

Parish: Raskelf
Ward: Raskelf and White Horse
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Committee date: Thursday 10th January 2019
Officer dealing: Miss Charlotte Cornforth
Target date: Monday 14th January 2019

18/02119/OUT

**Outline application with some matters reserved (access) for the construction of four dwellings
At Green Acres, Raskelf
For Mrs S Hodgson**

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

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The application site is a flat grass paddock used for the grazing of sheep and horses. The site extends to 0.47 hectares and is located to the east of the residential dwelling of Green Acres. There are stables and outbuildings located to the north of the dwelling, Green Acres. An access track is proposed from the site to the remainder of the paddock to the far north east of the site.
- 1.2 The site is bounded on the south and east boundary by a row of mature trees. Beyond the northern west boundary are the curtilages of the residential dwellings of The Cottage and Twizzle Cottage.
- 1.3 The village of Raskelf is principally a linear settlement centred on North End; however a small cluster of properties, known as "The Green", is located to the south on Hag Lane. It is considered that this area is associated with and accessible from the main part of the village, although it is beyond Development Limits.
- 1.4 Vehicular access to the site is to be taken from Hag Lane using the access that serves the dwelling of Green Acres and the paddock as well as three dwellings currently under construction to the west of Green Acres.
- 1.5 The proposal seeks outline consent for four dwellings. The only matter of detail for approval at this stage is access. The remaining matters, i.e. layout, appearance, landscaping and scale would be for a later application if this is to be approved.
- 1.6 The indicative layout shows 4 detached dwellings that curved around to the east of Green Acres to form a half crescent cul-de-sac. Each plot will have a garage and 2 car parking spaces. It is suggested that Plots 1 and 2 will be 3 bedroom bungalows. The other 2 dwellings are suggested to be 2 storey, 4 bedroom dwellings. However the application forms state that the number of bedrooms in the 4 dwellings is "unknown".

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

Land elsewhere in "The Green"

- 2.1 Outline and Reserved Matters consent granted for 3 detached dwellings on land to the west of Green Acres. Application 16/02803/OUT granted 28th April 2017 and 17/02536/REM granted 19th January 2018.

- 2.2 Outline consent granted for residential development (4 dwellings indicated) on land to the north east of The Cottage. Application 17/02240/OUT granted 15th January 2018.
- 2.3 Outline and Reserved Matters consent granted for 5 dwellings on land to the north of Dove Cote. Application 17/02358/OUT granted 31st January 2018 and 18/01041/REM granted 31st October 2018.
- 2.4 Outline consent granted for one detached dwelling at Pond Corner. Application number 18/00060/OUT granted 6th April 2018.
- 2.5 Outline planning permission for residential development of 3 detached dwellings at Land west of 6 The Green. Application number 18/00271/OUT granted 4th May 2018.
- 2.6 Outline consent granted for 3 dwellings on land to the west of Scatterpenny. Application number 18/01939/OUT granted 19th December 2018.

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 24 July 2018
 Size, Type and Tenure of New Homes SPD - adopted September 2015

4.0 CONSULTATIONS

- 4.1 Parish Council – no comments received to date.
- 4.2 Highway Authority – recommend conditions regarding private access and verge crossings construction requirements, provision of approved access, turning and parking areas, precautions to prevent mud on the highway, on-site parking, on-site storage and construction traffic during development.
- 4.3 Environmental Health (Contaminated Land) - I have assessed the Preliminary Assessment of Land Contamination (PALC) form submitted in support of the above development. The applicant/agent has not identified any potential sources of contamination however given the nature and scale of the proposed residential development the applicant is required to submit a Phase 1 Preliminary Risk Assessment, ideally prior to determination, to demonstrate the land is suitable for use in accordance with the NPPF. Further site investigations and remediation may also be required depending on the results of the Phase 1 investigation. Should you be

mind to approve the application without such information, I would recommend conditions regarding land contamination investigation, remediation and verification.

4.4 Yorkshire Water - Yorkshire Water understands from the submitted documents that surface water arising from the development will drain via soakaway although it appears that percolation tests have not been undertaken to evidence this statement. YW recommends that the tests are undertaken prior to determination of this application rather than awaiting Reserved Matters. As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.

4.5 Public comments – 3 letters of objection have been received regarding the proposal. They are from the occupiers of Willow Garth, Claro House and Twizzle Cottage. A summary of the objections are:

- The collection of refuse from the proposed development is a cause for concern. The design brief (4.30) advises that the refuse vehicle will not enter the site. It needs to be taken into consideration that there are already 4 houses on the site which create 12 wheelie bins and 4 glass containers which all have to be put at the side of the road by 7am as per instructions from the refuse collection team
- "Bin Store" for the proposed development which shows spaces for an additional 12 wheelie bins/Containers is marked on the plan within the existing hedge on the northern site boundary. This facility could give rise to problems with vermin, rubbish and disturbance to adjacent properties both on and off the site.
- If 24 wheelie bins and 8 glass containers are to be collected from the roadside at The Green/Hag Lane it will cause a serious loss of visibility for the neighbours to the development when they are entering or leaving their properties on the day of the rubbish collection. There are a number of children living adjacent to the site entrance and it is important that their safety is not put at risk.
- This application brings the total number of proposed new properties on this street to 24, in an area covering only 250 metres. There are currently only 19 properties here now, which means more than a 100% increase is currently in the planning system. We have already seen localised flooding in the street in recent years during heavy rainfall. Up until recently we also suffered regular power trips and outages which were proven to be as a result of the antiquated power lines and associated poles.
- We would like to make the recommendation that any proposed lighting on this development is at ground level and is not on tall lamp posts. Such lighting, depending on its positioning, would eradicate the current black skies at night to the east of our property and would have the potential to shine right into our property which would be unacceptable.
- This application will set a dangerous precedent for the infilling of land belonging to small holdings and domestic properties, something which is very common in Raskelf both on the Green and in the main village.
- The proposed development feels almost shoe horned into the space with the view from all four of the properties looking out directly onto sheds/ stables belonging to the neighbouring property.
- The view will impair our ability to enjoy a countryside view, I am aware this is not a right we possess however our privacy is already been impacted by proposed properties built to the green to the left and right of us.
- I can see that an attempt has been made to reduce the impact of our outlook by putting two single storey properties towards the rear of our property

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the principle of development; (ii) housing, size, type and tenure; (iii) the impact on the character of the village (iv) residential amenity; (v) highway safety; (vi) flood risk and drainage and; (vii) land contamination.

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.
- 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.
- 5.6 However, it is necessary to consider whether the site can be viewed as within Raskelf, being approximately 450 metres (by road) beyond Development Limits.
- 5.7 The village of Raskelf has two distinct parts; the main village and The Green. The proposed development is within The Green area to the south of the main village and this area is beyond Development Limits. Notwithstanding that, this area is associated with the main part of the village being approximately 450 metres apart at its closest point and linked via a lit footpath that enables residents to access services, including the recreation ground which is located between the two parts of the settlement. It is considered that criterion 1 of the IPG would be satisfied and the principle of development would be acceptable.

Housing size, type and tenure

- 5.8 The indicative layout provides a mixture of dwellings in terms of sizes, types and number of bedrooms. The detail proposals will be required at the Reserved Matters stage and will be tested against the prevailing policy at that time. A condition can be imposed to require compliance with the policy and Supplementary Planning Document.

The character of the village

- 5.9 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.
- 5.10 Consideration has been given to the cumulative impact of the proposed development, noting the recent planning approvals for development on 6 separate sites in The Green. The views from Hag Lane would be in the context of the dwelling Green Acres and the 3 dwellings that are under construction to the west of Green Acres
- 5.11 The development would be viewed alongside the properties west of Green Acres previously approved under the IPG. The enclosure of the site provided by the trees is significant and reduces the potential harmful cumulative impact of additional development. It is considered that the impact of the new dwellings would not result in a significantly harmful visual impact when considered in isolation or cumulatively.
- 5.12 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 retained, notably the mature trees on the south and east boundaries and the additional planting proposed, the proposal is considered not to have a detrimental impact upon the character or appearance of the natural or built environment. There is no recorded heritage or ecological interest in the site.
- 5.13 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.
- 5.14 Whilst the layout is reserved for later approval, it is considered that the details can be brought forward in a way that provides spaces between the proposed dwellings reflect the character of the locality and will provide important glimpses to the open countryside beyond.
- 5.15 In light of the above, the proposal is considered to not have a detrimental impact upon the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.

Residential amenity

- 5.16 It is considered that the site is capable of accommodating four dwellings without prejudicing residential amenity, particularly that of Green Acres, Willow Garth, Claro House and Twizzle Cottage. There is no reason why the scheme would result in an overbearing presence or cause a loss of light to neighbours. The issue of residential amenity particularly privacy is to be addressed the reserved matters stage.
- 5.17 The site is considered capable of providing adequate private amenity space for the proposed dwellings.

- 5.18 The agent has indicated a timber bin store to the front of the site. The use of a space on the 'collection day' is appropriate, however, the comments from the neighbours in regard to the storage of bins are noted and a condition to secure the exact details of how the bins will be stored is recommended.
- 5.19 The comments from the neighbours regarding lighting are also noted and a planning condition to secure the exact details of external lighting is recommended.

Highway safety

- 5.20 Criterion 5 of the IPG states that development must be capable of being accommodated within the capacity of existing or planned infrastructure.
- 5.21 The vehicular access to the site off Hag Lane is currently used to serve the residential dwelling of Green Acres and the paddock as well as the three dwellings currently under construction to the west of Green Acres. The site access road is proposed to be an informal shared surface, 4.5 metre in width flanked with a 2 metre adoptable service verge and a kerb line radius of 6m. The submitted Transport Statement states that a 6.5 metre road width would enable two cars or car and an HGV to pass each other. A turning area at the head of the cul-de-sac is proposed.
- 5.22 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.

Flood risk and drainage

- 5.23 The application site is located in Flood Zone 1 where land is assessed as having a less than 1 in 1000 annual probability of river or sea flooding (low probability). The site has been assessed as being at low risk from other forms of flooding.
- 5.24 Foul drainage would be disposed of via the mains and surface water via a soakaway. 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 (in respect of drainage or any other matter) 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.

Land contamination

- 5.25 The application has been accompanied by a Preliminary Assessment of Land Contamination (PALC). The Scientific Officer has assessed PALC form submitted in support of the application. They have advised that the applicant/agent has not identified any potential sources of contamination however given the nature and scale of the proposed residential development the applicant is required to submit a Phase 1 Preliminary Risk Assessment, ideally prior to determination, to demonstrate the land is suitable for use in accordance with the NPPF.
- 5.26 Further site investigations and remediation may also be required depending on the results of the Phase 1 investigation. This has not been submitted prior to the determination of this application. However, it is considered that to ensure the development is safe and suitable for use and will not be unacceptable risk from contamination; conditions regarding land contamination investigation, remediation and verification should be imposed.

Planning balance

- 5.27 The proposal would create four further homes in a sustainable location, without causing harm to the appearance of the settlement and without harm in terms of highway safety or the capacity of local infrastructure. The scale and rate of growth of the settlement as a consequence of this and previously approved developments is a cause for concern but as found above the cumulative impact would not be severe.
- 5.28 The scheme is found to result in social gains through the provision of new housing, the economic impact through the development would be small but positive and the environmental impacts as a consequence of the additional development is neutral or slightly negative due to the scale and rate of change. No other material considerations would preclude a grant of planning permission. Overall the scheme is found on balance to be acceptable.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
1. Application for the approval of all of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this decision and all of the development hereby approved shall be begun before the expiry of whichever is the later of the following: i) Three years from the date of this permission; ii) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
 2. No development shall commence until details of all the reserved matters have been submitted to and approved by the Local Planning Authority: (a) the means of access to the building plot(s), (b) the siting, design and external appearance of each building, including a schedule of external materials to be used; (c) the landscaping of the site; (d) the layout of the proposed building(s) and space(s) including parking and any external storage areas; and (e) the scale (including the number) of buildings overall.
 3. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) Location Plan 1733/1 unless otherwise approved in writing by the Local Planning Authority.
 4. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development 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.
 5. 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.
 6. This decision grants permission for no more than 4 dwellings. The size of each dwelling in the reserved matters submission shall reflect the mix and size requirements as expressed in the Size, Type and Tenure SPD.
 7. The following land contamination investigation, remediation and verification conditions must be addressed sequentially. 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. (See Notes for Applicant CL2 and CL4)

8. No development shall commence until a land contamination '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.
9. No development shall commence until a land contamination '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 unless the outcome of the 'Phase 1' Assessment shows that further investigation is not required.
10. No development shall commence until a land contamination '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 1' Assessment and 'Phase 2 Investigation' shows that remediation is not required. (See Note for Applicant CL5)
11. In the circumstances that remediation has been required the development shall not be occupied until a land contamination Verification Report, having regard to current best practice, has been submitted to and approved in writing by the Local Planning Authority.
12. 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.
 - c. The existing access shall be improved by reconstructing in accordance with Standard
Detail number E6VARAll works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
13. No part of the development shall be brought into use until details of the parking, manoeuvring and turning areas have been submitted and approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
14. 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.

15. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
 - a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
 - b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
 - c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.
16. No external lighting shall be installed other than in complete accordance with a scheme that has previously been approved in writing by the Local Planning Authority.
17. No above ground construction work shall be undertaken until details of the waste storage, including siting of bins shall be approved in writing by the Local Planning Authority.

Reasons

1. To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To enable the Local Planning Authority to properly assess these aspects of the proposal, which are considered to be of particular importance, prior to the commencement of development.
3. 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.
4. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
5. In order to avoid the pollution of watercourses and land in accordance with Hambleton Local Development Framework Policies CP3 and DP6.
6. To ensure that the scope of the decision reflects the proposal made and that the development meets local needs in terms of the size and type of dwellings in accordance with Hambleton Local Development Framework Policy DP13 and the Size, Type and Tenure SPD.
7. In order to take proper account of the risks to the health and safety of the local population, builders and the environment and address these risks and in accordance with the Hambleton Local Development Framework CP21.
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9. In order to take proper account of the risks to the health and safety of the local population, builders and the environment and address these risks and in accordance with the Hambleton Local Development Framework CP21.
10. In order to take proper account of the risks to the health and safety of the local population, builders and the environment and address these risks and in accordance with the Hambleton Local Development Framework CP21.
11. In order to take proper account of the risks to the health and safety of the local population, builders and the environment and address these risks and in accordance with the Hambleton Local Development Framework CP21.
12. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
13. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
14. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
15. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
16. In order that the Local Planning Authority can consider the impact of the proposed lighting scheme and avoid a harmful impact upon residential amenity in accordance with Local Development Framework Policies CP1 and DP1.
17. In order that the Local Planning Authority can consider the impact of the bin storage and avoid a harmful impact upon residential amenity in accordance with Local Development Framework Policies CP1 and DP1.

Informatives

1. Contaminated Land Notes for Applicants

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.

2. 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 this condition.