

AH Concerns

RYEDALE

SHERBURN PARISH COUNCIL

12 DEC 2014

Clerk: Mrs M. Walker Laburnum Cottage, 18a St Hilda's St. Sherburn, Malton, YO17 8PS

DEVELOPMENT
MANAGEMENT

To Planning Dept.

Ryedale District Council

December 11th 2014

Re -Planning application 14/01207/MOUT for 73 dwellings on land to the south of High St.

Gladmans Developments Ltd

The Parish Council would like to make the following comments about this application:

The Parish Council endeavour to respond to all planning applications in a positive manner and strive to ensure that any new developments address the needs of the community we serve. The Parish Council welcome this proposal to expand and grow our village but it will want to seek re-assurances that the impact on the current village facilities and services will be given due consideration.

Sherburn is currently classed as a "Service Village " however the Parish Council would welcome any improved connectivity to the Centenary Way and the Wolds Way and the village of Sherburn is ideally placed and could benefit from the advantages that increased numbers of tourists bring to Ryedale.

This application is for a rather large development but the location is acceptable to us. The Council feel it will, to some degree, being on the south side, balance out the village. There is no doubt an amenity/play area on that side of the A64 would be welcomed by families already living in that side in the 2 existing developments: The Pastures and Springfield Terrace.

Types of properties

If we want to attract more families (and thus children to ensure our excellent village school survives) then there is a need for us to have 3 /4bedroomed rentable family houses The Council would respectfully point out that the properties built in 2012 by Broadacres Development @ Walnut Grove (following housing needs survey) did not selland had to all be rented out. People are currently having difficulties in getting mortgages especially for co-ownership schemes.

Basically the A64 itself is the main cause of all our major concerns.

Drainage of surface water

For well over 20 years the Parish Council have been having real difficulties in getting the relevant authorities to acknowledge take ownership of and remedy the problems associated with the drainage of surface water from Sked Dale/ Weaverthorpe Rd.

Flooding occurs regularly @ the crossroads on the A64 and this causes problems right down the whole length of St. Hilda's St.

Both NYCC and Highways Agency have plenty of evidence on record of complaints (as do this Council)and both must be made to acknowledge the difficulties of silting up of the drains and the flooding problems this causes right down the whole length of the village.

- How can they categorically say this new development will not cause extra stress on the existing drains and sewers? The Council believe it will exacerbate the problems currently being experienced.
- Even though in our Parish Plan (2009) a village pond was suggested, this proposal for an attenuation pond at the end of this development has great safety concerns for the Council. Has this been proposed as an aid to drainage?

Road Safety

This is a major issue and the lack of footpaths on both sides of the A64 after the traffic lights going east must be addressed. The close proximity of footpaths to a major trunk road are not acceptable to the public walking with children and pushchairs or dogs on leads and we would request any new footpaths must be set back from the road as far as possible.

Traffic noise and privacy for the development will need consideration and acceptable screening by hedgerows & vegetation should be incorporated and subsequently the proposals may have to accommodate fewer than 73 houses.

A single point of access to the site via Sked Dale Rd. seems to be a acceptable and the Council expect that the traffic would then be regulated by the existing traffic lights system at the crossroads. Would the existing Puffin crossing on the A64 then be updated?

The lack of street lighting between the village boundaries along the A64 is an issue which needs addressing urgently.

Services

There will be an impact on the capacity at the School and Surgery which an increase in families will bring. These are the most appreciated and valued of all our village facilities and the Council expects that they will be re-assessed and steps taken to enable & support them to cope.

The 2 shops and the pub and B&Bs would all welcome extra business and all the village organisations do need extra support and new members.

- The Council would request that the Post Office be upgraded again.

Could we ask is there an opportunity to bring mains Gas to the village of Sherburn as part of any new development?

Yours sincerely,

Margaret Walker Clerk &RFO