

6/12/15

Dear Madam,

SITES CONSULTATION-LOCAL PLAN SITES DOCUMENT

With regard to your letter of 30/10/15 and as the owner of Sunquest being Plot 414 submitted for forward planning site assessment I would like to make the following representations.

Plot 414 is currently semi-developed and contains a large bungalow, detached double garage and assorted outbuildings (1.4 hectares in all). Remaining ground is grassland with a mix of tree planting and is bounded by hedges (roadside being approx 7Ft). The site is well screened to the north by semi-mature grey alder trees. Adjacent to the plot is Firdene which was rebuilt from an asbestos property in recent years with an increased ridge height. There has been extensive development directly to the west of the plot with the construction of 90 plus houses these being beyond the development line in an area of High Landscape Value.

Development of Plot 414 (directly opposite the new builds) would have minimal impact on the appearance of the surrounding area whereas the new estate has made a noticeably different visual impact on the approach into Pickering with much tree loss there on that side of the road.

The plot is sloped thus reducing the apparent height of any development when viewed from Whitby Road. Hedge boundaries can be maintained and combined with semi-mature trees the plot is well screened. Development will be of single storey construction and this will compliment existing development along the eastern edge of Whitby Road with construction materials selected accordingly. The plot is privately owned and it offers the opportunity to provide high quality housing without the constraints imposed by large housing developers. Locally sourced labour and materials can hopefully be used and so directly benefiting Ryedale district.

Plot 414 with its screening has the same visual impact on the approach to Pickering as it did in 1986 and the additional development would do very little to diminish this. Beyond Sunquest there has appeared a cluster of buildings on both sides of the road in this time.

Mr Alan Hunter, forward planning officer, has visited the site earlier this year and can confirm these facts. The land, formerly a market garden, can I believe be improved and utilised in a beneficial way once more.

Yours faithfully,

Mrs J.K. Billingham