

Mrs. A. Overton  
23 Marshall Drive  
Pickering  
YO18 7JT

15<sup>th</sup> December 2017

Dear Ms Thompson

Re Site 347 – Land off Whitby Road –David Wilson Homes proposed development site.  
Application number 17/01220/MFUL

I wish to put in my objections to the above development site and attach by email my objection letter which I sent to Karen Hood at Ryedale Council to which I received a reply.

One of my main concerns is the classification of this site which has very recently been upgraded to “suitable for development”. The site density is too large for this size of plot, with only one access into and out of the site which is on a blind bend, therefore making crossing a very busy road at all times dangerous for pedestrian and traffic.

The congestion in Pickering is heavy at most times of the day especially along the A169 Whitby Road down to the roundabout and then out on the A170 Hungate Road to the traffic lights at Lidl. Such a big development site would cause more traffic , pollution, health and safety and air quality. Also the local doctors and dentist and schools do not have the capacity to cope with the extra people this site would bring into Pickering. There is also concern that emergency services would have difficulty accessing the site due to not enough parking spaces being allocated to the properties on the site. There are 239 properties hoping to be built on this site- that means at least double or treble this figure of people living on the estate. Most houses will have two or more cars therefore causing more traffic on the roads in and around Pickering and not enough car parking spaces at their property thereby causing people to park on the roads – which will have an effect on emergency services gaining access to the proposed site.

We have been informed by Paul Butler Planning Consultant for David Wilson Homes that this site will take 6 years to build – 40 houses per year, so we will have six years of noise, dirt, pollution etc to deal with. Plus we were told that bungalows for bungalows were being built on the site but this is not now the case – I live in a bungalow and I will have a two storey house built in front of me therefore blocking my light and privacy. It is bad enough a bungalow being built in front of me but not a two storey house.

There are also concerns regarding the Tree Preservation Order on all the trees on this site together with the wildlife which have made their homes in these fields.

I am also concerned regarding the drainage of this site and any possible flooding coming down through Marshall Drive/Corbie Way then onto Ruffa Lane and into Eastgate on the main A170 road out of Pickering.

I also request an opportunity to participate in the future Examination in Public.

Yours sincerely

Angela Overton

Mrs. A. Overton  
23 Marshall Drive  
Pickering  
YO18 7JT

15<sup>th</sup> November 2017

Dear Sirs

Application number 17/01220/MFUL  
Applicant David Wilson Homes  
Location Land at Whitby Road Pickering North Yorkshire

I wish to object to the proposed development on the following grounds:

1. Flood risk to our properties and to the properties on Ruffa Lane and going down to Eastgate. There are still surface water issues on the site at Woodlands Park which have still not been resolved.
2. Tree Preservation Order. There is a tree preservation order on all the trees on the site. However at the Pickering Town Council meeting Paul Butler informed us that not all the trees had TPO on them.
3. Housing Density – there are too many houses being erected on this site. When I attended a Pickering Town Council meeting in October, Paul Butler a Planning Consultant for David Wilson Homes informed us that they were building bungalows for bungalows along the two boundaries. This is not now the case as along my boundary fence there is going to be a two storey house – looking into my garden and into my bungalow. I object to a two storey house being built in front of my bungalow. There is also concern for emergency vehicles trying to get into the estate as a result of the density issue of all the houses being built there.
4. Traffic problems and access issues. There is only one access into and out of the estate. The access is on a blind bend. Paul Butler informed us that they intend to put a two metre wide footpath on turning right out of the estate up to the bus stop at the cemetery and then they intend to put a crossing there for pedestrians to cross the road and then come back and down to the roundabout and then cross the crossing near the roundabout to again access to the school. Whitby Road is a very busy road at any time of the day. Speed cameras have been placed outside the access site since April 2017 and well over 1000 people have been caught speeding along this road. I am concerned that adults and children will still attempt to cross over the road on the blind bend even if there is a crossing provided for them outside the cemetery.
5. Wildlife – we have a great deal of wildlife in this field – bats, pheasants, butterflies, birds, insects, deer etc . It would seriously affect the wildlife who have made their homes in the fields.

Yours faithfully  
Angela Overton (a very concerned resident)