

## Wendy Strangeway

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**From:** planning@northyorkmoors.org.uk  
**Sent:** 01 April 2013 14:59  
**To:** Planning  
**Subject:** Comments on NYM/2013/0147/FL at Private, 27, Hermitage Way, Sleights, WHITBY, North Yorkshire, YO225HG - Case Officer Mr P Jones

Is there provision for a footpath along Eskdaleside in the plans, if so who pays, the developer or SBC/NYCC. A footpath must be provided right up to the development, as the traffic along Eskdaleside is coming to a blind summit. This development will increase the number of pedestrians by 10 house personnel, plus in many cases prams/buggys as well, as this is an affordable/new development. Has a full DANGER assessment been carried out by the Highways authority (SBC/NYCC), if not one should be asked for as part of the planning, This entrance/exit to the development is an accident waiting to happen, and then no pavement at the side of the road.

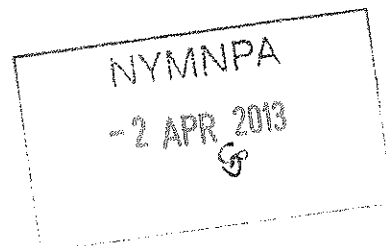
At the pre planning meeting at Sleights Village hall, the people representing the NYMNP, only seemed to be interested in getting the plans passed, my impression they were very blinkered in their outlook it did not seem as though any consideration had been given to traffic access. The person I spoke too, did'nt even know where the footpath ended coming along Eskdaleside, he thought it ended at the junction of Hermitage Way,WRONG. On the left it finishes at Brackenhill, and on the right at the Pig sty.

With regard to the blind summit outside of the development, the gentleman I spoke too said " he had stood on the road outside the entrance to the development and did not think this was a hazard", I would respectfully disagree with his thoughts and would implore you, before passing these plans, to look at this hazard and consider the implications of road safety.

Comments made by Mr Gerald Windle of Private, 27, Hermitage Way, Sleights, WHITBY, North Yorkshire, YO225HG

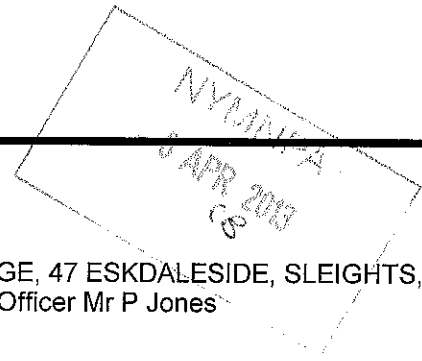
Preferred Method of Contact is Post

Comment Type is Comment



**Dawn Paton**

**From:** planning@northyorkmoors.org.uk  
**Sent:** 08 April 2013 13:14  
**To:** Planning  
**Subject:** Comments on NYM/2013/0147/FL at ESKDALE LODGE, 47 ESKDALESIDE, SLEIGHTS, WHITBY, NORTH YORKSHIRE, YO22 5EP - Case Officer Mr P Jones



**OPPOSITION TO THE DEVELOPMENT OF SOCIAL/AFFORDABLE HOUSING ON ESKDALESIDE, SLEIGHTS, NORTH YORK MOORS NATIONAL PARKS.**

**FAO: P JONES - PLANNING OFFICER AND CHRIS FRENCH - CHIEF PLANNING OFFICER**

We wish to register our objections and concerns in connection with the outstanding planning application for the proposed development of 10 No Social/Affordable Housing Units on Eskdaleside in a green field adjacent to the village of Sleights.

1. The proposed site is a green field site outside of the village boundary and would be extending the footprint of the village. It is after the village ends and opens up to the views of the surrounding countryside, in an area of outstanding natural beauty. It will have a detrimental impact on the immediate area, extending the village with buildings, totally out of character with the surrounding area.
2. The proposed materials appear to be mainly timber cladding as opposed to stone, along with the large single paned square windows, will be totally out of character with all of the surrounding buildings in the area and will appear like 1960's/1970's buildings. The idea that this is going to make it look like a converted farmstead is an absolute joke.
3. Building in this area, the National Parks have always insisted on stone, and not only stone, but stone which they have approved which is to blend in with the surrounding area, and rightly so. Any other material is going to be totally out of character and an eye sore.
4. As you drop down the bank leaving the village the houses scattered along Eskdaleside tend to be stone built cottages with dormers, scattered randomly along the hill sides, comfortably dropping in to the landscape. Not a large block of houses in one group.
5. The site is on a narrow country lane, which already suffers from some congestion at present especially in periods of bad weather. The entrance to the site being just down from the brow of a hill and will prove a danger exiting the site when cars are leaving the village.
6. In 2002, after the new water line was put in, this site should have been returned to green field as it was prior to the works. Unfortunately the National Parks failed to see that this was done.
7. To build outside of the village boundary, 10 houses with car ports, outbuildings, paths and gardens is a large development in the wrong place and with their proposals look exactly what it is, cheaply built houses on an unsuitable site outside of the village.
8. This area is used by tourists, cyclists, walkers, continuously admiring the view at the edge of the village and trust the National Parks will refuse any such development to protect our villages, countryside and wildlife.
9. There is plenty of housing available in the village of Sleights at both ends of the spectrum as well as plenty of affordable housing in Whitby itself, just 5 minutes bus ride away.
10. There are far more appropriate areas of land within Sleights which are within the village boundary, for example, the bottom end of the village which is in the village boundary and would have far less impact on the village along with other areas.

**WE STRONGLY OPPOSE ANY SUCH DEVELOPMENT ON THIS SITE.**

Comments made by Mr PAUL HOLMES of ESKDALE LODGE, 47 ESKDALESIDE, SLEIGHTS, WHITE  
NORTH YORKSHIRE, YO22 5EP

Preferred Method of

Contact is Email

Comment Type is Comment

NYM/PA  
- 8 APR 2013

## Wendy Strangeway

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**From:** planning@northyorkmoors.org.uk  
**Sent:** 14 April 2013 09:04  
**To:** Planning  
**Subject:** Comments on NYM/2013/0147/FL at Rockhaven, Eskdaleside, Sleights, yo22 5e3 -  
Case Officer Mr P Jones

Dear Sir/Madam

My Wife and I have lived at this address for almost 28years. We drive along Eskdaleside towards Sleights village regularly. (The road to which the entrance of the proposed devopment would join) This is a Minor road which is already hazardous due to the volume of traffic using it now.

Winter conditions can be treacherous with traffic struggling to cope mainly due to gradients and the fact it is narrow. Vehicles are sometimes abandoned which add to the danger.

We believe the proposal will add further to this problem.

The proposed entrance to the development is on a gradient which I have much experience of negotiating in Winter conditions. There are occasions when it is impossible to slow down or stop when descending as well as near misses with other vehicles.

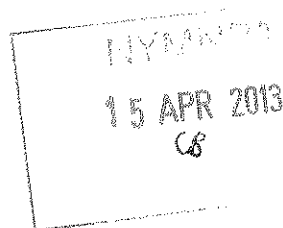
I believe that additional vehicles using this B Road will increase the possibility of death or injury.

PS Why is our property not named on your map? (adjoining MEADOWCOTE)

Comments made by Mr Stephen Elliot of Rockhaven, Eskdaleside, Sleights, yo22 5e3

Preferred Method of Contact is Email

Comment Type is Comment

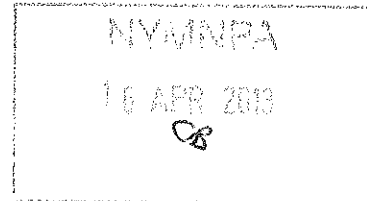


24, Hermitage Way,  
Eskdaleside,  
Sleights,  
Whitby,  
N. Yorks.  
YO22 5HG.

Your Ref : NYM/2013/0147/FL

10th April, 2013.

Mr P Jones,  
North York Moors National Park Authority,  
The Old Vicarage,  
Bondgate,  
Helmsley,  
York,  
YO62 5BP.



Dear Sir,

**APPLICATION IN RESPECT OF CONSTRUCTION OF 10 AFFORDABLE DWELLINGS  
WITH ASSOCIATED ACCESS AND LANDSCAPING WORKS AT LAND OFF  
ESKDALESIDE, SLEIGHTS.**

As the Owners and Occupiers of the property at 24 Hermitage Way which borders the site in question, we wish to object in the strongest possible terms to the above application.

- 1) This is a green field site in our National Park.
- 2) It is not within the Sleights boundary and will result in Sleights "sprawling" further into the countryside.
3. It borders a narrow country lane which has a steep hill so entry/exit to the site would be difficult and extremely dangerous.
4. There is a possibility of drift mines in the vicinity which would make the land unstable.
5. The detrimental effect on wild life would be huge.
6. The proposed development is not in keeping with the area.
7. The development is not close to amenities such as schools and shops and is not on a bus route.

**GREEN FIELD SITE :**

We have been told that out of 13 other sites, this is the preferred one. We find it difficult to believe that in a village as large as Sleights, a more suitable site or sites could not be found. We understand however that this site is preferred mainly because the land is being offered at a cheap price. It would also be a Builders "easy" option from the point of view of materials to one site and one set of utilities to connect. Among the reasons for the dismissal of some of the alternative sites are "access issues" and "impact on the National Park". "Site history" quotes the Hermitage Way Estate. May we please also draw to your attention an application to build in a field just yards away from the proposed site. Application Ref 34/07 was dismissed, the reasons being impact on the landscape, alteration of character of area, intrusion into open countryside and jeopardising rural character. All these reasons equally apply to this site. Is this not therefore "impact on the National Park" and a reason for dismissal? We see that this proposed site has been designated as an "Exception". However, this Core Policy K makes no provision for ignoring these valid reasons.

**SLEIGHTS :**

This proposed site is not within the boundary of Sleights settlement. We believe that if the Housing Enabling Officer's recommendations following the survey were to be carried out, then up to nine dwellings (i.e. a figure of between one and nine dwellings in any combination) could well be accommodated in the village itself using one or two of the other possible sites. There is also a discrepancy in that the Housing Enabling Officer does not recommend ten dwellings in his report. We also refer you to Core Strategy and Development Policies, Core Policy J (Housing), sub paragraphs 2 (infill sites and conversions) and 3 (restricting new

15 APR 2015

housing in open countryside). This policy does not appear to have been followed. The requirement under para. 9.8. does not appear in your documentation even though it is requested at planning application stage.

#### **COUNTRY LANE :**

This proposed site borders a narrow country lane. As above, site access/exit would be difficult and dangerous. There is no scope for any required improvements to the highway. Is this not an "access issue" and a reason for dismissal ?

#### **DRIFT MINES :**

We understand from local knowledge that there are drift mines in the vicinity with entrances in nearby fields. We see that a geological survey is to be carried out. We also believe there is a large underground pipe and a water course in the field.

#### **WILD LIFE :**

We have paid particular attention to the one day ecological survey carried out, and after having lived here for 12 years, we feel that a lot more needs to be considered. Our observations are based on 365 days a year over that 12 year period. We should explain that the bottom of our very long rear garden is next to part of the field in question - near to the wood on the left hand side when looking at the field from Eskdaleside. We have observed much wildlife emerging from the woodlands and in the field.

1. This is a unique field. It has the only open natural water this side of Sleights in the form of a pond.
2. The pond is fed from a natural water course and should be preserved.
3. The only other open water is the River Esk, fields away and close to a railway line.
4. Because this is the only source of water, the area is a habitat for a wealth of wild life, both mammals and birds.
5. The pond is mainly open to view all around and from the air. It has woodland to one side - fully established with its own ecology.
6. The field also has established woodland along both side boundaries.
7. The pond is used by visiting ducks, geese and heron and its wood offers shelter for resident moorhen, redlegged partridge and pheasant. The pheasants successfully produce young each year and the pond's mud is used by martins and swallows for nest building. There is life in the pond too, and we are pleased to see that an investigation will be made to investigate the presence of newts and water voles.
8. Birds observed in the woods and immediate vicinity, cuckoo (heard every year but not seen), jays, woodpecker, wren, chaffinch, bullfinch, goldfinch, greenfinch, blue tit, great tit, coal tit, long tailed tit, pied wagtails, siskin, robin, blackbird, magpie, crow, pigeon, collared dove, duncock, house sparrow, nuthatch, owl, treecreeper, songthrush, starling and redwings.
9. We can categorically say that some of these birds are breeding successfully - we see young wrens, pied wagtails, woodpeckers, blackbirds, sparrows, robins and blue tits.
10. As far as mammals are concerned, there are frogs, toads, voles, field mice, stoats, rabbits, squirrels, badgers, foxes and deer. There is certainly more than one group of foxes and deer are seen up to five at one time.
11. Again, the foxes and deer are successfully breeding each year. We see fox cubs with vixen and young deer with adults.

You can therefore see that this pond, field and surrounding woodland is vitally important. It supports a rich variety of wildlife and as such should be valued and protected for future generations, especially as it is a site in the North York Moors National Park.

We understand that most of the species we observe are not "special" or "rare", but the huge variety and numbers that are flourishing in this one small area around the pond are worthy of protection for future generations to enjoy.

The pond is adjacent to the proposed new housing - a matter of feet away. There are two outcomes and in both cases, the wildlife will suffer :-

- a) The pond is left and the building goes ahead. Wildlife will be deterred by human

habitation so close. Buildings will also affect the open visibility of the pond from the air.  
or

b) The pond will be filled in if the building goes ahead because it will be a health and safety issue especially where young children are present.

**DEVELOPMENT NOT IN KEEPING WITH THE AREA :**

The proposed development consisting of ten dwellings, car ports, gardens and sheds is detrimental to the surrounding area which is open landscape. The panoramic view of the dale on leaving Sleights along Eskdaleside at the point of Hermitage Way entrance will be lost.

Although omitted from the drawings presumably for cosmetic purposes, but present we would have thought, are the solar panels on each roof, the satellite dishes, the television aerials, the clothes lines, the vehicles and lighting. We therefore do not believe that this large development resembles a "farm steading". The development is half a mile walk to schools, much further to shops and is not on a bus route.

Finally, the Landowner in this case, who does not live in the Sleights area, is in a very advantageous position. If this planning application is granted, it is more than possible that at some future date, the Landowner will apply for permission for further housing development in the field. Even if the National Park were to refuse this further development, any appeal made to the Secretary of State would, in our opinion, result in the permission being granted as a precedent would have been established. With the expectation of this situation in mind, this may be the reason why the Landowner is willing to sell this portion of the field cheaply.

We object to this application.

Yours faithfully,

D F AND J PRICE.

15 APR 2010

From- Mrm . F.Payne,  
16,Hermitage Way  
Sleights,  
Whitby, YO22 5HG

19<sup>th</sup> April13

To-Mr. M. Hill.

North Yorks Moor National Park.  
The Old Vicarge, Helmsley, YO62 5BP



Your reference- NYM/2013/0147/FL

Dear Sir,

Application in respect of construction of 10 no.affordable dwellings with associated access and landscaping works at land off Eskdaleside, Sleights

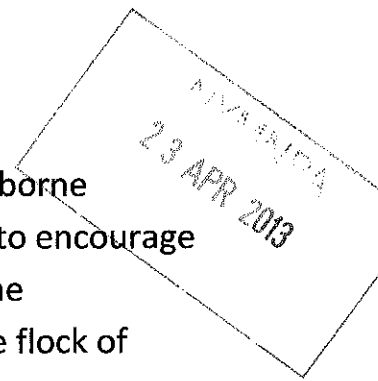
Grid Reference 486154 506571

Whilst in agreement with the Homes & Community Agency in progressing the Government's affordable housing scheme I would like to object to the above development for the following reasons :-

1. When leaving Sleights on the road to Grosment a visitor has a panoramic view of what might be termed the gateway to the National Park not cluttered with housing. Many visitors have remarked on the beauty of this view. If the affordable housing scheme goes a head this view, an important aspect of our heritage, will be lost for ever. A much better site would be on the river Esk side of Eskdale in line with a house you recently gave planning permission for. Although I am told other sites have been investigated I and other residents I have spoken to have not been informed of these sites and we have right to this information. I have heard that this piece of land was the cheapest. If the development goes ahead a precedent will have been set and the land owner will be laughing all the way to the bank as he will able to sell other sites to private developers.
- 2.The proposed building area is rich in natural life with a great variety of birds and animals coming to the pond.In the spring and summer swallows and swifts



take mud from the area for nest building and for feeding on waterborne insects without interference. We are encouraged to do all we can to encourage the swifts back to our countryside yet NYMAPA are encouraging the destruction of a valuable habitat. In the hedge back there is a large flock of house sparrows another declining species.



3. At meetings it was obvious that the project was being driven by the North Yorks Moors National Park and the Scarborough Rural Housing Enabler and not by the Parish Councillors as should have been the case which is concerning. It would appear that they mean to drive it through no matter how many objections or alternative suggestions are put forward to obtain some of the funding from the Homes and Community Agency before the scheme close in 2015. The NYMNP will no doubt be after points from the present government for releasing land for development. The other person with a vested interest is the local Scarborough Borough Councillor who will be backing David Cameron's crusade to release more land for development.

4. My reading of the Government papers and guidelines on affordable housing is that the housing should be built as part of the community so that residents can join in local activities and build the strength of the community and this makes sense. The proposed site is completely isolated from the community with no public transport or shops and roads that are often not accessible for many days at a time in winter.

5. The Homes and Community Agency will be funding the project with public money. I have not been able to see a financial planning proposal for the project or what the action will be if the developer goes bankrupt as often happens. Will the developer then be given permission to sell off the houses to the highest bidder or will the local rate payers be left with a bill?

6. Sleights probably has more second homes and holiday lets than most villages of a similar size. What legal procedure / inspection will be in place to prevent the affordable housing going for second homes or holiday lets?

7. A housing needs survey carried out in January 2012 by the Scarborough Rural Housing Enabler was completed by only 12 people many of these people do not qualify under the scheme. It is a poor survey and no meaningful analysis of the needs can be carried out using it but if attendance at meetings is an

indication of needs then my assessment was that there were residents present who were against the scheme and non who were for it.

8. Recently a three bedroom bungalow with a brick garage sold for £175000 and this gives some indication of the market. Affordable housing needs can be met by buying existing property both private and council owned and improving it .Has consideration been given to this alternative.?

9. With a high rate of unemployment in the area why has CoBalt Builders Ltd from the London area been proposed as builders ?I cannot find any information on this firm and to my knowledge they do not have a web site.

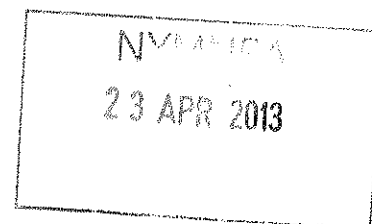
Yours sincerely

F. Payne 

Copies to :-

Mr. J.R.Bailey

The Chairman, N.Y.M.N.P.A.



**Dawn Paton**

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**From:** planning@northyorkmoors.org.uk  
**Sent:** 28 April 2013 14:23  
**To:** Planning  
**Subject:** Comments on NYM/2013/0147/FL at 20 Hermitage Way, Sleights, Whitby, YO22 5HG - Case Officer Mr P Jones

This seems another instance where the National Parks authority is intent on promoting the creation of affordable housing whether it is needed or not. While the principle of affordable housing is fine in theory it should not be pursued for its own sake and on such a large scale. There needs to be a very strong and legitimate demand for such housing. Can we be sure that there will be ten suitable candidates wishing to participate, at the time that it becomes available, or will the criteria for consideration have to be relaxed to such an extent that the reason for providing such affordable housing is lost?

Comments made by Alison Roberts of 20 Hermitage Way, Sleights, Whitby, YO22 5HG

Preferred Method of Contact is Email

Comment Type is Comment

NYM/PA  
29 APR 2013

## Wendy Strangeway

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**From:** planning@northyorkmoors.org.uk  
**Sent:** 02 May 2013 09:13  
**To:** Planning  
**Subject:** Comments on NYM/2013/0147/FL at 40 Eskdaleside, Sleights, Whitby, YO22 5EP - Case Officer Mr P Jones

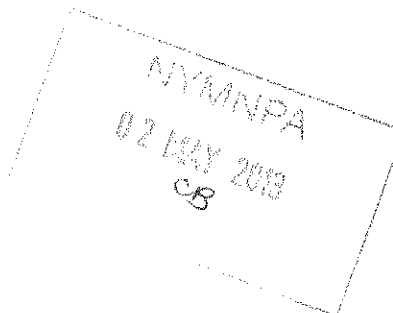
I am against proposed development since is to be located outside the current village envelope which could open up the possibility of ongoing ribbon development towards Grosmont on either side of the road. I understand that a similar application was made some years ago on the north side of the site that went to appeal and the inspector's decision was that such development did indeed fall outside the village envelope and could not therefore be permitted.

The application states affordable homes to be managed by ??? (unreadable) but does not go on to state that these are to be rented. There appears to be a strong possibility that, given their location, this development could actually become second homes or holiday accommodation, thereby denying the key "plus" of the application, that of providing affordable homes.

Comments made by Mr Geoff Ellis of 40 Eskdaleside, Sleights, Whitby, YO22 5EP

Preferred Method of Contact is Email

Comment Type is Comment



36 Eskdaleside  
Sleights  
YO22 5EP



Your reference: NYM/2013/0147/FL

Date: 5<sup>th</sup> May 2013

Dear Sir,

**Re: Application in respect of construction of 10 no. affordable dwellings with associated access and landscaping works at land off Eskdaleside, Sleights.**

**Grid Reference 486154 506571**

I wish to lodge an objection to the above planning application as a resident of the village.

My objection is one of principle as I will not be personally affected by the proposed development as my bungalow is situated several hundred metres away from the site.

The majority of the land surrounding the existing properties in the village is agricultural and is an area of outstanding natural beauty and I strongly believe that it should stay that way.

To permit housing development on this land sets the principle for ribbon development and would, I believe, make refusal of any future similar applications more difficult.

Whilst I commend the proposal for the development of affordable housing within the village I would question the suitability of the location, given the current land use and my fears as outlined above. In addition the main access road is classed as a minor road and any further development will result in additional vehicular and pedestrian traffic if approved.

If the Authority are minded to permit this proposed development then I would ask you to give consideration about what measures are to be put in place and/or what conditions you can impose to ensure that the houses are made available to local first time buyers as affordable homes and not sold to outsiders, or as second holiday homes, or become holiday lets which can be found further along the same road, which I believe would be of detriment to the village and its current residents.

When you give this application due consideration may I respectfully remind you that the future of this village and the surrounding greenbelt rests in your hands and I would request that you therefore refuse this application.

Yours sincerely

Mr J Wilford

North York Moors National Park Authority

The Old Vicarage, Bondgate

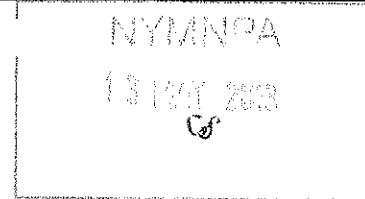
Helmsley

York YO62 5BP

## Wendy Strangeway

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**From:** PAUL HOLMES <  
**Sent:** 13 May 2013 14:55  
**To:** Planning  
**Subject:** Planning Application - NYM/2013/0147/FL



Mr Paul Holmes  
Eskdale lodge  
47 Eskdaleside  
Sleights  
Whitby  
YO22 5EP

FAO: Mr P Jones

Further to my previous comments, and looking at the proposed scheme of affordable housing in more detail, I wish to add to my comments.

Sleights is not an isolated village, unlike Danby and Castleton and other such places. But as stated, it is a large village with plenty of housing, and within just 5 minutes bus ride away from the town of Whitby. The schemes that were carried out in Danby and Castleton, each consisted of 6 dwellings, not 10, but also, were all built completely out of stone and in a more cottage type appearance. The scheme proposed for Sleights is on a far too big a scale, being built mainly in materials totally out of character with the whole of the surrounding area and in a style totally out of character. The scale of this scheme and the proposed materials to be used is going to totally alter the appearance of the village of Sleights when entering the village from Grosmont and exiting the village.

I strongly oppose this development on the following points:

1. Wrong site, should be green field.
2. Far too big a development.
3. Totally wrong type of materials
4. Badly designed, should be more cottage style.

Finally, as this is National Parks, please consider these comments along with my original comments and many other peoples, on the impact of such a scheme of this size outside the village of Sleights.

Paul Holmes

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**Wendy Strangeway**

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**From:** Frederick Payne <  
**Sent:** 28 May 2013 11:18  
**To:** Planning  
**Subject:** NYM/2013/0147/FI



For the Attention of Mr.P.Jones

YOUR REF NYM/2013/0147/FL

Thank you for your letter of the 20th May

Having read the revised plans for the affordable dwellings on Eskdalesides Sleights the observations in my letter to you dated the 23rd April 2013 still apply and I hope will be taken into consideration.

Yours sincerely

F. Payne

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24, Hermitage Way,  
Eskdaleside,  
Sleights,  
Whitby,  
N. Yorks.  
YO22 5HG.

Your Ref : NYM/2013/0147/FL

27th May, 2013.

Mr P Jones,  
North York Moors National Park Authority,  
The Old Vicarage,  
Bondgate,  
Helmsley,  
York,  
YO62 5BP.



Dear Sir,

**APPLICATION IN RESPECT OF CONSTRUCTION OF 10 AFFORDABLE DWELLINGS  
WITH ASSOCIATED ACCESS AND LANDSCAPING WORKS AT LAND OFF  
ESKDALESIDE, SLEIGHTS.**

We acknowledge receipt of your letter of the 20th May, 2013 advising us of the amended details to the above. We are resubmitting our letter to you of the 10th April 2013 and have commented again where necessary. We are of the opinion that housing is not acceptable on this green field site.

As the Owners and Occupiers of the property at 24 Hermitage Way which borders the site in question, we wish to object in the strongest possible terms to the above application.

- 1) This is a green field site in our National Park.
- 2) It is not within the Sleights boundary and will result in Sleights "sprawling" further into the countryside.
3. It borders a narrow country lane which has a steep hill so entry/exit to the site would be difficult and extremely dangerous.
4. There is a possibility of drift mines in the vicinity which would make the land unstable.
5. The detrimental effect on wild life would be huge.
6. The proposed development is not in keeping with the area.
7. The development is not close to amenities such as schools and shops and is not on a bus route.

**GREEN FIELD SITE :**

We have been told that out of 13 other sites, this is the preferred one. We find it difficult to believe that in a village as large as Sleights, a more suitable site or sites could not be found. We understand however that this site is preferred mainly because the land is being offered at a cheap price. It would also be a Builders "easy" option from the point of view of materials to one site and one set of utilities to connect. Among the reasons for the dismissal of some of the alternative sites are "access issues" and "impact on the National Park".

"Site history" quotes the Hermitage Way Estate. This estate is within Sleights boundary and is to the rear of a row of well established houses fronting on the lane known as Eskdaleside. The proposed development is neither of these. May we please also draw to your attention an application to build in a field just yards away from the proposed site. Application Ref 34/07 was dismissed, the reasons being impact on the landscape, alteration of character of area, intrusion into open countryside and jeopardising rural character. All these reasons equally apply to this site. Is this not therefore "impact on the National Park" and a reason for dismissal? We see that this proposed site has been designated as an "Exception". However, this Core Policy K makes no provision for ignoring these valid reasons and whilst the Government are keen to see more development in the country, there are rules regarding the protection of green field sites which have to be followed.



### **SLEIGHTS :**

This proposed site is not within the boundary of Sleights settlement. We believe that if the Housing Enabling Officer's recommendations following the survey were to be carried out, then up to nine dwellings (i.e. a figure of between one and nine dwellings in any combination) could well be accommodated in the village itself using one or two of the other possible sites. There is also a discrepancy in that the Housing Enabling Officer does not recommend ten dwellings in his report. We also refer you to Core Strategy and Development Policies, Core Policy J (Housing), sub paragraphs 2 (infill sites and conversions) and 3 (restricting new housing in open countryside). This policy does not appear to have been followed. The requirement under para. 9.8. still does not appear in your documentation even though it is requested at planning application stage.

### **COUNTRY LANE :**

This proposed site borders a narrow country lane. As above, site access/exit would be difficult and dangerous. There is no scope for any required improvements to the highway. Is this not an "access issue" and a reason for dismissal? We see that already extra funds (£50,000) have been requested by Home Group (the Registered Social Landlord of the Scheme) from Scarborough Borough Council because of a shortfall in the estimated costs, part of which relate to unspecified extra highway requirements.

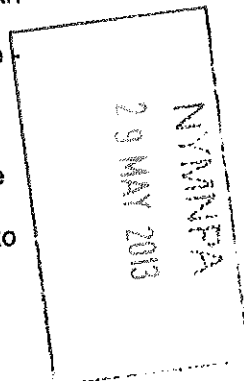
### **DRIFT MINES AND UNDERGROUND WATER PIPE**

We understand from local knowledge that there are drift mines in the vicinity with entrances in nearby fields. We see that a geological survey is to be carried out. We also believe there is a large underground pipe and a water course in the field. (We have commented on this water course under WILD LIFE section). The existence of the large water pipe has been confirmed, and part of the aforesaid requested £50,000 is towards the relocating of this main water pipe but Yorkshire Water have still to issue a final figure for carrying out this work. As previously stated, the application for the extra £50,000 has been made to Scarborough Borough Council. In their report (Scarborough Borough Council), they speak confidently in terms of this proposed housing project going ahead. We find it worrying when a request for money (maybe even approved by now) has been made for a project which has not yet received planning permission.

### **WILD LIFE :**

We have paid particular attention to the one day ecological survey carried out, and after having lived here for 12 years, we feel that a lot more needs to be considered. Our observations are based on 365 days a year over that 12 year period. We should explain that the bottom of our very long rear garden is next to part of the field in question - near to the wood on the left hand side when looking at the field from Eskdaleside. We have observed much wildlife emerging from the woodlands and in the field.

1. This is a unique field. It has the only open natural water this side of Sleights in the form of a pond.
2. The pond is fed from a natural water course and should be preserved.
3. The only other open water is the River Esk, fields away and close to a railway line.
4. Because this is the only source of water, the area is a habitat for a wealth of wild life, both mammals and birds.
5. The pond is mainly open to view all around and from the air. It has woodland to one side fully established with its own ecology.
6. The field also has established woodland along both side boundaries.
7. The pond is used by visiting ducks, geese and heron and its wood offers shelter for resident moorhen, redlegged partridge and pheasant. The pheasants successfully produce young each year and the pond's mud is used by martins and swallows for nest building. There is life in the pond too, and we are pleased to see that an investigation will be made to investigate the presence of newts and water voles.
8. Birds observed in the woods and immediate vicinity, cuckoo (heard every year but not seen), jays, woodpecker, wren, chaffinch, bullfinch, goldfinch, greenfinch, blue tit, great tit, coal tit, long tailed tit, pied wagtails, siskin, robin, blackbird, magpie, crow, pigeon, collared dove, dunnock, house sparrow, nuthatch, owl, treecreeper, songthrush, starling and redwings.



9. We can categorically say that some of these birds are breeding successfully - we see young wrens, pied wagtails, woodpeckers, blackbirds, sparrows, robins and blue tits.

10. As far as mammals are concerned, there are frogs, toads, voles, field mice, stoats, rabbits, squirrels, badgers, foxes and deer. There is certainly more than one group of foxes and deer are seen up to five at one time.

11. Again, the foxes and deer are successfully breeding each year. We see fox cubs with vixen and young deer with adults.

You can therefore see that this pond, field and surrounding woodland is vitally important. It supports a rich variety of wildlife and as such should be valued and protected for future generations, especially as it is a site in the North York Moors National Park.

We understand that most of the species we observe are not "special" or "rare", but the huge variety and numbers that are flourishing in this one small area around the pond are worthy of protection for future generations to enjoy.

The pond is adjacent to the proposed new housing - a matter of feet away. There are two outcomes and in both cases, the wildlife will suffer :-

a) The pond is left and the building goes ahead. Wildlife will be deterred by human habitation so close. Buildings will also affect the open visibility of the pond from the air or

b) The pond will be filled in if the building goes ahead because it will be a health and safety issue especially where young children are present.

May we also point out that if the pond is left and the unthinkable occurs (even with the best of secure fencing) liability will have to be accepted. Where will that responsibility fall? If the pond is filled in, have funds already been allocated to take care of this - the pond is fed by a spring and this water will have to be diverted away from the proposed site to avoid flooding. Extensive excavations and pipework will be necessary to take this water away.

#### **DEVELOPMENT NOT IN KEEPING WITH THE AREA :**

We believe that there should not be housing of any kind on this site.

The proposed development consisting of ten dwellings, car ports, gardens and sheds is detrimental to the surrounding area which is open landscape. The panoramic view of the dale on leaving Sleights along Eskdaleside at the point of Hermitage Way entrance will be lost.

Although omitted from the drawings presumably for cosmetic purposes, but present we would have thought, are the solar panels on each roof, the satellite dishes, the television aerials, the clothes lines, the vehicles and lighting. We therefore do not believe that this large development resembles a "farm steading". The amended drawings are more in keeping with a dockland warehouse rejuvenation project. The development is half a mile walk to schools, much further to shops and is not on a bus route.

It appears that not enough thought had been given to this site from the outset. At consultation level, local knowledge indicated that this site would be extremely expensive to develop - the water pipe, water course and highways aspect to name but a few. This has been borne out by the resulting request for a provisional £50,000 because all this work "was not envisaged". To disregard this local knowledge smacks of incompetence. It is also clear that all parties concerned in promoting the site were ignorant of the fact that it is adjacent to the only open natural water in Sleights.

**It appears that the important question of the pond has not been properly addressed. May we reiterate the serious implications should an accident occur and life is lost.**

The Landowner in this case, who does not live in the Sleights area, is in a very advantageous position. If this planning application is granted, it is more than possible that at some future date, the Landowner will apply for permission for further housing development in the field. Even if the National Park were to refuse this further development, any appeal made

to the Secretary of State would, in our opinion, result in the permission being granted as a precedent would have been established. With the expectation of this situation in mind, this may be the reason why the Landowner is willing to sell this portion of the field cheaply.

The National Park letter heading has its aims stated at the bottom of the page - "working together..... If this planning application does go before the National Park Chairman and his Committee (as it surely should), for decision, and it is approved then these aims have not been achieved, but affordable homes would be provided. If, however, the application is dismissed but the Chairman and his Committee recommend that one of the other 13 identified sites is chosen (at least three or four must be viable and cheaper to implement than this one), then the aims are achieved - the landscape and life of the North York Moors is preserved and the homes are provided.

We object to this application.

Yours faithfully,

  
D F AND J PRICE.

NYMNP  
29 MAY 2013