

Friday 30<sup>th</sup> June 2017

Dear Ms Low and Mr Cokeham,

Thank you for the extension on the observations submission deadline for Hambleton Parish Council to 3<sup>rd</sup> July 2017 as discussed over email. Please find below the observations that Hambleton Parish Council wish to submit for the following:

Planning Application 2017/0526/OUTM

Outline application for erection of up to 150 dwellings including access and the demolition of existing buildings – Manor Farm, 21 Chapel Street

**Hambleton Parish Council strongly object to the above proposed development for the following reasons:**

1. **Core Strategy: No.6 Village Growth Potential** - The proposal would lead to what Hambleton Parish Council believe to be an unacceptable level of growth which would be inappropriate to the size and role of Hambleton, even as a 'Designated Service Village' and **conflicts with the Spatial Development Strategy set out in Policy SP2A** of the Selby District Core Strategy Plan. *In recent years, completed developments or those going ahead include: 119+ at Land North of Main Road, 59+ on Field Lane within the parish boundary adjacent to Thorpe Willoughby, 22 Houses at Cherwell Croft, 8 at Wheatsheaf Court, 14 off Chapel St, 5 houses approved for St Mary's Approach and approx. 6 houses off Richardson Court initiated by the Rural Housing Enabler and backed by the parish council. There are a number of individual residences also under construction/already built.* As well as this application for Manor Farm, there is an application for up to 68 dwellings on Field Lane, Thorpe Willoughby (still Hambleton Parish). There **MUST** be a limit on how much development is sensible and sustainable per village. Over 230 new homes, plus this proposed additional 150 and the potential for yet another 68, will substantially exceed the minimum growth options of 25-50 dwellings for Hambleton (PLAN Selby) as was concluded in the Notice of Decision submitted for the last application for this site 2015/0257/OUT. It is for these reasons Hambleton Parish Council believe this would lead to an unacceptable level of growth.
2. **Core Strategy: No.6 Village Growth Potential** There are no employment opportunities available in the village and there will be very few even in the local area if the number of new developments that are currently being built are all to share what is available.
3. **Core Strategy: No.6 Village Growth Potential** - Hambleton only satisfies 2 of the 4 key local services to be designated a service village, there is no GP Surgery, Post Office
4. **Core Strategy: No.6 Village Growth Potential** Very limited bus services to Selby, Leeds or Sherburn available (and service is gradually being reduced)
5. **Selby District Local Plan (2005):** The proposed development is mostly outside the 'Development Limits' of Hambleton. There is not a lack of alternative sites. There **MUST** be a limit on how much development is sensible and sustainable per village -

6. **Highway Issues: Vehicular Access** – safety concerns due to yet another access onto Chapel Street on the bend where there are already main access routes to Garth Drive and the new development as well as a number of individual houses' drives. Visitors to the Chapel also park on the road here as it has no car park.
7. **Highway Issues: Traffic Generation & Highway Safety** – increase in traffic at the junctions of Chapel Street/A63. Left fork of Chapel Street turning onto the A63 towards Leeds is a very tight corner already especially when shared with a working farm yard's main access and the associated agricultural machinery.
8. **Highway Issues: Traffic Generation & Highway Safety** - increase in traffic at Gateforth Lane/A63 junction, visibility is poor here but this is also where the children cross the road to get to and from school and PC has an ongoing issue with Highways regarding a pedestrian crossing.
9. **Highway Issues: Traffic Generation & Highway Safety** – increased volume of traffic on Mill Lane, a narrow lane, national speed limit, with a blind corner (30mph starts once in the village and expires before the proposed access to this estate) – there have been a number of near misses between pedestrians/farm vehicles/cars here. The path is busy with children walking this route to school and will presumably only get busier if the development goes ahead. The plans show widening at the access road to the estate but no widening at the blind corner which is a serious safety concern. This is also a school bus route taking children to the local secondary schools in Selby and Brayton.
10. **Highway Issues: Traffic Generation & Highway Safety** – increased volume of traffic along Westcroft Lane and onto Old Lane, either to exit the village or visit the Recreation Field. Old Lane is a single track road with a tight blind corner to be negotiated en route to the recreation field. Recreation Field users/children/dog walkers/cyclists/agricultural vehicles/cars use this road and there have been several accidents here due to lack of visibility on this corner increased traffic (likely due to the Mill Lane access to the development) will heighten the risks here.
11. **Highway Issues: Highway Safety & Traffic Access** - The internal roads/highways in the village are not suitable for the level of increased traffic this development will bring, particularly Chapel Street, Gateforth Lane and Mill Lane and associated junctions – they are also regularly used by agricultural vehicles from a number of farms in the village other than Manor Farm itself.
12. **Highway Issues: Highway Safety** - Concerns that the estate will become a 'rat run' for vehicles
13. **Project Build Time** – An estimate of 5 years build time has been given which seems quite slow. The CPRE acknowledges that developers keep the build time slow to maximise returns and keep prices high. It would not be acceptable to have the residents of Hambleton suffer construction traffic and noise for 5 years.
14. **Bats** – Ecological Assessment Report says the site has moderate potential for Bat roosting and recommends a Natural England licensed bat ecologist supervises the roof strip of the farmhouse at 19 Chapel Street because of limited access to the site for the original report. Hambleton Parish Council believe that further more detailed studies should be carried out to take account of protected species that may inhabit the field and hedgerows that are to be built upon.
15. **Deficiency in Social Facilities:** Lack of space at Primary school, estimated further 1.5 class rooms needed for an already fully subscribed school with limited space for expansion – making the building larger will reduce the limited outside space available to accommodate an even higher number of children.
16. **Deficiency in Social Facilities:** Only one area of play – There should not be a play area which combines an open policy for the Play Area to be used by all ages. North Yorkshire police suggest LEAP for 4-8 y/o AND NEAP for 8+
17. **Capacity of Physical Infrastructure: Sewerage** – Mill Lane already floods with rainfall, there are serious concerns that the waste water system will fail drastically with this development
18. **Loss of Privacy:** Apparently the scheme will give larger gardens to those backing on to the new Cherwell Croft development but in the illustration the gardens are indicatively smaller than others in the development

19. **Highway Issues: Traffic Access** - Lack of Access for Waste Collection vehicles on illustrative layout (as noted in SDC response to the previous application)
20. **Flood zone 1** – drainage issues on the road already, the developer needs to address the negative affect the development will have on an already failing sewerage system
21. **The National Planning Framework:** paragraph 8 states *“Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided, and wherever possible, alternative options which reduce or eliminate such impacts should be pursued.”* Hambleton Parish Council believe this development is **not sustainable** and will **significantly change the rural aesthetic** of the village – especially from Mill Lane and Hambleton Hough. For this reason, and the numerous reasons given above, it does not believe the development addresses the three dimensions of sustainable development.

**If this application was to get approval despite the objections of Hambleton Parish Council, it has a number of conditions it would like to request are implemented:**

Conditions:

- A footpath to be installed down Old Lane to the Recreation Field and engineering to mitigate the risks on the blind corner and make it safer for older children to access the Recreation field independently (could this be the answer to the NEAP provision?)
- Widening of the whole of Mill Lane, not just at the access point, a 30mph limit imposed, traffic calming and engineering to mitigate the risks on the blind corner
- Westcroft Lane, as a natural extension of Mill Lane, should be widened to accommodate the increased traffic flow being brought in to the southern side of Hambleton
- Implementation of a drainage system that will alleviate the problems that are already present on Mill Lane as well as sufficiently handle the problems that will arise due to further non permeable road surfaces being laid.
- The responsibility of maintaining the open space, shared space including driveways and landscaping will never be taken on by Hambleton Parish Council and the developers must implement a scheme that will ensure the maintenance of these areas will be sustained.
- Much deeper gardens on proposed houses backing onto existing houses to protect the privacy of their residents
- The funds allocated for SDC ‘Education’ should be specifically earmarked for the improvement of Hambleton C of E VC Primary School and not just a SDC general education ‘pot’ because there will be a severe lack of provision if all the developments proposed go ahead.