

Charlotte Bogg

From: Ken Monkman
Sent: 23 November 2015 17:14
To: Charlotte Bogg
Subject: Re: Sites Consultation- Local Plan Sites Document sent on behalf of Mrs Rachael Balmer

Please accept my views on the Ryedale planning sites:

Site 218, north of Castle Howard Road - this is the best site for future housing that there is. It is close enough to town centre facilities for people to walk, the land is not liable to flooding and any traffic would not have to negotiate the town centre in order to reach the A64. Although close to the AONB it would not detract from it, if sensitively developed. This site provides a natural extension to the town and would adjoin relatively new housing development. However I do not agree that there should be light industrial usage on this site. This should be kept within designated industrial zones. Any non-residential elements to this site should be there to complement the amenities for those residents - i.e. local retail and leisure

Site 249, south of Castle Howard Road is equally suitable for all of the above reasons. Land in this area should also be set aside for additional primary school provision.

Site 452 Wentworth Street Car Park is a good site for retail development. It is close enough to the town centre for pedestrian linkage, but is away from the congestion of Butcher Corner and the level crossing. Similar developments in places like Beverley and Thirsk have enhanced the town centre rather than detracting from it.

The large site to the east of Beverley Road is a good area for development but I think Malton/Norton should be planning for a southern relief road with the ultimate aim of linking York Road to Scarborough Road - the link from Beverley Road to Scarborough Road should be phase 1 of this aspiration, and the development of this site should facilitate that. This is also an excellent site for additional primary school provision.

I hope that this format for response is suitable. Please let me know if it isn't and I will resubmit.

Regards

Ken Monkman,