

Local Plan Publication Stage Representation Form

The Ryedale Plan: Local Plan Sites Document and Policies Map

For Office Use Only
Date received
Ref. No.
Acknowledged

Please return the completed form by 4.30pm on Friday 22 December 2017 to:

Jill Thompson
Specialist Place Team
Ryedale District Council,
Ryedale House,
Malton,
North Yorkshire,
YO17 7HH

This form can be filled in electronically and e-mailed to:
localplan@ryedale.gov.uk
we have also published an online form at:
www.ryedaleplan.org.uk/local-plan-sites-publication

This form has two parts:

- Part A – Personal Contact Details.
- Part B – Your representation(s). Please fill in a separate sheet for each representation.

PART A

1. Personal Details*

* If an agent is appointed, please complete only the Title, Name, and Organisation boxes below but complete the full contact details of the agent in 2.

2. Agent's Details

(if applicable)

Title	Mr	
First Name	Ian Bruce	
Last Name	Corfe	
Job Title (If relevant)	(retired)	
Organisation (If relevant)	n/a	
Address – line 1	20 Garden Way	
Address – line 2	Pickering	
Address – line 3		
Address – line 4	North Yorks	
Postcode	YO18 8BG	
Telephone		
E-mail address		

PART B - Please use a separate sheet for each representation

Name or Organisation Ian B Corfe

3. To which part of the document or map does this representation relate?

Please tick the document and indicate the specific policy, paragraph, table or map you are commenting upon.

Policy

Paragraph/Table

Policies Map

4. Do you consider the document is:

Please tick as appropriate

a. Legally Compliant Yes No

b. Sound Yes No

c. Complies with the
Duty to Co-operate Yes No

Please see next page to fill in your comments

5. Please give details of why you consider the document is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the document or its compliance with the duty to co-operate, please use this box to set out your comments.

Re planned housing development Site 205/387 - off Firthland Road and West of Greenlands Road, Pickering

To whom it may concern:

I am writing to express my concern over the planned housing development in the South East of Pickering, namely Ryedale Plan Site 205/387, South of Firthland Road (planning application 14/01259/MFUL).

Regarding the decision of the District Council Members not to allocate the larger number of dwellings on site 387 of the plan, but to allow the smaller site area which has the permission for 52 units, I believe this decision is sound.

I do however have serious concerns about the possibility of the Council's decision being over-ruled, mainly relating to traffic conditions and access to and from the site for new residents and existing home-owners and road users.

Whilst I live at 20 Garden Way, Pickering, the planned development does not directly impinge on my property or on my outlook to the SW behind my garden, although the prospect of a 300+ home development within yards of my property boundary does obviously concern me. However, my main concern is this - I have serious issues regarding the plan as it appears in RDC documentation dated 2015, which are largely connected to vehicular access to and from town.

At the moment, residents on the Barratt estate where I live (including Greenlands Rd, Garden Way and many other connected roads) have two options if we wish to travel into the centre of Pickering or to head East out on the A170 or A169. Any residents of the proposed development would have the similar routes to negotiate:

1. We can head towards the A170 via Firthland Rd using Greenlands Rd to enter it. We then encounter the curving length of Firthland road heading East - due to parked cars and the curve it is not possible to see approaching traffic and with cars parked on both sides of the road it is always necessary to hope that there is a gap between the parked cars to duck into when another car approaches. Then we have a Z-bend to enter Vivis Lane, skirting the back of the Council Road Depot after which we encounter the new Lidl Supermarket car-park. This is regularly full, with cars queuing to enter and exit and blocking access to traffic trying to reach the traffic lights onto the A170.

2. We could use the single-track Anchorite Lane (which starts opposite one entrance to the proposed development) with the potential hazards of traffic trying to enter the single lane from the A170 at the same time, plus the issue of exiting onto the busy A170 with very limited view in either direction due to parked cars, plus the real probability in holiday periods of stationary queues of traffic heading East towards the centre of town.

Clearly, both of these options are far from satisfactory even with the present volume of traffic using them.

Vehicles wishing to head West along the A170 from my estate have two options:

1. Anchorite Lane, as above, single lane/ single file traffic, then joining the West-bound traffic stream with very limited visibility of approaching traffic to the right.

2. Further West via Firthland Rd then Manor Drive, again through a welter of cars parked on either side of both of these roads. I appreciate that there are plans to alleviate some of the parking issues on these roads in future.

My main objection to the proposed development:

Although the proposed development would have only a limited impact on my own house at 20 Garden Way, my concerns are almost entirely connected with the prospect of a very large quantity of extra traffic, from a potential 300+ families, trying to use the present completely inadequate access into and out of this section of the town. In my view this is unsustainable with the present road layout.

As it is at present, with current levels of traffic, both I and a good few of my neighbours, resort to using the country lanes from Goslipgate south - Mill Lane and/ or Haygate Lane, to avoid the existing snarl-ups which prevent us accessing town in a straightforward way. (I appreciate that this is not a very sensible option from several points of view - increasing traffic past very rural properties and risking single file traffic and requiring reversing in places, however at busy holiday times it is sometimes necessary). This situation can only deteriorate if there is a large quantity of extra traffic.

Although it is unconnected to the above issues, I am also concerned with some of the advertising material being circulated by Persimmon Homes, regarding the planned development/s in Pickering. For example, prospective customers are being told that there are multiple GPs' surgeries in town (not true, indeed it is common at present to have to wait 3 weeks for an appointment with a doctor at the sole surgery in Pickering); that there is a cinema (it closed several years ago) and that a new school will be built, whereas NYCC Education Committee have ruled that none is required in the foreseeable future.

I would be very grateful if these views could be included in any discussion of issues concerning the developments, and I would also be grateful if the Planning Dept could acknowledge receipt of my submission and ideally, keep me informed of any relevant future developments.

Yours faithfully

I.B.Corfe

20 Garden Way
PICKERING
YO18 8BG
tel. 01751 473776

6. Please set out what modification(s) you consider necessary to make the document legally compliant or sound, having regard to the matter you have identified at question 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the document legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please Note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested modification as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he / she identifies for Examination.

7. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination?

No
I do not wish to participate at the oral part of the Examination

Yes
I wish to participate at the oral part of the

8. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary:

Please Note:

The Inspector will determine the most appropriate procedure to adopt to hear who have indicated that they wish to participate at the oral part of the Examination.

Signature

If you are filling in this form electronically by typing your name in this box you are stating to the best of your knowledge all the above information is correct

Signature

I B Corfe

Date

19 12 2017

Data Protection:

Ryedale District Council is a registered data controller, with the Information Commissioner's Office, as defined by the Data Protection Act 1998. By submitting your details to the Council you are consenting to your information being used for the preparation of the Ryedale Plan Local Plan Sites Document and Policies Map. Please be aware that representations made at Publication Stage cannot remain anonymous. Your response, including your name and address will be made available to view on the website and as part of the examination in public. However, the Council will redact your email address, phone number and signature before your representations are made publically available. Ryedale District Council will need to share you details with the planning inspector appointed to examine the documents, however, the Council will not pass your information onto other third parties unless it has a legal obligation to do so (ie crime prevention). Please be aware that RDC officers may need to contact you as part of this consultation process and a Programme Officer assisting the Planning Inspector may need to contact you as part of the examination process. For further information or clarification on this matter please contact Jill Thompson on 01653 600 666 ext 327 .