

Rec 20/11/15

Forward Planning
Ryedale District Council
Old Malton Road
Malton
North Yorkshire
YO17 7HH

18 November 2015

Dear Sirs

Re: Development Proposals in West End, Ampleforth

I have read, with dismay, the details of a proposal to develop areas on the land immediately above my house - 616 and 111 on the site plan – submitted by Mr E Fawcett.

I live at the bottom of Knoll Hill which has a gradient of 14%. The access to this site would be just outside the 30 mph zone where speeding is common. It is the 'caravan route' that avoids Sutton Bank and has to take very heavy traffic when there are problems on Sutton Bank. The number of service vehicles, and home owners own cars, would make this area a great hazard. Driving up Knoll Road, from the village, can be a challenge – in winter conditions we see many problems.

The rural nature of Knoll Hill is recognised as a well-loved landmark. I understand that we are in the Ampleforth Conservation Area. Please would you confirm this for me and tell me what criteria apply to this designation. It is also just a few yards from the boundary of the North York Moors National Park and would impact greatly on their husbandry of the local area.

I also ask where the boundaries of the AONB are?

Many of us are very concerned by the development of houses in Station Road by 'David Wilson Homes'. Their appearance does not enhance the village. They are being built before any increase in service provision within the village. The existing bus service is under severe threat of substantial reduction. This would mean that even more cars would be using the narrow lanes around here.

I am recording my opposition to this proposed development.

Yours faithfully

Mrs S Harrison