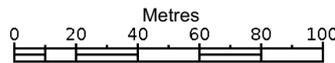


Produced 04 Oct 2015 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



1:2500



Stable Cottage, Marsett, Askrigg,  
 Leyburn  
 DL8 3DG

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 Centre coordinates: 390237 486098

Stable Cottage – redirected access track for campers – reasoning:

1) Privacy from campers for our nearest 4 neighbours in Westend Cottage, Westend Farmhouse, Dunromin Cottage and Rosedene Cottage who along with us in Stable Cottage and Fell Cottage all have one shared access track to the respective properties on which all the campers must also pass through.

2) Safer exit onto Raydale lane. The current shared access road from the cottages listed in point 1 and campers has a non-too safe exit onto Raydale lane as it's at an extreme shallow angle adjacent to the highway. When exiting onto Raydale lane it's almost impossible to see any potential traffic coming from the left over the rise, *(fortunately Raydale lane is a single lane no through road resulting in little traffic and of which is mostly farming vehicles travelling at 15-25mph)*. Whereas the new access track is at an almost 90 angle to the highway along with a 7metre wide opening, *(cars generally average at only 1.5m wide)*.

3) Maintaining the future health of the copse. The previous owner before last, (John Murfin), planted the copse over 30 years ago in an effort to try and dry out that area of the field which was termed as totally useless as it suffered very badly from water running over the unclassified road, (Raydale Lane), down from the elevated Marsett ridge effectively turning it into a quagmire.

Unfortunately the owner before us, (J. Matlock), left the copse to its own devices and over time other seedlings took hold almost growing over the original track within it, resulting in the copse becoming far too dense with no natural light causing numerous trees to wither and fail.

Track or no track the copse required thinning down to maintain the trees health and we have to date removed 16 Scots pine trees from the copse some of which were up 10 meters away from the track side, (the stumps are evident), 9 of the 16 were dead anyway and there are a further 3 or 4 dead ones that still require removing and are more than welcome to be inspected prior their removal.

Of course by removing the 16 trees and thinning down the branches of numerous others in order to allow natural light to penetrate the copse didn't fix the original drainage problem of the water coming down from Marsett ridge and turning the top side of the field into a bog.

Therefore in March this year in an effort to alleviate the drainage problem and to further enhance the natural look of the area we have planted a further 75 new trees, over doubling the sqm area originally covered by the copse whilst taking care that the random spacing between them won't lead to a future density and natural light problem in order that they can thrive in full health for many years to come.