

North Ferriby Parish Council

www.ferriby.info

Pat Lambert

Parish Clerk/Treasurer

Tel/Fax 01482 631822

e-mail

clerk@nferriby.info

pat@nfpouncil.karoo.co.uk



20 Narrow Lane
North Ferriby
East Yorkshire
HU14 3EN

16 October 2013

The Planning Inspectorate
Room 3/02 Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Sir/Madam

[APP/E2001/A/13/2200981/NWF](#)

OUTLINE: Residential Development of up to 510 dwellings, 50-bed care home, 20 sheltered apartment units for elderly persons, 16 dormer bungalows for elderly persons, a local centre maximum 680sqm (total internal floor area) to include retail; community and leisure uses within use classes A1,A3,A5 and D1, informal and formal recreation open space including children's play areas and sports pitches, sports changing block, landscaping, drainage works including ponds, cycleway and footway links, new highways access, internal roads and car parking area (access to be considered) for St Modwen Developments Ltd at Land to the North of Monks Way East, and East & West of Brickyard Lane, Melton, East Riding of Yorkshire, HU14 3HB.

I write further to the letter from the Parish Council dated 20th August 2013 regarding our representations to the current planning appeal by St Modwen.

Following consultation by the East Riding of Yorkshire Council on a further revised planning application for the site, it has come to our attention that neither the appeal application nor the revised application contains an Environmental Impact Statement. We are surprised that this has not been required, because of the large scale and strategic importance of these applications and the close proximity of the site to the Humber Estuary, which is a Special Protection Area, Special Area of Conservation and a RAMSAR site of European, if not worldwide importance for its unique natural environment.

We have seen attached to the appeal documents a letter from the ERYC to Nathaniel Lichfield and Partners dated 20th November 2012. We do not agree with the conclusions of the ERYC in the final paragraph which says the development does not comprise EIA development.

The Environmental Impact Regulations 2011 state at paragraph 12.2 that *“Where an Inspector is dealing with an appeal and a question arises as to whether the relevant application is an EIA application and it appears to the Inspector that it may be such an application, the Inspector should refer that question to the Secretary of State and should not determine the appeal, except by refusing planning permission or subsequent consent, before a screening direction is made”*.

The Inquiry is due to begin on 19th November 2013. The Parish Council would therefore be pleased to receive your most urgent response to this issue.

Yours sincerely

Councillor John Halmshaw
Chairman
Planning Committee
North Ferriby Parish Council.