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SWPC /MH
East Riding of Yorkshire Council
Planning and Development
County Hall
Beverley, HU17 9BA

8th March 2017

Dear Sirs

17/00343/STOUT OUTLINE - Erection of a Residential Development (up to 79 dwellings) and associated infrastructure and extension to existing car park adjacent to Swanland Playing Fields (Access to be considered) Land East of Swanland Playing Fields West Wold Swanland East Riding of Yorkshire HU14 3PT

Swanland Parish Council recommends **refusal** of this planning application until a revised application is submitted for the following reasons:

Swanland Parish Council had a preliminary meeting with the agents for this site on February 6th 2017 after they requested a meeting with the council. The planning application had already been submitted (January 30th) and was undergoing validation at the time but this was not disclosed. As a result, a number of suggestions for modifications were made and none have been accepted.

1. This is the largest of all the sites identified in the East Riding Local Plan Allocations Document. This application is for almost half the total number of dwellings to be built in Swanland during the period of the East Riding Local Plan. There has been no public engagement on the application either for neighbours or the wider village. Before the application is considered by the Planning Authority it must be submitted for a Public Presentation of the proposals. This site was added at a late stage in the development of the Local Plan and so was not included in the site analysis consultation that took place for all the other sites in the village. It was also selected after the public examination in front of the Planning Inspector identified problems in compliance between the draft Local Plan and the National Planning Policy Framework. The allocation of housing for Swanland was doubled and this site was selected at a late stage to provide the required extra housing for the proposed growth of the village. This again resulted in little public consideration and input to the planning process. The Parish Council strongly urges the ERYC to reject this application until the public have been able to consider it and express their views.
2. The number of dwellings proposed (79) for the site is well above the indicative number in the site analysis of 62. This is an over development of the site and does not reflect the character of the area which comprises large detached house in substantial plots. The housing in West Leys Park, the nearest estate with this type of housing, is at a much lower density. The houses along West Leys Road and West Wold are individually designed and set in plots with large separations between each dwelling. A high density uniform estate of houses built close together would not conform to the style and character in the immediate area and would be contrary to Policy ENV1 of the Local Plan.

3. The proposed access points into the Playing Fields from the estate are unacceptable. The management of the Playing Fields relies heavily on the fact that there is a single entry point which can be locked at night to provide security and prevent vandalism. This simple change to the plans shows how little the developers have tried to take on board the local circumstances. There has been no attempt to contact or discuss the plans with the Playing Fields Management Committee, the Scouts or other users of the site.
4. Although a footpath is shown on the western side of West Leys Road it only goes as far as the road entry to the site from West Wold. This is inadequate when this road is specified as the walking route for pupils in that part of the village to access Secondary Education. This will apply to all the children on this estate aged 11+. The foot path has to be connected to the others in the village via West Leys Park as a minimum but also down to the junction with Kemp Road so that children can walk to school on a clearly defined path and not on the grass verge.
5. There has been no assessment of the traffic generated from the site other than the two nearest junctions of West Leys Road to West End and Kemp Road. As these houses will be occupied by commuters and used for commuting to work, the wider network has to be considered. In a previous application in the village the Highways Department at ERYC stated that the junction with the A 164 at the Swanbridge Roundabout is already at capacity. The Parish Council would also point out the problems appearing at the Humber Bridge Roundabout and Boothferry Road to get out of the village towards Hull at peak times. There are already problems at the A63 junction to get on and off Clive Sullivan Way as well as problems at the junction with Great Gutter Lane and the A164 for commuters at peak times during the day. A comprehensive traffic assessment has to be carried out before any further development takes place in the village and remedial measures taken to reduce congestion and queueing of traffic for commuters into Hull and towards the A63. Residents in Manor Road and West Leys Park have expressed their concerns that their estate roads will become rat runs for traffic leaving the village in an Easterly direction and for commuters dropping their children off at Swanland Academy.
6. The extra car park provision is a welcome addition to solve some of the problems of inconsiderate parking by attendees at Playing Field events. However, it was pointed out to the developers at our meeting that there is a misalignment between the road in and the entry point onto the actual playing surface for the delivery of materials and machinery. This should be brought in line to make sure that there are no problems in the future.
7. There is no statement that the car park will be built and surfaced to adoptable standards. The Playing Fields are leased from the Local Authority who would want to ensure that if it was necessary for the ERYC to take them over, the Authority would want to be convinced of the quality of the work carried out.

Swanland Parish Council hope that you will their comments into consideration when assessing this application.

Yours faithfully

Rosemary Jordan-Jackson

Clerk to the Parish of Swanland

For and on behalf of Swanland Parish Council