

Ref: HJS/SB

25th November 2015

Ms R Balmer
Ryedale District Council
Ryedale House
Malton
YO17 7HH

Email: rachel.balmer@ryedale.gov.uk

Dear Ms Balmer

Re: Site Consultation Local Plans Side Document in Support of Site Number 201

Further to your letter of 30th October 2015 inviting representations on local plan sites, please find enclosed our report in support of Site Reference No. 201.

We consider this site meets the council's requirements as a site that is both deliverable and developable and would create a positive impact to the immediate and wider local area. In brief, the site comprises:

Map: see plan number 201
Size: 0.85 hectare, 2.11 acres
Current Use: Grazing land
Preferred Proposed Use: Residential

Additional Comments:

We consider the site would create the economic, social and environmental benefits contributing to sustainable development in the area. We do not consider the future development would have an adverse effect on the area and indeed we would suggest that an appropriate and well designed development proposal that is sensitive to the local environment would indeed have a positive impact on the appearance, layout and character of the immediate and wider locality.

We consider that the site forms a natural and logical extension to the existing housing on Keldhead Road and would allow for limited expansion of the town. There is the addition of the proximity of infrastructure, transport and other facilities so that any future development has as little impact on the locality as possible.

Local Partners: JF Stephenson MA (Cantab) FRICS FAAV
•RL Cordingley BSc FRICS FAAV

Board of Management: PG Fletcher (Estate Agency)
•PM Place FRICS FAAV (Livestock)
•DB Lindley MRICS (Agriculture)
•AD McMillan ASFAV (Fine Arts)
•HJ Scott BA (Hons) MSc MRICS (Estate Agency)

Boulton & Cooper Stephensons offices at:

Malton 01653 692151	York 01904 625533
Pickering 01751 472724	Knaresborough 01423 867700
Helmsley 01439 770232	Boroughbridge 01423 324324
Kirkbymoorside 01751 432792	Easingwold 01347 821145
York Auction Centre 01904 489731	Selby 01757 706707

We would hope that the above site is considered favourably by Ryedale District Council in their ongoing site consultations. If you require any further information or have any questions, please do not hesitate to contact us.

We look forward to hearing from you. Please confirm safe receipt of this report by return.

Yours sincerely

H J Scott BA (Hons) MSc MRICS
RICS Registered Valuer
For Boulton and Cooper Stephenson

Enc

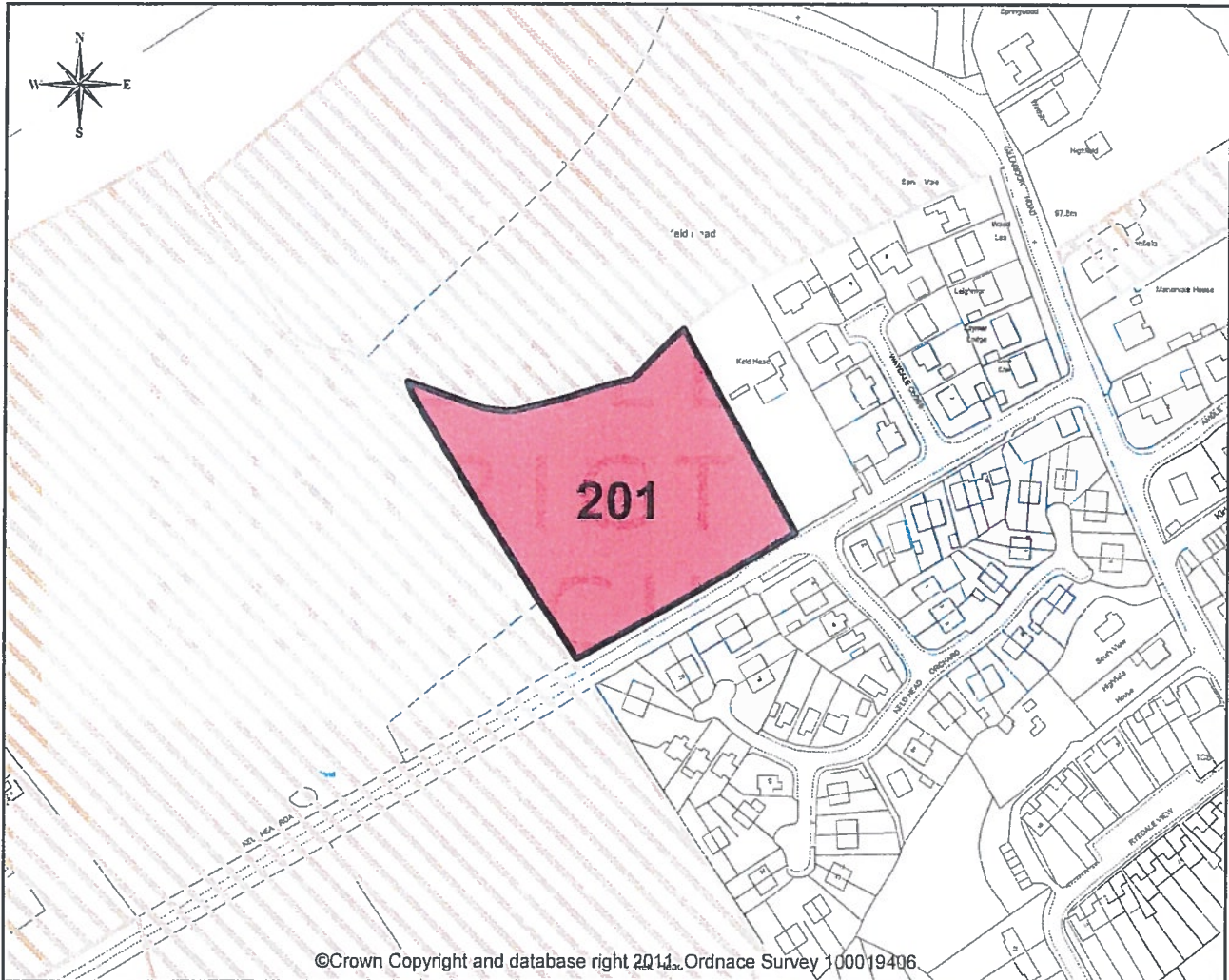
cc Mrs M E E Humble



Kirkbymoorside

Site No. 201

**RYEDALE
DISTRICT
COUNCIL**



1 : 2500



OS Map Key:

- Submitted Site
- Other Submitted Sites

Site Information

Parish:	Kirkbymoorside
Site No:	201
Address:	Land North of Keld Head Close and East of Wayvale Close
Proposed Use:	Residential
Area:	0.88 Ha
Owner/Agent:	Mr & Mrs S Humble