

12/04/2021

**Planning Application 21/00518/MOUT - development of Sylatech and Land to the east of West Lund Lane, Kirkbymoorside.**

To whom it may concern,

Further to my previous letter submitted (see pages 4, 5 & 6) to the town council in response to the DPP hybrid development, I would like to reiterate my points and add some additional objections in light of the formal planning application 21/00518/MOUT.

**Effect of increased population on services and infrastructure**

Developments at Manor Woods, Wainds Field and Swineherd Lane have already been approved. This is significant development for a small town as it is, and no time has been given to assess implications on infrastructure/services. There is one school with no room for expansion, an overcrowded town centre, one mini supermarket and one GP which are all stretched as it is. Very limited answers or evidence has been provided to show how the town will cope with these developments.

**Ryedale Policy Plan**

The Ryedale District Policy Plan shows that the land east of West Lund Lane is for existing industrial development of Sylatech only. No residential development is shown and the strip of land west of Ings Lane and north of Gawtersike lane is outside of the development limit. Kirkbymoorside already has its share of development already approved, with a 10% increase being met and exceeded so there is no justification for new housing outside of the development limit.

**Pedestrian access and traffic**

There will be a significant increase in pedestrians traveling across the A170, causing safety concerns. The A170 is a key road network to our area, bringing heavy traffic, especially through peak tourist season. The proposed footpath exiting the development onto Ings lane has no footpath on the right side of the road, meaning pedestrians would be forced to cross a busy road on a blind bend. Ings lane has a high level of traffic at peak times due to the factory, Slingsby Advanced Composites. Pedestrians are then being led straight to the busy main roundabout with no clear crossing in order to get to any amenities.

The proposal now states that heavy goods vehicles will not be using West Lund Lane as access to the factory. I find this hard to believe given the significant work being proposed on the bridge. If goods vehicles are not planning on coming over the bridge then why is such significant work needed? Or is goods vehicles access, planned for the secondary phase? It would be easy to grant permission once the infrastructure is in place.

## Jobs vs housing

Sylatech will be creating approximately 15 new jobs with the first phase of the development stated in documents 2163902. These jobs will be filled by the most suitable applicant not the nearest to factory. The question is, how many of these jobs do they expect to be filled by local residents? Will training or apprenticeships be put into place to ensure local skill development. The overall prospect of employment is severely outweighed by the amount of housing increasing within the area. This begs the question, is this really where the houses are needed if residents are just going to commute to surrounding areas? Or is this all simply just financial gain using words like “housing crisis” to justify overdevelopment.

## Environmental

Loss of peaceful valued open space used by residents for a countryside walk on their doorstep. The proposed houses are not in keeping with Kirkbymoorside heritage and resemble that of a typical Urban style development which could be dropped anywhere in the country.

Great Crested Newts have a known presence on site and have been assessed to be present within 500m of the development. The assessment completed on behalf of developers mentions several ponds, some having a large presence than others. My property has a pond that is not mentioned on the report, as do one of my neighbours, and I have seen Great Crested Newts as well as other amphibians in my garden. Details of which are provided below:



In response to the question raised when the proposal was sent out, the following reply was provided within the Statement of Community involvement document. “There are breeding Great Crested Newts (GCN) populations within 500m of the boundary, however adequate and licensed mitigation and compensation measures are accommodated within the proposals and therefore no significant impact upon amphibians and in particular GCN’s are predicted”.

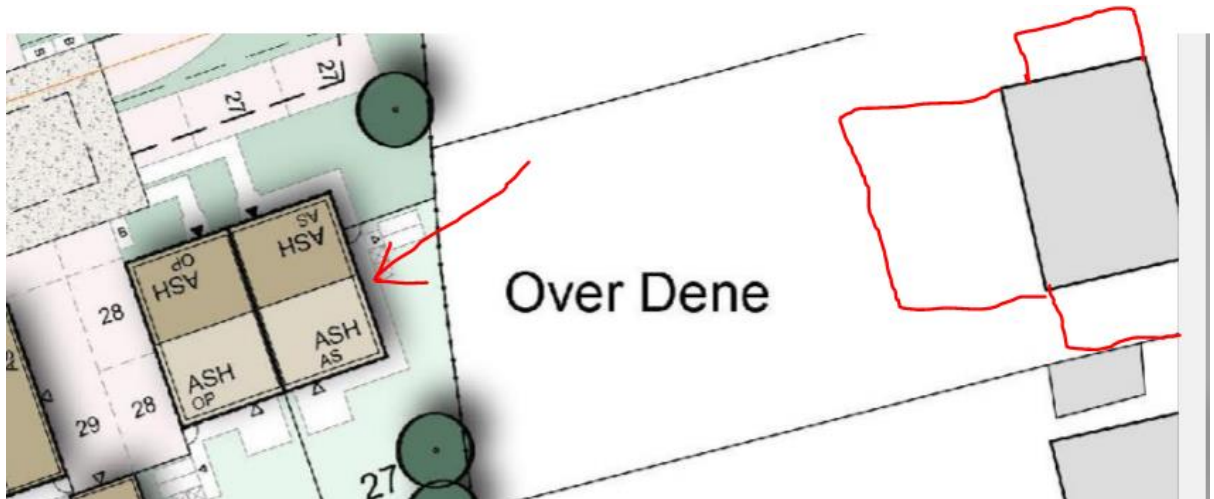
The words “compensation” and “mitigation” set the tone. With the amount of money involved in these developments the easy route is always financial compensation with minimal mitigation measures within the plan. The pond closest to Sylatech identified as “pond 3” in the Ecological report is planned to be increased in size, however little has been done to improve the habitat

surrounding the pond, with it effectively being landlocked by development. Trees and dense shrubs (good terrestrial habitat) removed south of Sylatech existing site where underground power lines will be re-routed will be replaced by garden fences and hedge row, not sufficient enough considering the amount of disturbance created. Given where I have seen Great Crested Newts and their proximity to the development (just metres away) I would like consideration put in to how amphibians interact with the existing residential gardens west of the field. As mentioned, my pond along with another neighbour's pond are not considered in the report together with all the gardens being large, well kept, good terrestrial habitats potentially cut off by development.

The mixing of residential and industrial in such close proximity cause noise and visual eye sore. The existing boundary is currently not maintained, causing concerns over future expansion and their associated boundaries.

### Personal

- Over shadowing and loss of light from the building highlighted below. The plan drawings are not accurate and does not show a true representation of my property. I have highlighted the scale of my property in red.



- Loss of privacy. The extension onto the rear of my property has a 50m2 balcony with clear glass into bedrooms. This would be seen from a number of properties on the development. Are there any windows in the gable end of the highlighted property? If so, will they have frosted glass?
- Can the highlighted property be removed off the plans to improve privacy?
- We purchased our property in 2018. At the time of purchase, the survey said the Ryedale Policy Plan supported the view that there was not going to be a planning application on the land directly behind our property for the foreseeable future. Something which in 2021 is now proving to be completely misleading.

To summarise, I strongly object to all of the planning proposals including future planning phases. Although there is a benefit from the extra employment opportunities, I feel it's being used as a mechanism to profit from housing development. The only way it should be considered, is if the plans followed the Ryedale policy plans for the expansion of existing industrial use only.

Kind Regards

Ben Davies

DPP Planning proposal for 67 dwelling/industrial expansion Kirkbymoorside - Resident Letter.

To whom it may concern,

As a current resident of Kirkbymoorside, I have a number of concerns over the proposed development plan on West Lund lane including both industrial development and 67 dwellings issued by DPP Planning.

My property on Ings Lane backs onto the field where the 67 dwellings are being proposed. Aside from the more personal/direct implications this development has on my property, I have wider concerns which affect neighbouring residents and Kirkbymoorside as a whole. I have spoken to a number of different residents along Ings Lane and tried to summarise all the issues raised below.

Firstly, Kirkbymoorside is a small market town which is seeing a significant amount of residential development recently. Development at Manor Woods is adding circa 200+ homes, building work on Swineherd lane going ahead and talk of restarting of works at Wains Field. Most of which are 2,3 and 4 bedrooms houses. I don't know whether it is expected these houses are bought by existing residents or new to the area but it will add significant numbers to the population of Kirkbymoorside... By my calculations it could add 20 -30% at minimum without the proposed development on West Lund Lane.

Such an increase needs to be accompanied by infrastructure, services and facilities of which Kirkbymoorside has had minimal. There is but one primary school, one GP, one mini supermarket (to be completed) and an outdated sewage system, all of which are stretched as it is. No time has been given to understand the impact the current developments has, on all these points. Adding yet another development on top of this could tip the balance on an already sinking ship.

The Ryedale District policy plan shows that the land east of West Lund Lane is for existing industrial development of Sylatech only. No residential development is shown and the strip of land west of Ing Lane and north of Gawtersike lane is outside of the development limit. If the residential proposal is considered and passed it begs the question of what is the point of a policy plan? A precedent which is then set for future developments.

West Lund lane is at present a residential road only which leads to a single-track road. This would not be able to support the increased levels of traffic from the proposed development as it currently stands. Not only will there be residential traffic but potentially heavy goods vehicles from the industrial aspect all of which would have to negotiate a tight road with parked cars. There could also be safety concerns from increased pedestrians from the development walking across the A170 to the town.

A lot of residents including myself, use West Lund road leading to Gawtersike Lane and Ings Lane as a walking route especially during lockdown. The route offers easy access to a country walks and valuable open space for nearby residents, something which would be greatly impacted by the development.

Living where we do, we also benefit from seeing a wide range of wildlife, something of which we would be very concerned in being lost/impacted. I recently have seen newts at the bottom of my garden which is just metres away from the proposed development. Reading a Ryedale District Council local background paper from 2017 it states that the current Sylatech site (454) “has a presence of Great Crested Newts” which is only 100m from my house and less than this to the development. Owls, bats and other birds of prey are often spotted around the site. I can provide evidence of Newts if required.

The proposal indicates there will be a tree line removed where the under-ground power lines will be placed. This row of trees helps dampen some of the noise, reduce visual eye sore from the Sylatech facility and provides a habitat for wildlife at present. Removing this would not only take away that habitat but increase noise, to the neighbouring houses.

Noise pollution in general would also increase massively in the local area from both the large-scale industrial and residential development. There should be consideration on how this will affect the proposed residential development not only existing residents. People need to be attracted to buying these properties.

Ings (Ings Lane) means marshland or water meadow. The field and gardens in the area can suffer from a lot of standing water especially in the winter months. Building hard standing ground is only going to make surface water worse. Where is all this water going to go? The ground is thick clay and not good for soak away and the sewage system out of date.

The more direct issues to the neighbouring properties west of Ings Lane consist of the following:

1. Effect of increased light, noise and smell pollution from fewer trees, and additional business activity.
2. Loss of privacy. A public footpath leading onto Ings Lane has two properties either side. Houses backing onto properties west of Ings Lane and overlooking.
3. Loss of light or overshadowing from new buildings.
4. Loss of security – Public footpath will create a security risk as easy access to connected properties becomes possible
5. Wetness and flooding of the field on the path over winter is substantial and water may be run onto properties either side.
6. Some properties on the west side along Ings lane have had extensions and plans on proposal don't reflect this. Concerns that there isn't a true representation of properties on this proposal plan could mislead people about potential issues.

In conclusion while it can be understood why the proposal for industrial expansion is put forward, we strongly appose the development for a further 67 dwellings. Not only does it not follow the Ryedale district plan policy but does not seem necessary and seen as overdevelopment given the above points.

Furthermore, I must stress the difficulties for the community to come together and voice their opinions given the restriction put in place for COVID 19. This must be kept in mind when receiving

feedback from the public. Wider time scales between key decision dates must be given to allow for thorough feedback. 2<sup>nd</sup> of January for the DPP proposal feedback already seems unfair given the above and festive period.

I look forward to your response.

Kind Regards

Ben Davies