

20 DEC 2017

DEVELOPMENT
MANAGEMENT

17th December 2017

FAO Jill Thompson
Forward Planning Manager
Ryedale District Council
Ryedale House
Malton
YO17 7HH

19 Marshall Drive
Pickering
YO18 7JT

Dear Ms Thompson,
Application number - 17/01220/MFUL
Location – Land at Whitby Road Pickering North Yorkshire(Site 347)
Applicant - David Wilson Homes

I wish to re-iterate my objections to the proposed development. My property borders on the southern edge of the proposed development by David Wilson Homes. I enclose a letter I sent to Karen Hood on 27th November. I received confirmation that my letter had been received and would be considered. My original letter raised issues pertaining to:

- The potential for flooding, given the elevation to the north of my back garden, and the lack of confidence I have that David Wilson homes will address this speedily or effectively. This is given the similar drainage and flooding issues nationwide on David Wilson developments.
- The large and majestic trees (with TPOs) and ancient hedgerow that are all scheduled for uprooting and removal.
- The density of proposed housing which will contribute to flooding and drainage risk and a loss of privacy for those of us bordering the development.
- The dangerous siting of the access road onto the proposed development, with an already well-documented issue regarding speeding vehicles and traffic congestion at Pickering roundabout during the season April to October, and any day when there is an event in the locality of Pickering, or a sunny day outside the main season.
- The insufficient infrastructure within the town, including shortage of school places, and over-subscribed doctors and dentists.

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

Yours sincerely,

C D Wilson (Mrs)



17th December 2017

10 Market Street
London
E1 1AA

100 Broad Street
London
E1 1AA
Tel: 020 7453 4100
www.100broadstreet.com

Dear Mr. [Name]

Application number: [Number]
Location: [Location]
Date: [Date]

The following information is provided to you for your information. It is intended to provide you with a clear understanding of the details of the application and the proposed works. The information is provided for your information only and does not constitute an offer of any services or products. The information is provided for your information only and does not constitute an offer of any services or products.

- The proposed works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations. The works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations.
- The proposed works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations. The works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations.
- The proposed works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations. The works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations.
- The proposed works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations. The works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations.
- The proposed works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations. The works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations.
- The proposed works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations. The works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations.
- The proposed works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations. The works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations.
- The proposed works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations. The works are intended to improve the safety and security of the premises and to ensure compliance with the relevant regulations.

Yours faithfully,

[Signature]

25th November 2017

FAO Karen Hood
Managing Development Team Leader
Ryedale District Council
Ryedale House
Malton YO17 7HH

19 Marshall Drive
Pickering
YO18 7JT

Dear Ms Hood,

Application number - 17/01220/MFUL

Location – Land at Whitby Road Pickering North Yorkshire

Applicant - David Wilson Homes

I understand my comments can be considered as I am submitting them very close to the advertised deadline.

My property borders on the southern edge of the proposed development by David Wilson Homes. I wish to comment on a number of issues related to the above proposed development:

- My major concern is that of the potential for flooding, given the elevation of the land to the north of my back garden. It is common knowledge in Pickering that the first David Wilson Homes development (Woodlands Park) has been plagued with water-logged gardens and localised flooding which has failed to have been addressed effectively in the past five years, since the development was complete. A quick internet search highlights a number of David Wilson Homes sites around the country have suffered similar issues with regard to flooding (Northumberland, Harrogate, Glamorgan). It is clear, therefore, that David Wilson Homes do not have a satisfactory track record in this regard and we can place no confidence in their ability, or wish, to tackle this serious issue. The water run-off from this hillside (above and including the 'Tay estate') regularly floods the gardens of a number of houses on the southern side of Ruffa Lane (which are lower than the road level). Local gardens bordering the proposed development remain damp and muddy for most of the year, demonstrating that drainage is already an issue.
- I note from the available plans that a number of beautiful trees with preservation orders on them, plus an ancient hedgerow, are due to be uprooted. This is deplorable, and will unnecessarily disturb wildlife in the area.

25th November 2017

- The suggested number of 239 houses seems a lot, given the available space once various amenities and roads have been sited. It is clear that those of us on the southern perimeter of the proposed development will suffer considerable loss of privacy when the estate is completed. This number of houses is much greater than in the original plan when this area was first considered for development.
- The section of Whitby Road adjacent to the proposed development is already a black spot for speeding vehicles and racing motorbikes. I am aware of the statistics for speeding vehicles in this spot for this year alone, and that is only when the safety camera is in situ to measure drivers' speed (almost 1500 speeding offences in the past 6 months). The site entrance will be onto this sweeping bend already inconvenienced with speeding motorists and parked cars. The whole area will be exceptionally dangerous for pedestrians, and the proposed estate itself will add to the traffic congestion regularly experienced at the Pickering roundabout.
- I am also mindful of the infrastructure of the town, and what North Yorkshire County Council and Ryedale District Council could conceivably do to ameliorate the shortage of primary school places, doctors and dentists though I acknowledge the proposed income in terms of council tax will be attractive to anyone living miles away in Malton and beyond.

I would urge strong consideration be given to all of these concerns.

Yours sincerely,

C D Wilson (Mrs)

Emailed, and therefore unsigned.