

North Ferriby Parish Council

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20th January 2014

Peter Ashcroft
Head of Planning and Development Management
East Riding of Yorkshire Council
County Hall
Beverley
HU17 9BA

FAO Mrs Susan Hunt

Dear Mr Ashcroft

Ref: 13/02860/STOUT

Outline Application for residential development of up to 390 dwellings at Brickyard Lane, Melton - Resubmission of 12/04849/STOUT (Additional Information).

I write in response to your letter of 20 December 2013 enclosing additional information relating both to this application and the previous one now at appeal. North Ferriby Parish Council has the following comments:

S106 Obligations - Infrastructure

Option 2 is clearly unacceptable and cannot be considered. The proposed £6 million infrastructure contribution at item 6 is not related to the development, the subject of the application. Its purpose is to open up the land south of this site and of the railway line for development. The proposal does not specify what development would be intended.

Whilst it may be supposed that the intention would be to provide additional business and industrial development so that the application site could be used for housing, this is clearly disingenuous. The applicant's position at the Inquiry into the first application is that there is no need or demand for further business development here. We must therefore assume that the applicant's intention would be to submit a further application for a large housing development on the southern site.

Our response to the second application dated 16th October 2013 emphasised at item 10 the likelihood that an approval for housing development on the application site would prejudice the future of the remaining open agricultural land south of the railway line. It seems that we were correct. We maintain strongly that the future of this large area should properly be considered in the context of the new East Riding Local Plan. Our concerns, as expressed in our previous letter, are magnified substantially by the implications of this latest proposal.

2.

S106 Options – Other proposals

The Heads of Terms suggestions regarding contributions for Education and Sustainable Transport do not give any indication as to how or where the proposed financial provisions would be used. It is therefore impossible to assess whether they would be effective or not in their intended purpose. If the application is successful, it must surely include more specific details so that the impact on our village and its residents can be addressed, and so that adequate arrangements for these requirements can be secured.

The proposed financial contributions for further necessary development to accommodate the wider implications of this housing proposal, without any specific proposals, only serves to support our argument that all these matters are of such a significance to our local communities, and affect such a wide area beyond the application site, that they should be considered within the context of the new Local Plan, and not prejudiced by the approval of an unwanted development.

The proposed Care Provision will not overcome the isolation of this location from local services, and the difficulty that elderly residents would have in accessing the shops and services in North Ferriby or elsewhere.

For all these reasons, North Ferriby Parish Council strongly recommends that:

- this application should be **REFUSED**
- the Option 2 infrastructure inducement should not be considered as it contravenes the requirements for S106 Agreements to be related to the proposed development
- no other elements of the proposals affecting the provision of local services be agreed unless they can be demonstrated to be specific, necessary and adequate, and
- East Riding of Yorkshire Council discuss the future of these sites with local communities and parish councils within the context of its Local Plan

Yours sincerely

Pat Lambert
Clerk to North Ferriby Parish Council