

Charlotte Bogg

From: Roger Beck
Sent: 23 November 2015 18:03
To: Charlotte Bogg
Subject: Ryedale local plan - Ampleforth

Development proposals in West End, Ampleforth.

As requested, please find below our comments upon preferred sites for development, specifically sites 111 and 616.

Roger Beck and Lesley Beck, Nettle Meadow, West End, Ampleforth.

- The infrastructure of the Village is already strained. Developments of this size would overwhelm it.
- There is no proven need for development of this scale in a Service Village. Projected needs suggest that 2- 3 houses per year might be appropriate. The current development on the southern fringe of the village is inappropriate and any further development of this size will irretrievably change the whole character of Ampleforth.
- Historically, the village has evolved as a ribbon development. To break that traditional form of development would fly in the face of designation as Area of Outstanding Beauty and would conflict with Conservation Area status.
- Larger developments should not even be considered until all opportunities for infill development are exhausted.
- There are areas in the East end of the village which are derelict; there is opportunity to develop derelict buildings into appropriate homes to meet the needs of the village.
- The evolution of this key village is a function of its people as well as its build environment. The village needs to ensure that it provides housing that is accessible to its young people and not concentrate upon producing high cost dwellings that are beyond their means. The village is undergoing a process of regeneration, many of its young people are finding both employment and self-employment opportunities. They need appropriate housing opportunities.
- On the Ryedale Local Plan, there is marked a limit for permitted development. This proposal falls well outside the limits.
- The existing housing bordering the proposed development sites either complies directly with the notion of vernacular architecture or has been sensitively designed in a way that blends with existing buildings. A conglomeration of "estate" houses would completely destroy the nature and appearance of the Western boundary of Ampleforth.
- As a result of its location and topography, Ampleforth provides many prominent and attractive natural features. Knoll Hill is one of the most prominent landscape features from whichever direction the village is approached.
 - The landscape and outlook from this part of the village typify the concept of peace and tranquillity.
 - A number of tourism based businesses have evolved which rely upon the opportunity to allow visitors to experience rural North Yorkshire.
 - Residential development of Knoll Hill would destroy for ever the very nature of the landscape. It is not designated "conservation area" for no good reason.
 - The natural result of millions of years of geological events must not be destroyed by cladding Knoll Hill with incongruous modern residential units.
- Road access to the proposed sites would be hazardous, to say the least. The steep hill leading out of the village to the West is already plagued with uncontrolled speeding traffic despite a non-enforced 30 mph. limit. The volume of traffic significantly increases when Sutton Bank is closed. In

snowy or icy conditions, the hill frequently becomes blocked with stranded vehicles. To create a junction, with a residential service road half way up "Policeman's Bank" is unthinkable.

- In 1987 inspectors decided that precisely this proposed development would conflict with local planning policies; this remains the case.
- There is simply no need for residential development of these sites; the suggestion to do so is simply speculative. Such development would destroy a well-loved visual amenity, admired by residents and visitors alike. The development of these sites must be denied and that decision strenuously defended.