

Charlotte Bogg

From: sue
Sent: 02 December 2015 10:56
To: Charlotte Bogg
Subject: Comments on the Ryedale Local Plan

Ryedale Local Plan - Site Submissions - Ampleforth

My comments are as follows:

Ampleforth has already had a fairly large amount of development, relative to the size of the village, with 30 homes in Abbey View and a smaller development between the main street and St.Hilda's Walk. There are also several properties for sale in the village. None of these are selling very quickly which seems to indicate that there is not a great demand for housing in Ampleforth and further development is unnecessary.

The need for affordable housing is usually given as a reason for further development. It should be noted that Ampleforth already has a large amount of affordable housing compared with local villages, in Valley View, St. Benedict's Close and Mill Lane. This would appear to be adequate for the village's needs.

The sites on the plan have all been submitted for some time apart from site 616. Given my previous comments I see no need for further sites to be included in the plan for the village, and I do have some specific objections to the inclusion of site 616.

The Local Plan Strategy states that a site should "be compatible with neighbouring land use", "be accommodated without detriment to the character of the settlement and its setting" and "satisfactory address highway capacity and safety". This site does not satisfy any of these for the following reasons:

It is situated in agricultural land away from the rest of the village on what is locally considered a beauty spot, Knoll Hill. The Ampleforth Conservation assessment regards Knoll Hill as important with regard to the view from it and the view approaching it from the village. A housing development would ruin the views and detract from the character of the village. It would also stand alone from the village in a green field area, when there are infill sites in the village which could be used.

The assessment also states that fields outside the conservation area to the south west (this includes site 616) provide an important green buffer zone to separate the older part of the village from the more modern development. In my view this should be preserved. Incidentally site 111 also come under this category.

Highway access could also be difficult. The site is on top of a hill and the access road has slopes on both sides, both of which can be difficult in winter. It is also on the detour route for any problems with Sutton Bank and is the caravan route to avoid Sutton Bank, This already caused some congestion and further needs for access could be difficult and dangerous.

I hope that you will take serious consideration of these comments which are shared by most Ampleforth residents.

Sue Shepherd