

Charlotte Bogg

From: Sarah Oswald
Sent: 13 December 2015 14:22
To: Charlotte Bogg
Subject: Ryedale plan consultation

Further to the publication of your Local Plan sites consultation document, I would like to raise the follow concerns in relation to the assessment of site reference 324.

The extent of the site would represent a significant closure of the gap between Malton and Old Malton. This is a simple fact and has to be acknowledged as such. It is of critical importance to ensure there is no further coalescence between the two settlements. Further closure of the gap will only serve to significantly undermine any potential for an individual's understanding and interpretation of the historical development of the two separate settlements, which is key to understanding the transition of development from Old to New Malton. This has not been appropriately reflected within the site assessment. Retention of one relatively narrow field does not provide adequate mitigation for the detrimental impact that would result from development. It is clear that the development of the whole site would lead to 'significant' further coalescence of the two settlements, and this has to be acknowledged in Q.11 of the site assessment. The significance of the impact has also been somewhat downplayed in the consultation document itself.

The development of the site would have a detrimental impact on the setting of St. Mary's Priory Church in Old Malton. Views of the church tower are clear from a number of public rights of way surrounding the site. Development would result in a significant loss of the landscaped setting to the west of Old Malton (see above point) which would also result in the total loss of the currently clear and open views of the Church tower from both Rainbow Lane and Westgate Lane. This can simply be seen from Google Street View, although it is expected that Council officers will have noticed this through their site visits. Again this would remove any potential for someone to understand and interpret the development and evolution of Old Malton and St. Mary's Church. As you will be aware the church is a grade 1 listed building and is afforded the strongest protection as a result. This impact, which cannot be mitigated, will need to be reflected in Q.13 of the site assessment. Failure to recognise this impact, including within the consultation document itself, is somewhat concerning.

I expect the Council to bring these views to the attention of Historic England and report, in an open and transparent manner, on the outcome of the resulting discussions.

Kind regards

Sarah Oswald

Sent from my iPhone