

35 Corbie Way,  
Pickering  
YO18 7JS

21 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.

Listed below are my major concerns.

1. Drainage and flooding.

The Environment Agency flood risk mapping shows a high risk of surface water flooding at the southern boundary of the site. This is Marshall Drive and Corbie Way. As an occupant of Corbie Way this is most alarming considering Woodlands Park site built by the same developer continues to have drainage problems and this proposed site is more elevated.

2. Highway and pollution problems.

North Yorkshire Police have identified the stretch of the A169 which the proposed entrance and exit to the site join an accident black spot with police speed cameras frequently visiting this location.

The congestion is already bad on this road causing pollution and delays at the roundabout. This is not a suitable place for pedestrians to cross as there is no footpath to the eastern border.

3. Impact on wildlife and trees and conservation.

As all the trees have TPO's I am concerned some of them are missing on the plans. There is an abundance of diverse wildlife in this area as we see birds of prey, deer and much more on a daily basis. This would be utterly devastated.

4.Loss of privacy, light and overshadowing.

As we live in a one level property any kind of building would reduce light and privacy as the land to our rear is elevated.

5.Layout and density.

This proposed development is completely out of keeping with this historic market town it is more in keeping with mass urbanisation of a city. The high density will cause problems with traffic and parking as the roads are too narrow. This also causes loss of green spaces and just causes too much density. This is also the cause of the flooding due to water runoff.

6.Infrastructure.

The towns services such as Doctors, Dentists, schools are already stretched to capacity, they cannot cope with anymore influx of people in their present state.

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

Yours faithfully,

Susan Dick