permits or consents required, contingency measures and unexpected contamination, and timescales.

CL5 - Verification reports should have regard to current best practice including CLR11 (Environment Agency, 2004) and YALPAG Technical Guidance for Developers, Landowners and Consultants documents "Development on Land Affected by Contamination", version 9.2 March 2018, "Verification Requirements for Cover Systems", version 3.4 (YALPAG 2017), and "Verification Requirements for Gas Protection Systems, version 1.1 (YALPAG, 2016). Verification reports should contain the details and objectives of all the remediation works undertaken on site. This should include a description of all remediation works carried out including photographs, certificates and transfer notes, plans showing areas remediated, volume and location of materials affected by contamination and treated or disposed of either on or off-site, volume and source of clean materials re-used or imported onto site, justification for any deviation from the agreed remediation strategy, details of any unexpected contamination encountered, details of verification sampling including laboratory results and comparison with agreed remediation criteria, evidence of appropriate installation of gas protection systems, and conclusions demonstrating that all pollutant linkages have been broken.

## Highways

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in the conditions.