

**From:** Judith Millward  
**Sent:** 18 Jul 2018 15:06:54 +0100  
**To:** Planning Services  
**Subject:** Objection to Planning Application - 17/02734/FL

Reference: Full Planning Application 1702734/FL

Made by McCarthy and Stone Retirement Living Apartments and Lifestyle Living Bungalows on land off Church Cliff Drive, Filey YO14 9ES.

( Site HA24 - SBC Adopted Local Plan )

All comments are in reference to this planning application and its amendments.

Dear Sir/Madam,

We, as the owners of 95, Wooldale Drive, Filey YO4 9 ER, object to the planning application referred to above.

Previously the Planning Inspectorate determined this site was not appropriate for development and it seems there have been no material changes since (20/08/91).

We feel the development will have a detrimental impact on the rural character of the local environment (being a green belt buffer zone) and may also lessen the value of it as a tourism asset (which would be in conflict with the Local Plan Policy).

We were expecting the Filey Flood Alleviation Plan SBC 15/02657/RG3 to be implemented in this area using already allocated funding. We object to such an important scheme being undertaken by developers of the site when there may be conflict of interest. It seems the amended plan proposes using land outside the area

HA24 extending the development site.

Furthermore ' The Strategic Flood Risk Assessment for North East Yorkshire, 2010 '

Section 11.5-11.5.8 Filey - recommends that no new developments take place in areas at risk of flooding. HA24 is identified and recognised as a Flood Management Zone.

We attended the McCarthy and Stone presentation in November 2017 and were surprised that a proposal for building 59 dwellings was to be submitted - considerably more than the maximum previously stated. We have since read in 'The Times' newspaper that in order to maximise profit for the developers when building bungalows McCarthy and Stone now include apartments in the development- as evident here. We were very surprised to see the HA 24 development advertised on the McCarthy and Stone website.

We have not seen a needs based analysis for housing in the district and wonder whether this development is aimed at the local market. How many over 55s in Filey are in need of such properties which will retail well above the average house price in the area?

This part of the cliff top, at present, is uninterrupted by development. We feel this proposed apartment block will change the nature of this environment and the open views of the bay. It may also be the harbinger of further development towards Filey Brigg an SSSI.

NB:

Our bungalow -95, Wooldale Drive- has a conservatory to the rear which is not included on the plan we have seen. It extends to 6.1metres from the fence which abuts site HA24.

There seems to be no buffer zone proposed to the rear of our boundary.

In conclusion, we object to this planning application and urge that it is rejected.

Yours sincerely

Judith Millward &

Stan Millward

18.7.18

Sent from my iPad