

17 Marshall Drive  
Pickering  
North Yorkshire  
YO18 7JT

18 December 2017

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

Dear Madam

**SITE:** 347  
**APPLICATION NO:** 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 above site and attach a copy of my letter of objection dated 22 November 2017, addressed to Karen Hood, together with a copy of the schedule of objections enclosed with my letter to Karen Hood.

The objections listed on the attached schedule relate to:-

Highway issues/fumes/pollution

Layout and density of buildings

Loss of trees and adverse impact on nature conservation

Loss of light, privacy, outlook to the detriment of residential amenity and overshadowing

Infrastructure, drainage and flooding

and it is this latter objection that is of particularly concern to me and others together with the proposed loss of trees from the site (all of which have TPO's for which we hold the paperwork).

As mentioned in the attached list of objections at 4.3 the Environment Agency surface flood risk mapping shows a surface water overland flow route ..... **high flood risk at the southern boundary of the site** and our homes on Marshall Drive and Corbie Way are on that southern boundary of the proposed development.

This is of great concern to us and those who live on ground on a lower elevation to our properties particularly in view of the fact that the Woodland Park site (with far fewer properties), constructed by the same developer, continues to have drainage issues and site 347 is on a higher elevation than Woodlands Park with water draining on to the site from surrounding fields which in turn are on a higher elevation (known as Highfields) to site 347.

Jill Thompson  
Forward Planning Manager  
Ryedale District Council

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17 December 2017

Re: Site 347

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

Yours faithfully,

E Hazlewood Bell

17 Marshall Drive  
Pickering  
North Yorkshire  
YO18 7JT

22 November 2017

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

Dear Madam

**APPLICATION NO:** 17/01220/MFUL  
**APPLICANT:** David Wilson Homes  
**DESCRIPTION:** Erection of 63no. four bedroom dwellings, 98 no three bedroom dwellings, 70no. two bedroom dwellings and 8no. one bedroom dwellings with associated garaging, parking, amenity areas, open space, landscaping, associated infrastructure and formation of vehicular access  
**LOCATION:** Land at Whitby Road, Pickering, North Yorkshire.

Thank you for your letter dated 31 October 2017.

I attach herewith details of my objections/concerns to the suitability of the proposed development of the site.

In addition the following matters have been brought to my attention:-

This application should not be granted in advance of Local Plan consultation, EIP and Inspector Report.

I understand that the inclusion of the site may have emerged late in the process, without it being demonstrated how the site selection methodology has been applied and satisfied. If this is the case I suggest that it reinforces the need for these matters to be explored through the council planning process.

We believe that there is a need to avoid any decision which pre-empt the Local Plan Inspector's examination of the site allocations.

I appreciate the need to provide housing in this area but I am very concerned that decisions may be made without fully considering the effects on other residents in Pickering particularly with regard to the drainage issues.

Yours faithfully,

E Hazlewood Bell

## **APPLICATION NO: 17/01220/MFUL – DAVID WILSON HOMES – LAND AT WHITBY ROAD, PICKERING**

### **OBJECTIONS TO PLANNING CONSENT**

#### **HIGHWAY ISSUES/FUMES/POLLUTION**

The sole access to and from the proposed site is on to the A169 Whitby Road at a bend with poor visibility (and high occurrence of speeding as evidenced by Police records) and compromised further by parked cars for homes without vehicular access.

Currently, at times, this road is particularly busy with queuing of vehicles north of the proposed site (and increased further on the occasions when there are burials at the adjacent cemetery). The proposal is to build 239 homes which will lead to at least circa 250 cars (and potentially more) turning into and out of the site daily increasing queuing. Many of the properties outside of which these cars will queue are the homes of elderly people who will be subject to increased pollution from car fumes.

If children from the site walk to and from school they will need to cross the A169 to reach the footpath and will also be subject to pollution from queuing cars.

#### **LAYOUT AND DENSITY OF BUILDINGS**

The proposed site is on elevated ground north of Corbie Way and Marshall Drive (Tay Estate). As the rooves and parts of the facades of some houses on Marshall Drive can be seen on the approach to Pickering from Malton the proposed properties will be visible (particularly due to their high and steep pitched rooves) and change a part of the skyline of Pickering.

The allure of Pickering to visitors is to a large extent based on nostalgia with the presence of the North Yorkshire Moors Railway, proximity to Heartbeat country and as one of the gateways to the Moors. The architecture of the proposed properties and their close density is more in keeping with an inner city/suburban area than a semi-rural area, particularly as front gardens would be sacrificed to provide off road parking due to the narrowness of the roads.

The proposed site is on the opposite side of the Whitby Road to Woodlands Park, built by the same developer, and consequently the style of properties on both sites will be similar, if not the same. There is variety of architecture in Pickering as properties have been gradually added over the centuries whereas the close proximity of the two developments would dominate the approach from Whitby, changing the ambience.

Currently the entrance/exit to the proposed site is well hidden by large mature trees but it would appear the developers plan to remove those trees (all of which have TPO's). Whilst for safety reasons this may be necessary this will increase the visibility and prominence of the site.

#### **LOSS OF TREES AND ADVERSE IMPACT ON NATURE CONSERVATION**

As mentioned above, all the trees on the proposed site are under TPO's. However, in addition to the above I understand that further mature trees within the site are to be felled. The site (which is bordered to the east by a wood and to the north by fields) is home to many species including owls, curlews, bats, hedgehogs etc and is visited by deer.

## **LOSS OF LIGHT, PRIVACY, OUTLOOK TO THE DETRIMENT OF RESIDENTIAL AMENITY AND OVERSHADOWING**

The developer proposes to build on elevated land behind existing one or two storey homes. Whilst the developer has said that 6 feet fences will be erected between the existing/new this will not be sufficient to prevent overlooking and loss of privacy, particularly where it is proposed to build houses behind existing bungalows. In addition some of the houses will have rooms in the roof space with Velux windows. There will also be loss of sunlight to existing gardens which are of a modest size.

## **INFRASTRUCTURE, DRAINAGE AND FLOODING**

We are very concerned that the drainage system proposed by the developer would prove to be inadequate, bearing in mind

the experiences of the residents on Woodlands Park built by the same developer (where some issues have yet to be resolved) and bearing in mind that the proposed site is approximately 2.5 times larger than the size of Woodlands.

the density of housing on the proposed site

the fact that the proposed site is on a higher elevation than Woodlands Park and has water draining on to the site from surrounding fields which in turn are on a higher elevation (known as Highfields)

and

the known effects of increased rainfall due to Global Warming.

There are existing problems with rainwater run-off from the Tay Estate on to Ruffa Lane, effecting some houses. There are problems of rainwater bubbling up from drains on Ruffa Lane, Ashfield Road and roads running down to Eastgate. When rainfall is heavy the manhole lids on some roads lift due to the force of water coming through the drains, which could suggest that the drainage system is working above capacity.

A Flood Risk Assessment and Drainage Strategy carried out by Egorum for Barratt Homes Yorkshire East Division and David Wilson Homes Yorkshire East Division on the proposed residential development for the Whitby Road site prepared in August 2017 states the following under the heading "Flood Risk Sources and Extent – Summary"

### **"4.3 Surface Water/Pluvial**

**"The Environment Agency surface flood risk mapping shows a surface water overland flow route running along the valley north to south and this area is low to medium flood risk and high flood risk at the southern boundary of the site".**

Our homes on Marshall Drive and Corbie Way are on the southern boundary of the proposed development site.

Therefore is a site of this scale and density capable of being satisfactorily drained rendering it suitable for development?