

Our Ref: TKW/Misc/K/80

17 February 2016

Mrs R Balmer
Planning Officer
Forward Planning & Conservation
Ryedale District Council
Ryedale House
Malton
North Yorkshire
YO17 7HH

Dear Rachel

LAND TO THE WEST OF KIRKBY MILLS INDUSTRIAL ESTATE, KIRKBYMOORSIDE

Further to your telephone conversation earlier today, thank you for discussing matters with me with regard to my Client Mr Stephen Dowson and his forwarded site 622 as part of the Local Plan site submissions.

As discussed I understand there may be issues with site 622 on the basis of the Environment Agency floodrisk zones, however I understand that there still may be a requirement for employment/industrial land in the Kirkbymoorside area and therefore I attach a plan showing approximately 2.6ha of land that my client owns to the west of Kirby Mills Industrial Estate and to the west of Site 622.

For your information, please note the site is currently 2.6ha of agricultural land. However, given the proximity to Kirkbymoorside Town centre, and the fact that the North West boundary of the field adjoins Dove Way Industrial Park, I am of the opinion that in the future the land would make an ideal employment site for commercial and industrial development. Given the flat nature of the site, together with it's proximity to the existing development site, I think the site would offer an ideal area for future expansion to Dove Way and Kirkby Mills Industrial Estate or to work in conjunction with adjacent land/owners or the north west boundary of site 622 as part of a large scheme.

I am of the opinion that the site would be an ideal location for an industrial estate and would provide further employment and business opportunities and is ideally situated on the edge of Kirkbymoorside and close to the existing industrial estate to the North.



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Please note that Mr Dowson has instructed Cundalls to act as his Agent and therefore, I would be most grateful if any future correspondence or queries are directed to me at the Malton Office.

I trust you find the above in order. However, if you do have any queries, please do not hesitate to contact me.

Kind regards.

Yours sincerely

Tom Watson BSc (Hons) MRICS FAAV
Director

2.6ha KIRKBYMOORSIDE.



