

North Ferriby Parish Council

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20 August 2013

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

Dear Sir/Madam

Planning Appeal APP/E2001/A/13/2200981/NWF

Outline Application for Residential Development of up to 510 dwellings, 50-bed care home, 20 sheltered apartments for elderly persons, 16 dormer bungalows for elderly persons, a local centre maximum 680 sqm (total internal floor area) to include retail, community and leisure uses within use classes A1, A3, A5, and D1, informal recreation open space including children's play areas and sports pitches, sports changing block, landscaping, drainage works, including ponds, cycleway and footway links, new highway access, internal roads and car parking area (access to be considered).

Land to the North of Monks Way East and East and West of Brickyard Lane, Melton, East Riding of Yorkshire, HU14 3HB

The Parish Council of North Ferriby is against the appeal proposals for the reasons given in our letter dated 17th January 2013 in response to the County Council's consultation on the planning application. Our reasons overlap with those of the Local Planning Authority, but some are additional concerns not covered directly in the LPA's reasons for refusal but pertinent to the appellant's case.

The application site is part of a larger tract of open countryside running from the top of the Yorkshire Wolds to the River Humber and in active agricultural use. The Parish Council has long been concerned at the prospects of the total loss of the part south of the A63 trunk road to development. The development of the appeal site will prejudice the future of the remaining southern part, which will be separated from farmland to the north, and could presage further development at a later date.

The former Beverley District Local Plan identified sites in the Melton area for business development but left a wide stretch of farmland remaining alongside Long Plantation at the edge of our village. The Hull and East Riding Structure Plan indicated that, as well as responding to the needs for business development, Local Plans should protect the character and identity of the villages in our area. We are concerned that, despite these stated intentions, the progressive development of all the open land south of the A63 here will leave a continuous urban sprawl stretching from Hull to Brough, and that the established need to protect the character and identity of our villages and to incorporate in planning decisions a credible response to local communities' views and needs will be ignored. The Parish Council has prepared a Parish Plan, published in April 2011, and we are confident that our view is representative of the residents of North Ferriby. A copy of the Parish Plan is included.

The Parish Council's view regarding industrial/business development is that the allocation of the whole of this site for development is excessive, and that there is an oversupply of sites both east and west of our village. The position now is that the developer also does not consider there is a need for this site to be developed for business uses. We support the LPA's view that the approval of the residential development proposed on the appeal site is also inconsistent with established and proposed planning policies and will undermine strategic regeneration priorities. We consider that there is no justification for the loss of this significant area of open countryside and no urgency that would override the proper planning for the area through a plan led approach.

The East Riding Council has separately identified a significant shortfall in the provision of public open space and playing fields for the local communities in the Hunsley ward, including Welton, Melton and North Ferriby. There are few opportunities for remedying this shortfall, but in the event that it must be developed, this site and the adjacent land to the south would offer one such opportunity. The Wolds Way runs north to south through Long Plantation between North Ferriby and the appeal site. The Parish Council has suggested the development of a local green infrastructure project alongside this route, retaining an open tranche of land between North Ferriby and Melton and addressing recognised community needs. We have asked for this to be actively considered within the context of the draft East Riding Local Plan.

We suggest that this appeal raises significant planning issues, including not only those of industrial or housing land supply, but also covering countryside, agricultural and community matters, that go to the heart of the credibility of the plan led planning system in this area. We wish to maintain our opposition to the proposals on the grounds previously stated, and offer this additional explanation of our position.

Yours sincerely

Cllr John Halmshaw
Vice Chairman
North Ferriby Parish Council