

Charlotte Bogg

From: Neil McGovern
Sent: 12 December 2015 13:42
To: Charlotte Bogg; Charlotte Bogg
Subject: Re: Parish Plan Question - Gilling East.

Thank you Charlotte. I would like to make some comments as part of the consultation about the proposal to rezone this land for potential development in Gilling East.

I would not support the proposal to include submission sites 35, 36, 44, 107 for development for the following reasons:

- 1) The plan makes it look like these fields are 'in fill' within existing development of houses. They are not, it only appears like this on the plan due to the fact that one building, the old railway engine shed lies perpendicular to the road. These fields are actually at the back of all of current residential housing which mark a very clear and defined building line and these fields are clearly outside of that line.
- 2) The area is a flood plain, Gilling is very susceptible to flooding, its only saving grace is the surrounding fields which can dissipate flood water, these fields being left as agricultural land is vital to prevent flooding to existing dwellings
- 3) The fields in question are a habitat to wildlife, some protected including slow worms and newts due to the wetness.
- 4) The fields are adjacent to all of the residents on Cawton Road and those on the B1363, building here would detract from this area of outstanding natural beauty.
- 5) The use of these fields for agricultural purposes is in keeping with the tradition and tone of the village
- 6) The fields contain several protected trees, including a magnificent Oak which is renowned in the area
- 7) The proposed access to the sites is via Cawton Road. This will require the demolition of an existing dwelling and the creation of an access road running along side of existing dwellings
- 8) The proposed access onto Cawton Road is not viable. Cawton Road is mostly a single track road, only broadening wide enough for 2 vehicles to pass near the junction. This road is totally unsuitable for additional traffic, especially as many of the existing cottages in Cawton Road do not have off street parking, thus residents park on the road/Pavement. This already causes a problem, especially with the large farm tractors and trailers that use this road.
- 9) The junction from Cawton Road to the B1363 where additional traffic from additional development would have to travel, is a very dangerous junction, with poor visibility, Planning has not been granted in the past due to poor access and visibility onto the B1363
- 10) Points 5 and 6 are exaggerated by the Fairfax Arms pub, the car park is very small, customers park on Cawton Road and directly on the B1363, it is often very congested. Adding further traffic on this road would be unwise.
- 11) Gilling East has no services. Apart from the high end bistro pub there is no shop or other services. Children have to go by school Bus to Ampleforth primary and this is already oversubscribed. There is no public transport in Gilling East
- 12) Many houses in Gilling have had difficulty selling in the past years, particularly family style homes, there appears not to be a market in Gilling for family housing,

perhaps due to the lack of services. The people who buy in Gilling are largely wealthy retired or second homers, not families or local families, there appears to be enough housing for local people.

In short, Gilling East is really a hamlet rather than a village, it is only 2 roads and has no public services. The roads are narrow, are lined with parked cars and have heavy farm use. The road system, particularly Cawton Road, cannot manage the addition of more development and traffic. Gilling East is a high risk flood area with a long history of flooding, the fields surrounding the village are vital to ensure soak away and to prevent flooding to existing buildings.

Many thanks

Neil