



Councillor Tracey Simpson-Laing  
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Gareth Arnold  
City Strategy  
9 St Leonards  
York.

7<sup>th</sup> December 2007.

Dear Gareth'

Ref: Planning Application, Poppleton Gate House, Millgates, Boroughbridge Rd. York.

I am writing on behalf of a number of residents of Millgates and The Paddock who have concerns over the redevelopment of Poppleton Gate House.

A number of views have been put to me by residents. Some people have expressed concerns regarding any redevelopment which puts extra pressures on the existing infrastructures whilst others concerns over aspects of the redevelopment.

Concerns raised are:

- Loss of trees.
- Loss of 'Park Land' setting.
- Destruction of naturally seeded habitat
- Disturbing of the environment for resident Owls.
- Increased traffic
- Loss of building
- Unsustainable redevelopment – demolition.

With regard to the trees and natural habitat a number of residents feel that the beauty of the setting of the area is because of the self seeding that has taken place, particularly along the boarder with The Paddock where a variety of species are now well established.

I have also been informed by residents of The Paddock that there are Owls, believed to be Barn Owls, living in the trees that boarder onto their street, trees which on the plan are marked for removal. I would request that an investigation is undertaken to explore the presents of Owls as a mater of urgency.

I would also like to address the issue of demolition. The Communities and Local Government document 'Homes for the future: more affordable, more sustainable' addresses the issue of reusing existing buildings. Doing so gives a higher BREAM rating and also cuts

down on the use of aggregates and transport emissions. Whilst the Housing Association may be trying to maximise the number of units it is seeking by 'intelligent design' an imaginative development could take place on the current buildings 'footprint'. For instance the room heights easily allow the usage of mezzanine floors to create split living places. I would also like it noted that Poppleton Gate House is included on the much delayed 'Local List'.

Regarding traffic, a number of residents feel that with the increase in the number of units, to those currently on the site, that the development will bring increased traffic levels. When Poppleton Gate House was fully occupied there could at times be a number of vehicles that equated to over 1 vehicle per unit. Whilst it is true that officers will say that there is a bus route within walking distance the No10 bus is only a 20 minutes service that has reliability problems due to the route being on the A59 through to the A1079. Also, no matter what people have vehicles and across the development it could be expected to be at least 1.5 vehicles per unit.

The knock on effect of the increased traffic is the road itself. Millgates has a sharp bent at the top of the section from Boroughbridge Road. This section of the road is narrower than the main carriageway and concern lie here not only when any development is occupied but also during construction.

I would request that if this application goes to Committee that a copy of this letter is included in the agenda.

Yours sincerely,

Cllr Tracey Simpson-Laing  
Acomb Ward Councillor