

APPLICATION NO 17/01450/OUT

We would like to re-submit our objections submitted in respect of the previous applications 15/01156/OUT, 15/01156/MOUT and 17/01450/OUT. Our comments remain applicable and valid for this latest application. We would ask that the video and photographic evidence of floodings in Manor Vale, previously submitted to Mr Alan Hunter, be brought to the attention of the Planning Committee.

As far as the latest application is concerned, ~~the conclusions in the applicant's~~ Flood Risk Assessment submitted on 14 December 2017 state that due to their findings a sequential test is not required for the proposed development and that the existing flooding situation is not being adversely affected by the development, flooding is not a danger to the proposed development, and an escape route is provided for residents of the proposed development. We do not agree with any of these conclusions. The site is identified as having a high risk of flooding from surface water as shown on the Environment Agency Surface Water Flood Maps and the site has a well-documented history of flooding. In this case ~~the site does not pass the sequential test in terms of flood risk~~ and there are considered to be other sites in Kirkbymoorside where housing could be located which are at a lower risk of flooding. The approval of this application could also put the occupiers of the proposed dwellings and existing properties at an unacceptable risk of flooding from surface water. I would add, yet again, that the escape route set out for the future occupants of the proposed residential dwellings (ie the existing steps from Manor Vale Vale to Castlegate)) is simply ludicrous. Flood water from the surrounding woodland, cascades directly down these very steps and would make any escape impossible.

The proposed residential accommodation is located in very close proximity to the Kirkbymoorside Band Hall (which has planning permission for an extension). Noise and activities from the Band Room will be likely to have an adverse effect upon the amenity of occupiers of the proposed dwellings which would be likely to generate complaints regarding the Band's operations. The proposed residential development by virtue of its close proximity to the outer valley side and the inter-relationship with the Band Hall would surely ensure an unsatisfactory level of residential amenities for future occupiers of the proposed dwellings.

While there are benefits associated with developing the site and improving the visual amenity of the area, we object to the scheme in view of the harm identified in relation to the sequential test, residential amenity impacts and the potential implication for the existing community uses.

BRIAN AND CAROL BANCROFT, LITTLE ORCHARD, MANOR VALE,
KIRKBYMOORSIDE