

Keyingham Parish Council

Consultee Statement

24/00370/STPLF Erection of 147 Dwellings and associated infrastructure, drainage and open space on the site of Village Nurseries, Ottringham Road, Keyingham. HU12 9RX.

The Parish Council considered the proposal on 19th March at a regular meeting of the full council, having received notification of the proposal on 18th March.

Due to the scale and potential impact of the strategic proposal, the short timescale for consideration and the 57 associated documents, the Parish Council agreed to hold a dedicated meeting to consider the proposed development on 27th March.

At the regular meeting Council members asked that ERYC Ward Councillor Sean McMaster to support the Parish Council's request for an extension to the consultation period which was notified as closing on 10th April. Councillors raised initial queries regarding traffic assessments, drainage, sewerage and the impact assessments related to health, welfare and education associated with the increase in population (all ages) within the Parish of Keyingham.

Parish Councillors were concerned that the consultation period did not allow for the proposal to be properly considered by residents who may wish to make representations under 'public participation' at the next scheduled meeting on 16th April.

Parish Councillors were also concerned that the time allowed for consideration of the proposal and creation of a consultee statement did not allow any opportunity for them to seek clarification or raise queries on any aspect of the proposal.

It was agreed that the Clerk would contact ERYC Planning Department to request an extension to the consultation period to allow for the opportunity for detailed scrutiny of the proposal and to provide the Parish Council the opportunity to fulfil its duty of care to the residents of Keyingham and provide at least one occasion for public participation.

An extension to the consultation period was requested to allow the application to be *specifically included* in the published agenda for the meeting of the Parish Council on 16th April.

At the meeting on 27th March Parish Councillors discussed a range of issues relating to the proposed development:

1. Councillors recognised that the site for the proposed development was identified as a 'brownfield site' suitable for development as part of a strategic development plan in 2014. As such it was agreed that the focus of the discussion would be the detail of the proposed development rather than the location, which had already been considered.
2. Size and Scale of the Development Councillors believe that the proposed development of 147 dwellings is an **over- development of the site**, leading to parking and access issues. Councillors suggest that fewer houses, **more parking** and **more green spaces would be a better option**.
3. Emergency Access to and within the site. Councillors are concerned that the single point of access and egress opening directly onto the A1033, a short distance from a school crossing patrol is a serious road safety issue and request that ERYC Traffic

Management Team undertake new assessments with the view to re-considering the **creation of a second road crossing** close to the entrance to Saltaugh Road at the point where the school crossing patrol currently operates.

4. Parking and Access Councillors queried the calculation of parking spaces per dwelling and would like confirmation as to whether the parking spaces per dwelling includes the garage of the property. On inspection of the site plan the roadway around the site appears too narrow to accommodate 'overspill' and visitor parking without impeding access to emergency vehicles.
5. The allowance of one visitor space per four homes is insufficient to cope with likely demand.
6. The vehicle spaces appear smaller than the size of the average family car.
7. The Parish Council are dismayed to discover that Strategic Planning proposals of this scale do not take into account impact on service provision, particularly health and education. The Council receives constant feedback from residents regarding the availability of Health Care, including concern over waiting times for appointments which could be made worse by the increase in population associated with this development.
8. Infrastructure, Drainage & Sewerage The Parish Council feels that the development should be halted to allow Gleeson's (the developers), ERYC Planning Department and Yorkshire Water to conduct comprehensive and detailed assessment of the exiting drainage and sewerage for the whole settlement of Keyingham to ensure that the plans for the new development will not result in adding to the already overburdened drains and sewers, leading to flooding and contamination.
9. The site plan for the development identifies a pumping station and 'attenuation basin' – Councillors would like clarification as to where the pumped water will travel to and the positioning, purpose and function of this structure. The basin appears to be situated next to a 'green space' designated as a children's play area. Councillors feel that the positioning of this 'holding facility', even when empty, should be reviewed as a potential hazard to health & safety.
10. Based on two cars per household (on completion of the development *as proposed*) Councillors estimate an increase of circa 300 vehicles per day traveling through and around the village at peak times. Concern is expressed regarding the impact of this increase on the village, in and around local amenities, seek reassurance from ERYC Traffic Management Team that this increase has been modelled when considering road use and road safety.
11. Section 106 – 'Commuted Sums' The Parish Council does not support the developer's request to have the Section 106 contribution waived further, it feels that if the village of Keyingham is to accommodate a development of this scale it should have priority when bidding for funds to enhance local amenities.
12. Compound impact of further housing development
Councillors feel that, in considering the impact of this development on the Village of Keyingham, ERYC Strategic Planning Committee should consider the wider impact of this development alongside those already underway.
At the present time there are three substantial housing developments *in progress* in Keyingham, Strawberry Fields 36 dwellings, Mt Airey, 9 dwellings and The Yard 4 dwellings and each development from site preparation to completion impacts the life of the village.
Parish Councillors feel that wherever possible planners should consider total impact of developments on the daily lives of residents and seek to minimise them wherever

possible. **Planned, time-bound phases** within the development are seen as a way to manage adverse effects of long-term projects.

Summary:

- The Parish Council supports the development of the site however it believes that scaling down the number of dwellings to provide better access, more parking and more parking would be safer and create a healthier living environment.
- The Parish Council feels that the timescale from ‘proposal’ to the ‘consultee comments deadline’ prior to consideration by the Planning Committee is too short to allow for an effective process to be carried out and requests an extension to the deadline of 10th April to allow for public consultation at the next scheduled meeting of the PC.
- The Parish Council would like to receive feedback from Gleeson’s, ERYC Planning Dept and YW regarding the detail the plans for the management of waste water (all types) ***Attendance in person by all agencies at a Parish Council meeting would be preferred.**
- The Parish Council request a response from ERYC Traffic Management Team regarding the consideration of a second road crossing.
- The Parish Council request a response from Gleeson’s and ERYC Planning Team regarding the proposal of planned, time-bound phases to the building stage of the development if approved.
- Funding from the development via the ‘Commuted Sums’ process is needed to improve facilities within the village.