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10 December 2021

To; Rachael Balmer, Senior Planning Officer, Ryedale District Council
c.c. Kirkbymoorside Town Council

Re; Planning Application 19/00772/MOUT – land off Swineherd Lane

Dear Planning Department

The amended submission for land off Swineherd Lane does not resolve the major issues of concern. Hence I would like to emphasise that all my previous objections and comments dated 21st July 2019 and 26th July 2021 still stand and I ask that this application is refused.

Briefly these are some of the reasons why this application should be refused;

The site is currently a grassy hillside and this acts as a giant sponge and slows the copious amounts of water that run off the extensive area to the north of the site.

Draining this site into the ditch to the east can only result in even more water being forced down to Kirby Mills, a settlement that is in a high flood risk zone and already has its problems with serious flooding affecting both lives and livelihoods.

Even worse the plan is to make this ditch wider and deeper with the inevitable result that the flow of water down to Kirby Mills will increase. Who is going to be held responsible for the resulting losses that will not be insurable?

This ditch needs to be 'regraded' because it does not flow at the moment due to incursion by tree and hedge roots. Removing these roots will have a detrimental effect on these plants and may well kill them. It will also make the trees unstable posing a real hazard to users of the sports field.

The developer continues to refer to this ditch on the latest 'Revised Plan' (26/11/2021) as an IDB ditch despite the fact that it has been proved that it is not. It runs across land owned by others but the developer has made no attempt to contact these owners. Surely planning permission cannot be granted until written agreements with these land owners have been provided and under no circumstances should this be a 'Reserved Matter' as requested.

The density of the development has increased from the 30 dwellings put forward at the last public consultation, but this was increased to 35 in the final Plan, not the 43 now submitted, so it does not comply with the Plan and should be refused for this reason if no other. The terraced blocks included do not fit in with any of the surrounding built environment and the block of 5 that overlook the living quarters of Kildare are intolerable to say the least.

The entrance road on top of an embankment looks ridiculous and out of place being at the highest point of the site in full view of anyone approaching Kirkbymoorside from the south and east. It will also be very difficult to leave this site on a winter's day due to the steep gradient. This structure will also overlook neighbouring properties and be very intrusive.

This is one of the most attractive and historic areas of Kirkbymoorside giving the first view of the town to half its visitors. It provides a rich habitat for wildlife and protects Kirby Mills from the egress of water from the hillside above. It has inspired over 70 residents to express their serious concern about this proposed development and among other things they have pointed out that our town already has serious problems with our doctor's surgery, dentists, school, internet connection, town centre and its parking all struggling to cope with their existing demands. Most have commented on the existing problems with our sewers, and the flooding at Kirby Mills. It will be a great shame if all these local opinions are ignored and this special area is lost for ever. Please do not allow this development to go ahead.

Yours Sincerely,

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