

Hambleton Parish Council observations on planning application:

2022/0665/OUTM | Outline application with all matters reserved except for means of access to, but not within, the site for the development of circa 156 dwellings and associated landscaping and infrastructure works | Land At Manor Farm, Chapel Street, Hambleton

Hambleton Parish Council STRONGLY OBJECTS

The Parish Council feels its observations benefit from a unique local and historical knowledge of the village, its surroundings and its residents. It is aware of opinions about this development in the community and the overriding worry is that the ability to continue to live as part of a close knit, caring community will become impossible due to the sheer number of people who will live in Hambleton. There has to be a limit to the amount of development an area can take. It is known that applications of a similar size on this site have been refused previously, and reasons that Hambleton had already had significant increase in homes were mentioned. Those who live in Hambleton choose to do so because of its rural location and for the opportunity to be part of the community. A large development like this will divide the village, it will not improve community bonds.

Reasons Hambleton Parish Council OBJECTS and urges Selby District Council to REFUSE permission:

Development Limits

The proposed development is outside of the Development Limits for the settlement of Hambleton. This in itself should be reason for refusal of the application in that the Development limits of a village are set to support the Development Plan and protect existing communities; ignoring existing limits would undermine the whole basis of having a Development Plan and would set a precedent to developers in the future, threatening any protection to rural communities that the Development Plan afforded.

The site proposed for development is not identified as a Preferred Option in the Selby District Council New Local Plan. The District Council has enough 'Preferred Option' sites to fulfil the targets set by central government without granting permission to developments on additional areas of land.

Sustainable Development

The National Planning Policy Framework Section 2(7) states "The purpose of the planning system is to contribute to the achievement of sustainable development", it focusses on three areas of sustainable development; social progress, economic well-being and environmental protection. It is not believed that this planning proposal support any of these aspects of Sustainable Development and does not comply with the Development Plan; it therefore does not comprise Sustainable Development.

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

Selby District Council have ensured that sufficient land, of the right types is available in the right places by way of the New Local Plan; chosen 'Preferred Option' sites have been extensively

researched and communities have been consulted. Permitting this development would be deviating from this New Local Plan, potentially contravening the NPPF by building in the wrong places, at the wrong time.

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;

This proposal would result in an over-developed settlement with a severe lack of facilities and amenities to support such resident numbers.

Hambleton has had a lot of new homes built over the last 5 years. These include 115 Taylor Wimpey homes, almost complete; 2 homes on St Mary's Approach, 5 homes on Richardson Court, completed; 4 homes on Main Road, under construction; 70 homes at Thorpe Meadows (within the Hambleton Parish boundary) which are Rent to Buy or Shared Ownership, under construction; a further 21 dwellings at Bar Farm and 3 on Station Road (SDC properties) have also been approved recently – it has taken on its fair share of new homes.

This rural village with an extremely limited public transport link in the form of a bus service to adjacent villages and towns only - 8 per day at best (and currently no weekend service due to lack of drivers) - no doctor's surgery, post office or ATM and an already over-subscribed primary school where siblings from the village cannot get a place, is unable to offer 'accessible services' and this proposed development is not supporting this particular community's 'health, social and cultural well-being'.

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy

As mentioned above, the lack of public transport links to any major town or city for employment opportunities would lead to residents using cars, which would not support the overall environmental objective.

The site proposed for development is overlooked by Hambleton Hough, a Locally Important Landscape Area, a woodland partly owned by the Parish Council, an area for wildlife and also a popular walking route for locals. The new housing estate would be at the forefront of the view from the top of the Hough. It would be inappropriate to encroach further into the open space with new builds and the level of written opposition to the development would support this.

The development access would see detrimental effects to the valued intimate character of Chapel Street and its existing buildings and structures. A Grade II listed building would be wedged between two public highways and there would be an enormous loss of character should the stretch of stone wall along the frontage of Chapel Street be interfered with.

None of the above subsequent effects of the development are protecting or enhancing the natural, built or historic environment which is unique to Hambleton.

Traffic Generation and Highway Safety

The proposed access for ALL vehicles belonging to the new homes will be onto Chapel Street, at its narrowest point and the narrowest section of footpath, opposite the Chapel itself. The Chapel has no car park and this section of road is used on both sides for parking by visitors to the Chapel. There are no parking restrictions on this road meaning that both sides can be full with parked cars; it is not an appropriate place to have an access for over 150 cars (conservatively based on only 1 car per house) to use regularly. An additional 300 car movements per day at Chapel Street/Main Road junction will cause people to avoid the junction and potentially use Garth Lane or Westcroft Lane as a 'rat-run' to access Main Road via Bar Lane, which has limited visibility.

The school bus picks up at the top of Chapel Street, it is a main pedestrian route for the children to take at the peak time for vehicles to be exiting the proposed junction.

Sewerage and Drainage

Yorkshire Water states that 'Surface Water management has not been properly considered'. The proposal to install a pool to accommodate surface water is not sufficient and the land borders Mill Lane which already has existing surface water drainage issues. This can be seen every time there is rain; a large puddle spanning the road and footpath forms and takes days to drain away, a regular occurrence during winter. It can be a very unpleasant experience for parents and children as they walk to and from school.

The proposed pool in itself raised concerns among the community; seepage and detrimental effects to surrounding properties, natural habitats and trees being the most mentioned consequences.

Drainage proposals are vastly inadequate based on the figures provided, the existing infrastructure will be insufficient to cope with the amount of water this development is expected to produce. There has been a situation in Hillam recently where residents had weeks of generators and Yorkshire Water staff manually pumping waste water through the system because the existing infrastructure could not cope. There was raw sewage on the street. This cannot be allowed to happen again, the authorities are aware of how inadequate these systems are, it would be irresponsible to allow a development that had not properly considered, planned and proposed a viable option for drainage.

In summary, the Parish Council is of the opinion that this development would not benefit our community or our environment. The fact that the majority of the site is located outside of the Development Limits supports this opinion. The Development Limits were put in place for a reason and are to be respected in order to protect the existing rural communities from overdevelopment and overloaded amenities.