

For THE Attention Of GILL THOMPSON.

Please find attached copy e/mail forwarded with reference to the proposed development off Whitby Road Pickering. When considering the above i believe these arguments are relevant to the above consultation and would ask that they are taken into consideration.

I would also like to understand how this site was upgraded from a site that was "unsuitable for development" to "suitable for development".

What physical evidence changed or came to light, or was this purely a desk top exercise and if so how have things changed.

I would also request an opportunity to participate in the future Examination in Public. I would also ask that i am kept updated on the progress of this proposed development.

Regards

Derek & Ann Bales.

43 Corbie Way.

Pickering.

YO18 7JS

From: Derek Bales

Subject: Proposed development, Whitby Road Pickering. Application No: 17/01220/MFUL

Date: 21 November 2017 at 22:23:11 GMT

To:

Dear Sir,

further to the above application, we would like to object to this development on the following grounds.

1. HIGHWAYS AND ACCESS.

The proposed access to this site is on a blind bend. Traffic travelling from Pickering to Whitby will not have a clear view of any vehicle turning right onto the site.

The road is notorious for speeding as detailed in the NORTH YORKSHIRE POLICE SAFETY CAMERA VAN DATA, the period covering 1/4/17 to 20/9/17 shows that it has visited this site no fewer than 91 occasions and has caught more than 1088 cars speeding. Creating a junction for some 240 houses would make this situation worse.

All pedestrian traffic leaving this estate will have to cross the road at a notorious place for speeding, as there is no pedestrian pavements leading into Pickering on the development side. According to the site plan David Wilson Homes plan to take down 2 trees at the proposed new site entrance, these two trees are in a private garden belonging to someone else and therefore can not be taken down making this an even more dangerous opening.

2. DENSITY OF SITE.

The erection of 240 houses on this site is totally out of keeping with the surrounding area and for a small market town like Pickering.

The Rydale local plan strategy clearly states it looks to accommodate new development through small and medium sized sites spread within and around each of the towns, this is clearly a LARGE SITE .

Where as the site is approx 8 hectares in size, the plan is to build on approx 6 hectares, the rest of the site will be a urban drainage basin and some open spaces.

As demonstrated on the DAVID WILSON SITE on the opposite side of the road because of

the lack of parking and the narrow roads within this site numerous cars have to park half on the road and half on the pavements.

3.FLOODING AND DRAINAGE.

We have a major concern about potential flooding and surface water drainage. even the FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY prepared by EGORUM and submitted by David Wilson Homes for this proposed development clearly states in section 4.3 THERE IS A HIGH FLOOD RISK AT THE SOUTHERN END OF THE BOUNDARY on this proposed site.

The southern boundary end of this site directly backs onto 21 houses of the Tay estate, being Corbie Way and Marshall Drive, and numerous other houses further into the site.

David Wilson Homes on the Woodlands Park Estate in the 4 to 5 years that it has been built have failed to provide a fully working solution to the problems of flooding. Even as late as 27th September 2017, As detailed in the Pickering town council minutes. The Community Working Party had a planned meeting with Mr K Lerums Development Manager David Wilson Homes, but this was cancelled as THE DRAINAGE WORK WAS NOT WORKING EFFICIENTLY AND A RECENT DOWN POUR HAD THREATENED TO FLOOD A WOODLANDS PARK PROPERTY.

The land on this proposed new development has far greater gradients and slopes than Woodlands Park and therefore the potential risks are far greater'.

We have little confidence that David Wilson homes have a robust plan to deal with the above issues on this site and if permission was granted drainage is a crucial element on a proposed development that could take some 5 years to complete and must be resolved and implemented before any building work would be started.

4.TREES.

The proposed site has many mature trees and hedges, all the trees are covered by TPO'S and naturally help with the drainage and landscape. We believe that from the site plan we have seen that a number of these would be taken down and hedges removed. We find this to be totally unacceptable.

I would also ask that,

1. This application should not be granted in advance of Local Plan consultation, EIP and inspectors report.
2. The consultation deadline on the present application should be extended, in view of large volumes of submitted materials.
3. That the council needs to explain fully and justify the inclusion of this site, the selection of this site was validated only some 12 days after a special meeting of the councils planning committee on the 11th OCTOBER 2017.

Regards

Derek & Ann Bales.

43 Corbie Way.

Pickering.

YO18 7JS