

MASHAM NEIGHBOURHOOD PLAN

PUBLIC CONSULTATION QUESTIONNAIRE MARCH 2023

COMMENTS

ADDITIONAL COMMENTS

If you wish to make any additional comments, please make them below:

Please do something for families - the housing is too expensive, there are too many holiday cottages and this is pushing families out of Masham. Please do something about residents parking. There's a massive focus on tourists and the elderly - it would be great if something could be done to help families. Thank you for all you do currently.

Food mills need to stop working overnight – too much light/noise pollution. HGVs need time constraints to limit movement. Currently start at 4/5am onwards – need time constraints to move between 8/9am to 5/6pm daily. HGVs too many on routes in and out of Masham

At the present time there are too many holiday lets some of which are not owned by local people, also there is an abundance of second homes

Q4 should not be set out as it has been, if people want to see more houses, they should say without been prompted as they may be tempted to tick boxes because they feel they have to, thus giving developers i.e., Swinton Estate the green light

If additional residential building is permitted general services must be improved such as services supply, drainage and sewerage, doctors, schools shops and such like

Masham has a lot of local businesses employing local people. I would like to see these businesses supported wherever possible. A high percentage of people in Masham have stayed here unlike many places where new comers have out priced locals. Affordable housing especially for young ones is a priority

With additional housing and so population, there must be appropriate increase in infrastructure and services such as schools, playgrounds, public transport, post office, banks, community services and sports etc. Functional town that supports a broader community with younger families and people

Quarry needs to be stopped. Too much pollution and large HGVs

New school required and Doctors surgery – all could be on the old Auction Mart site

New sewage works required

I feel that some of the questions will elicit responses which can never be achieved. You can't ban HGVs from Masham to avoid degradation to the roads for example! Winter gritting by contrast is

excellent. Frankly this plan is not worthy of contribution. If you live in Masham you know what the issues are and these are too many holiday lets and too many new houses!

The dog fouling issue is monumental at the moment. Something must be done about this

If more houses are built on Thorpe Road (on towards Grewelthorpe) the traffic on Park Street and through the town main road will be horrendous. Traffic from Leyburn Road doesn't have to go through the main town – therefore building there is preferable. M8 – if this goes ahead how does the traffic get to Leyburn and the A1? M11 – does all this traffic exit onto Fearby road?

Is provision being made for extended surgery and school? Improved sewage works? Supermarket and more shops? A convenience store is not good enough if one is disabled

With all the new houses going up in Masham isn't it time the school was upgraded and the sewage system improved

Masham is a growing town. More shopping facilities are needed with adequate parking

There is too many holiday lets in Masham, most do not shop in Masham they bring it with them or get Tesco delivery houses that come for sale in Masham should have a clause that it cannot be for holiday lets for so many years, then giving local people a chance to buy

New homes should be built in the vernacular (stone) and the houses (new and old) in the Conservation area should not be allowed to have Upvc windows. They are ruining the aspect of the town. Grants should be given for the upkeep of the oldest houses as used to be the case for listed buildings

Light pollution from the LED streetlights have helped to lead to a loss of bats in the area. There were plenty of bats off Park Street but now very few. The brightness needs to be lowered

Masham and surrounding villages are very special places and a lot of people work tirelessly to keep them this way. People should never take this for granted and should be encouraged to feel they belong to a community with traditional values built on centuries of village life. One jarring note is the awful buzzing of the new acrobatic aircraft which daily abuses the still quiet peace of the Yorkshire Dales. How can they have a license for such abuse

Do a public meeting to discuss further

The problem with development in villages and small towns in rural areas is that they tend to become dormitory towns. This means that there will be at least two cars per new house/flat. People who do not work in their place of residence tend to shop elsewhere so probably little support for local shops and services. There would though be a requirement for more schooling places and transport to and from the different schools – primary secondary and tertiary. The sewage system is barely adequate for the current population – for the safeguarding of the area and rivers and streams, something will have to be done. Please also note that not enough is done these days about pharmaceutical sewage with so much now in general sewage. I worry that the present push to electrify everything might result in the use of productive agricultural land for solar farms – not sustainable as food then has to be imported using all the hydrocarbons/shipping etc that we are trying to stop using

Isolation is a problem – lack of reliable and good mobile and broadband communications – people living outside of Masham town have to have and use their own vehicles and it is usually too expensive for them to consider buying electric cars. These people need transport for everything. Business. Shopping – leading to a huge part of those living outside the central shopping areas having

to use internet shopping leading to more isolation. Shopping in York or Leeds or Harrogate etc becomes a rare thing. People are already limiting going out because of the price of fuel. It is a sad situation. Hospitals, dentistry, opticians etc. Socialising. And the list goes on. This becomes a serious matter of isolation for the older sections of the population and those who live on their own. They tend to live too far from any means of getting to and from any means of getting to any form of public transport other than by car.

Masham is very poor for shops. Also, there should be a proper pedestrian crossing at Lawsons corner – it is very poor for the elderly

I consider it fool hardy to keep building more houses when the sewage works definitely can't cope. I understand that the school has not room for all the children coming and I already think Masham surgery is busy enough

Wheelie bins for paper/ plastics would help with keeping Masham free from litter – stuff blows out of boxes on windy days

Fines for cars that park in the no parking area in front of the surgery. What if an ambulance is needed at the surgery? Same for cars that park in the bus stop to use cash machine

Very important that infrastructure keeps pace with developments etc doctors, school treatment plant

Parking in the Market Place great. Not all shops are there – parking on Silver Street and Grewelthorpe Road is diabolical. Residents find it increasingly difficult to find parks due to holiday lets and walkers who park all day taking up valuable spaces for shoppers etc without a care. Therefore, regulations would not go amiss - a bloody good sort out is needed.

Doctors' surgery oversubscribed. The sewage too small for the size of the population of Masham we need no new houses. Masham school today is too small for the intake of pupils – if they build more houses, it will become inadequate.

There are far too many airbnbs – yes, we need tourist accommodation but now there are not enough properties for people of all ages who need longer term rental properties of all types. There are also quite a few second homes which add to that dynamic.

Please stop building new houses that are far too expensive for young local families. People who have grown up here and wish to stay and be part of our community are unable to get on the property ladder.

Install swift boxes in all new houses

The public toilets are a disgrace. As someone who has to use them two days a week, i am appalled. They are dirty and in poor repair. Visitors often complain to me about them

The food mills in Masham need manufacturing limits imposed so they don't work overnight as this causes a lot of noise and light pollution in an increasingly populated town. HGVs have increased in size and frequency causing air noise traffic pollution. Need restrictions or moving out of a town they have outgrown

My essentials are 1) at least one pedestrian crossing 2) better enforcement of cars vans and farm vehicles parking on pavements 3) traffic calming 4) restricting second homes and making it easier for youngsters and homeless to buy

Too many holiday/second homes. Proportion too high. Properties sit empty for long periods.
Masham is losing its soul/identity due to this

Too many HGVs heavy traffic coming through town, particularly from l'Ansons etc. Traffic noise and fumes

Too many speeding vehicles. Too many HGVs very early in day also. Too few sightings of local Police keeping community safe

Chapman Lane unlit and unsafe in the dark

We can't cope with any more houses or incoming people on Greenfield places. The sewage works cannot cope, neither can the doctors, school, and other social/community services

Why not build on land where works have been demolished or abandoned?

I am concerned that with the extra house building, it will put a strain on the adequacy of the size of the school, the amount of strain on the Doctor's surgery & the sewage problem. When there are many houses going up in a small community. By law section 106 states that monies are available to offset any issues mentioned above

Street lights and road repairs would be good along with better internet speeds (Average is 4.2mb) and mobile signal, nil at present and phone or smart meter didn't work, in Low Ellington

I do think measures should be taken to limit the effect of tourism – by limiting the number of holiday lets and second homes, for instance

Masham is a beautiful place however, in the summer it becomes on large parking lot. Surely it would be a good idea to put a large visitors car park on the edge of the village that does not impact residents and make more roads double yellow lines, so visitors will not park in dangerous places, they can park in the visitor car park and have a short walk into the Market Square. Would this not also bring in more money/funding for Masham? Other places do it and it does not discourage tourism at all but brings in revenue and keeps both tourists and residents safe. Also, as Masham has several thriving businesses that need to use HGVs and larger vehicles, a 20mph speeds limit through Masham would help to lower speed limits coupled with no dangerous parking on the roads would make Masham a far more pleasurable place to walk through.

This is a very full and wide-ranging questionnaire, and I congratulate those who were responsible for putting it together. I very much hope that some of the suggestions will be acted upon

I am not convinced by the argument for further housing in Masham. There are already too many second homes that spend the majority of their time empty & there are too many holiday homes. The traffic survey for the block of land at M8 is erroneous in its assumption that there will be zero vehicle movements before 07.00 every day of the week. Virtually everyone moving to the new houses will have to commute, many for some distance & with inadequate public transport many will have to start their commute earlier.

I rather wish the 'plan' could have been undertaken at an earlier date and prior to the HBC's local plan. Nonetheless, I hope this is concluded in a timely fashion despite the North Yorkshire local authority changes. Thank you to everyone involved.

Masham is a wonderful place to live. I fully support efforts to keep it clean, safe, invested in, and not overly developed.

I struggle to see what policies MNP will contain

We need decent well paying jobs, and these do not come from Tourism. We need to encourage businesses to stay in Masham, limit tourist traffic and parking, not industrial. A great many people who live in Masham do not benefit from tourism at all. With the new housing developments Masham is becoming very lopsided. Most people live around Westholme Road/Crescent/Place and Leyburn Road/Close, The Oaks. Any more development on this side of town and Masham will divide, needing shops and services away from the Market Place.

I have lived and worked in Masham for over 30 years and have seen many changes. It is a wonderful place to live. The main problems currently I think are concerned with traffic and road infrastructure including HGV use and resident parking also increased tourism. I think there is room for housing development but it is vital that it should be predominately low cost or housing association based.

Even though my children/grandchildren no longer attend the local school I believe that a new school would be welcomed due to all the additional housing. Can the existing sewerage works cope with new housing? Can the shops cope with the new housing? Realistically does Masham require a larger supermarket?

I think Masham has to be careful with the balance between tourism and residents/workers. Masham gets much of its strength from the big local businesses, which make it still a working town. The ease of remote working means many people could live and work here, if they could find affordable housing. Does the Council have a good evaluation of the value of different aspects of tourism...?

Clearly with an extra 100 houses planned for Masham, the Plan needs to address infrastructure and how will the town manage the extra vehicles, people and demand for services. People new to Masham and the area would benefit from a 'welcome pack' outlining what Masham has to offer.

Asbestos roofing on some Low Swinton needs removal. Unused silage towers are unsightly/dangerous and need removing. Longer term; greater public access to parts of River Burn could create a new pathway along its whole course.

Masham needs a bank and a vets.

To summarise: stop building larger houses; improve transport; provide a care home instead of more houses; improve and resite the medical services; clean out Swinney Beck; find a way of encouraging more local people (particularly younger ones) to serve the community; move the school and improve its facilities; Introduce more adult education, stop renting out council bungalows to younger people. If you can achieve all of these it will be miraculous, even some of them would be good! Above all, please stop Masham from losing its identity by becoming a large housing estate!

The most important thing to consider is how to attract more jobs and how to provide as much support as possible to all our farmers and all who are associated with our farm and food producers. We need to remember we are (or were) primarily a food producing area and that's our skill and we need to remember that. What people and visitors like and appreciate is the landscape as it has evolved over many centuries. We need to recognise that this has led to the evolution and development of an additional network of tremendously skilled Stone Masons, Joiners, Builders, Electricians, Plumbers, Roofers, Engineers, Breweries, Artists, clothing manufacturers, Teachers, Writers, Fabricators, Cable Pullers, Civil Engineers and many other trades populating our area. Whatever we do in the future we need to be asking ourselves 'How do we continue to make ourselves attractive to potential employers and investors? What employers and employees need are Good Transport Links, Access to an educated workforce, Good Communication and good quality well

paid jobs. The local infrastructure needs to be of the highest standards i.e. the sewage system either needs replacing or a major upgrade, School places need to be expanded, and we need to support all our food producers and employers like Jameson, l'Anson's, Theakston, Black Sheep and Swinton Park in all their varied enterprises at every step

Mashamshire needs to care and provide more facilities for the local community instead of pampering to the tourists and second home owners. Every effort should be made to reduce the number of second homes and Airbnbs in this local area. More shops that cater for the local community should be opened

Invest in infrastructure before housing. If you're hoping to encourage young families make sure there things like school places available and adequate jobs both full time and part time. Ensure services/utilities/roads can cope or, even better, are over spec'd. Maybe introduce some kind of resident's card for discounts for things

Part of the charm of Masham is its size, we would not like to see it get significantly bigger or have busier roads

I would like to thank the Parish Council for all their hard work on behalf of us all. Not only do they create the policy but are hands on. This town is all the better for all the people in it who contribute so much of their time to make it a great place to live

We have seen many areas that through lack of effective planning have lost the identity of the neighbourhood to be replaced overtime by an environment which is far inferior to that which had existed before. The efforts by the Parish Council to exercise robust and diligent governance in relation to planning is therefore highly commended and whilst you cannot please all of the people all of the time if you can protect those aspects that make Masham a special place and as/where necessary develop sympathetically, and with consideration to the threat to the environment/climate change, you will help maintain a legacy that will continue to be worth looking after in the future

Very frustrated that ourselves and our grown up children when been looking to buy property are unable to in area. New properties are ridiculously large. No small/ starter, young family homes or practical young retirement homes. Big houses don't help keep locals in area, that would support schools, churches and want to work locally. All pushed out of area due to lack of availability. Sad for them and area

Large food mill down Thorpe Road has outgrown Masham and needs relocating out of town

There needs to be more/some control of the influx of travellers taking over the town every year to the detriment of those living here and those attempting to visit whilst the travellers are resident

There is no affordable 1-2 bed houses in Masham for young people to either rent or buy. If you want to keep a diverse age in Masham this needs to be addressed. The new houses in Masham are now so called 'affordable' as they are shared ownership which doesn't mean the tenant owns the property. There are no affordable areas to rent unless you can afford around £900 a month which is the cheapest I have seen on Rightmove. The young people of Masham have no where to meet up and if they do such as the River or the Recreation Ground they get abuse for it on Masham facebook group or they get wrongly accused for damage that have not been done by them. By building 4-7 bedroom housing you are encouraging more people to but second homes or holiday lets and are enticing people from elsewhere to move to Masham.

I'm all for more houses to be built but infrastructure and local amenities need improving first. Also I think it should be a gradual increase i.e. a limit on how many properties can be built in a year.