

From: Philip Wilby
Sent: 25 August 2017 16:04
To: Mike Parkes
Subject: Kirby Hill MSA planning application

Ref : 17/03414/EIAMAJ

Dear Mr Parkes,

My name is Philip Wilby, and I am currently a resident of Skelton Windmill, which overlooks Applegreen Plc's proposed site for an MSA at Kirby Hill. You will understand that I wish to make a strong objection to this proposal.

Perhaps, I may begin with a few words about the Windmill itself. Built in 1822, it now enjoys a Grade 2 listing, ensuring its preservation for generations to come. In Bulmer's Directory (1890), he describes the view. 'On a hill nearby the village is Skelton Windmill, from which can be seen 16 churches, the Cathedrals of York and Ripon, the castles of Crayke and Sheriff-Hutton, and the Hambleton hills.' The unbroken view from the hilltop to the North Yorkshire moors is widely admired, and much cherished by local people. We fear that once lost, it cannot be recaptured. Of course, the site itself is much older.

Its pre-Roman archaeology has been comprehensively researched. Dr Jan Harding of Newcastle University has published two major books on the area, 'Henge Monuments of the British Isles' (2013 ISBN 978 0 7524 2508 5) and 'Cult, Religion and Pilgrimage' (2013 ISBN 978 1 902771 97 7). For your interest, both titles are available from Amazon UK. Harding has described the area as a 'Double meditation between monument and worshipper', which is thought to have been especially active during the fourth Millennium BC. During the 2011 appeal, reference was made to the archaeological impact on this particular site, when the professional archaeologist's report concluded that 'development on these fields could permanently destroy archaeological sites of national significance.'

In the present time, the area in question still enjoys notable biodiversity in spite of its use as Grade One/Two agricultural land. We ourselves have seen 11 species of wild mammals, and on one occasion, some 30 Buzzards soaring on thermals over the very fields that are included in this proposal. We fear inevitable pollution of the natural environment would arise from your proposal, and that its air, water, light, and tranquillity could never be regained if your MSA is allowed to be built.

In particular, the removal of foul water is a major problem which local people know to be a very serious issue, and one which has been underplayed in Applegreen's recent assessment.

My wife and I feel privileged to live in such historic surroundings, but also an enhanced sense of responsibility. We see ourselves as temporary tenants in a building that is nearing its 200 birthday, and that rests on a site that was a major centre of human activity some 6,000 years ago. We wish to preserve this heritage for the future, and we would urge Applegreen PLC to choose a different site for their proposed MSA. We understand that there must be a balance struck between the needs of motorist, developer and resident, but we hope that they will agree that other sites (not least at Leeming Bar and Baldersby) will prove more suitable and less damaging to residential communities.

Applegreen's recent (and hugely biased) report admits that the Windmill will be seriously compromised.

'5.4.30 Views from the elevated upper windows of Skelton Windmill are likely to include elements of the Proposed Development that would be screened from ground level or first-floor views from other properties. It is possible that some partial views of parked vehicles may be available from these elevated parts of the property. There would also be greater visibility of the new buildings, predominantly of the gently sloping green roofs. The new vegetation cover and low screening mounds close to the western boundary of the Site may also be visible. This change would increase the existing influence of the A1(M)/ A168 corridor upon views from the property.'

We agree with this assessment but not its tone. The impact of such an MSA with hundreds of cars, and 90 HGV vehicles would be terminally dramatic.

Finally a word about the proposal to include a new staff entrance to the site on the B 6265. This is a dangerous road, which contains a lot of fast traffic, genuine pressure at certain times (not least Ripon Race Days, Newby Hall events, cycle races, farm harvests etc etc). All the residents experience 'near misses' on this road, and I find the idea that it will expected to provide access and parking for some 300 employees surprisingly reckless.

Many thanks for the opportunity of being able to write to you on this important issue, and look forward to hearing from you in due course.

Yours Sincerely,

Philip Wilby, Skelton Windmill YO51 9DP