

Charlotte Bogg

From: Carol Whittington
Sent: 30 November 2015 20:00
To: Charlotte Bogg
Subject: Ryedale Plan

Ref. site number 637 - Manor Vale Lane depot, Kirkbymoorside

This site is not suitable for housing, it is high flood risk (Environment agency water run-off map). No natural drainage and infrastructure at maximum capacity. The site has an unstable quarry face which is heavily wooded. The property would be difficult to insure and problems with the site could involve ratepayers expense. The housing would have a high carbon footprint, lack of natural sunlight, and is in a wireless communication dead spot. Access is difficult due to the narrowness of Manor Vale lane and the blind junction with Dale End. Any restrictions on parking for existing properties would make them unsustainable and would prohibit charging of an electric car or mobility scooter. The housing would conflict with the nature reserve and existing users Scouts/concert room - noise.

P.Birchall