

Charlotte Bogg

From: stuart connor
Sent: 06 December 2015 13:33
To: Charlotte Bogg
Subject: Ryedale Local Plan -- site 111 and 616

I am disappointed to see that the two applications above are still being considered.

At this time site 288 is under development. It has not been fully developed. There are still houses for sale, these houses are being advertised on local radio as far away as Sunderland.

This seems ridiculous as the government has already stated that the road networks are under pressure and the same government has committed to reducing carbon emissions. If people are moving from as far away as Sunderland I don't see how this will reduce the load on the road network as I can't see jobs being relocated from city centre to a small rural village.

With the impact of further commuter traffic I know a number of residents already commute to London/ Leeds /Darlington for work 4 or 5 days a week, with the size of these and other sites that have been taken into consideration I do not see how this will not significantly increase the traffic on the small rural roads to these major conurbations.

As a service village Ampleforth would expect some small annual development (2 or 3 houses per year) I believe 40 are under development at present (or potentially as they don't seem to be able to sell the current houses quickly). the size of these sites if developed fully would be a major increase in numbers well in excess of this. It would change the aspect of the village irrevocably both visually and also in size/noise light pollution etc.

This site has been turned down several times in the past how is even allowing it to be considered a good and worthwhile use of tax payers money in these times of austerity when local authorities are being asked to make saving in key areas that affect peoples day to day lives? This site should have been declined and the subsequent work that this application has generated would not have been required.

in the 2002 local plan it states that further development will only be permitted within the limits show on the map included. These sites fall out of this boundary. So again why was it even considered? Under what grounds did it seem a good idea?

If these houses are built upon this area how would it be in keeping with the stone build "old" houses in the west end of Ampleforth in a conservation area?

These two sites are prominent sites as you enter the west end of Ampleforth village, as well as this area being a conservation area it is also within the Area of Outstanding Natural Beauty, the profile of the proposed site can be seen for miles so I cannot see how in all good conscience you would have even considered these applications. There is a memorial bench place don that hill that is used often by tourists to stop and admire the view. This view would no longer be there for generations to come to enjoy. The views from the south of the valley across to Knoll hill would be lost as a mass of housing would be seen, where as at present the hill with its distinctive mature trees is the main aspect with only one of two of the existing houses can be seen. There is no possible way to not irrevocably damage the relationship with the surrounding landscape if this land is developed.

At present the village often experiences grid lock during times when Sutton bank is closed or during the summer when caravans are very common as Ampleforth village is on the "caravan Route" how would the council ensure that the increase in traffic did not exacerbate this issue?

At the time of writing there are ten houses for sale within Ampleforth some of which have been on the market for

over a year, as previously stated the development currently under construction is having to be advertised over 50 miles away on local radio. This all points to there not being a pressing local need for housing as the prices are over a very wide range.

I cannot see any over riding need for this development in view of the damage to the beauty of this AONB and also with the increased impact to the environment with the increase in road traffic and subsequent need for the improvements that would be required to the road network. As such I would ask you to refuse these sites for consideration.

Yours Faithfully
Stuart Connor