

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

27th November 2015

Dear Sir/Madam

I wish to register my objection to the proposed application to develop land known as Knoll Hill, Land West of Brookfield, Main Street Ampleforth: numbered as Sites 616 and 111. I first objected to the request to develop the land in 2009. My objections remain broadly the same as in 2009, with the additional point that at least 40 houses have been recently developed in Ampleforth - a Service Village.

Plus, the proposed development would amount to a substantial extension of the settlement area of Ampleforth, as marked on the Ryedale Local Plan. The written Statement accompanying the Ampleforth section ("insert 9") in the 2002 Local Plan says further development will only be permitted within the limits shown on that map, and the proposals fall outside those limits.

My objections are many but in essence I wish to make the following points:

- To build on this location would have a substantial effect on the landscape, in terms of size and visual impact
- A development in this area could not be integrated into existing village housing and may risk creating a 'ghetto'.
- Road safety and traffic management would be difficult as access to the site opens onto a hill with a 14% gradient. It is already difficult for pedestrians to proceed safely in this area, any increase in traffic would cause more serious hazards.
- I do not believe there is a need for housing of this type in the area, particularly when it would probably cause the destruction of the ecology of Waits Beck and be an intrusion on the natural landscape.
- All the buildings bordering the proposed development are in the Ampleforth Conservation Area, which shows that the Council has Recognised that the appearance of the built environment of this area is to be treasured and preserved. An estate of new housing would be outside its current boundaries, and inconsistent with the appearance of the Conservation Area.

I can see no justification in changing this important landscape, the proposal should be rejected.

I look forward to your response.

Yours faithfully

Stella Murrell