

PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

**LAND SOUTH OF GOOLE ROAD, SNAITH, EAST
RIDING OF YORKSHIRE**

CONSULTATION REPORT

ON BEHALF OF HARRON HOMES LTD

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1. INTRODUCTION

- 1.1 This report accompanies and supports the full planning application submitted on behalf of Harron Homes Ltd for residential development at land to the south of Goole Road / east of Butt Lane, Snaith.
- 1.2 The importance of effective community involvement in planning has been emphasised through the Government's localism agenda and by publication of the National Planning Policy Framework (NPPF).
- 1.3 As part of the Local Development Framework process introduced by the Planning and Compulsory Purchase Act 2004, local authorities are required to produce a Statement of Community Involvement (SCI) to 'front load' the planning system so that the concerns of the community are addressed earlier in the plan making process, with the intention that they are committed to the adopted policies of the LDF. The content and form of the SCI has implications for any public consultation undertaken by a prospective applicant or developer as the SCI should explain the process and appropriate methods for effective community involvement in the determination of planning applications.
- 1.4 East Riding of Yorkshire Council's SCI was updated in 2014. The SCI states that *"all applicants will be encouraged to do some form of consultation with the public before they formally submit their applications. The amount and type of consultation will depend on the nature of the application."*
- 1.5 Taking into consideration the NPPF, the Localism Act and East Riding of Yorkshire Council's SCI, the applicant has undertaken a programme of pre-application consultation with the Local Planning Authority and the local community for these proposals. The subsequent chapters of this report explain the pre-application consultation process followed by the applicant; provide a summary of community comments / views received, and demonstrate how they have been taken into account in finalising the submitted scheme.

2. BACKGROUND

Pre-application Consultation with East Riding of Yorkshire Council

- 2.1 The NPPF, at paragraph 186, identifies that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.
- 2.2 East Riding of Yorkshire Council have an established pre-application procedure for 'major' developments such as the proposals subject to this application. This procedure includes for a pre-application meeting between the applicant and the local planning authority and the issuing of formal pre-application advice by the local planning authority informed by input from statutory consultees.
- 2.3 A pre-application meeting was held with East Riding of Yorkshire Council officers on the 2nd September 2015 at which the applicant discussed the scheme and tabled draft proposals and officers gave their recommendations. Following the meeting a formal response was received from ERYC on the 5th of October 2015 (ref: 15/02513/STPREP).
- 2.4 The pre-application advice concludes that officers would be likely to support the principle of the development on the site subject to an appropriate scheme being agreed.
- 2.5 The main suggestions from officers are summarised below, they predominantly comprise minor details which could be secured by condition or addressed by the supporting assessments which need to be submitted with the applications. The comments of the Authority's planning and highway officers were used to evolve the development proposal prior to the community consultation.
- 2.6 Main suggestions from the pre-application exercise:
- Ensure density and housing mix is appropriate
 - Consideration of relationships with existing properties
 - Ensure that remaining parcel of SNA-B can be accessed for future development
 - Ensure affordable units are well distributed and in small clusters

- Ensure appropriate on site provision for open play space (children's play and sport and recreation space)
- Incorporate looped road layout
- Open space, SUDs and landscaping should be appropriately designed and sited to protect special character and function of the key open area
- SUDs and POS should be designed with wildlife in mind

2.7 As part of the scheme iteration before the public consultation exercise a number of the recommendations were incorporated into the draft masterplan. These changes included amendments to the road layout to create a looped system and also a greater number of three bedroom units were introduced to the housing mix. The required reports have been submitted as part of this application and full details of the scheme proposals, including landscaping details, are shown on the submitted plans.

Pre-application consultation with Town Council and Ward Councillors

- 2.8 As part of the pre-application exercise representatives for the applicant attended a Town Council meeting on the 28th of September to discuss the scheme and explain the pre-application public consultation process.
- 2.9 A number of issues were discussed including the proposed drainage arrangements, the mix of housing and car parking provision. This was felt to be a useful exercise for all parties and gave helpful feedback ahead of the public event.
- 2.10 The Town and Ward Council were invited to a preview session of the public exhibition on the 16th October (see chapter 3). Both ward members attended the exhibition and were present to listen to the verbal feedback from members of the public attending the event.

3. COMMUNITY CONSULTATION METHODOLOGY

- 3.1 The importance of relevant pre-application consultation with the local community at an appropriate scale is recognised by the applicant.
- 3.2 The Council's SCI states that development of between 25 and 200 residential units should canvass the views of at least those residents affected by the proposals, the Town or Parish Council and statutory consultees.
- 3.3 Following consideration of national and local guidance on appropriate community involvement methods, it was felt that multiple methods of engagement with the local community should be utilised to maximise the availability of information on the project and allow opportunity for members of the public to comment on draft proposals prior to the preparation and submission of a planning application.

Public Exhibition

- 3.4 A drop-in public exhibition was used to engage the community in dialogue and request views and feedback. The advantages of this method of consultation are that it:
- provides the opportunity for the public to interact with the development team face-to-face, creating two way information exchange;
 - provides an open forum for discussion at a time and location that is as convenient as possible for local people;
 - provides information in an accessible, easy-to-read format; and
 - provides the opportunity for the submission of comments.
- 3.5 The public exhibition was held on 16th October 2015 between 3.30pm and 7.30pm at Snaith Sports Hall. The venue is accessible to residents, available for public hire and of an appropriate size to accommodate the expected volume of people.
- 3.6 The exhibition was run as a drop-in session, open to all local residents and other interested parties over a 4hour period to allow for a wide section of the community to attend.
- 3.7 In order to publicise the exhibition the following methods were used:

- Approximately 730 leaflets (Appendix 1) were posted to local residents and businesses in the vicinity of the site inviting them to the exhibition and explaining the proposals – see below.
- Letters inviting key groups and individuals to the exhibition were sent to Snaith, Airmyn and Rawcliffe and Marshlands Ward Members; the Town Council; the Snaith and Cowick Together Steering Group; the local Police Force; the Head Teachers of Snaith School and Snaith Primary School; the MP for the Brigg and Goole constituency; the Neighbourhood Policing Team; and East Riding of Yorkshire Planning department.
- A press release was issued to the Goole and Selby Times

3.8 At the exhibition display boards provided information about the site and the draft proposals. Copies of the information displayed on the exhibition boards are included at Appendix 2 of this report. Members of the project development team attended the exhibition and were on-hand to answer questions and discuss the proposals.

3.9 Attendees were invited to provide feedback on the proposals via a comments form (Appendix 3) which they could either complete at the event or return by post.

Leaflet

3.10 A leaflet was produced and distributed to around 730 properties in the vicinity of the site. A copy of the leaflet is included at Appendix 1. Copies of the leaflet were also provided to Snaith library and Snaith town council offices for visitors.

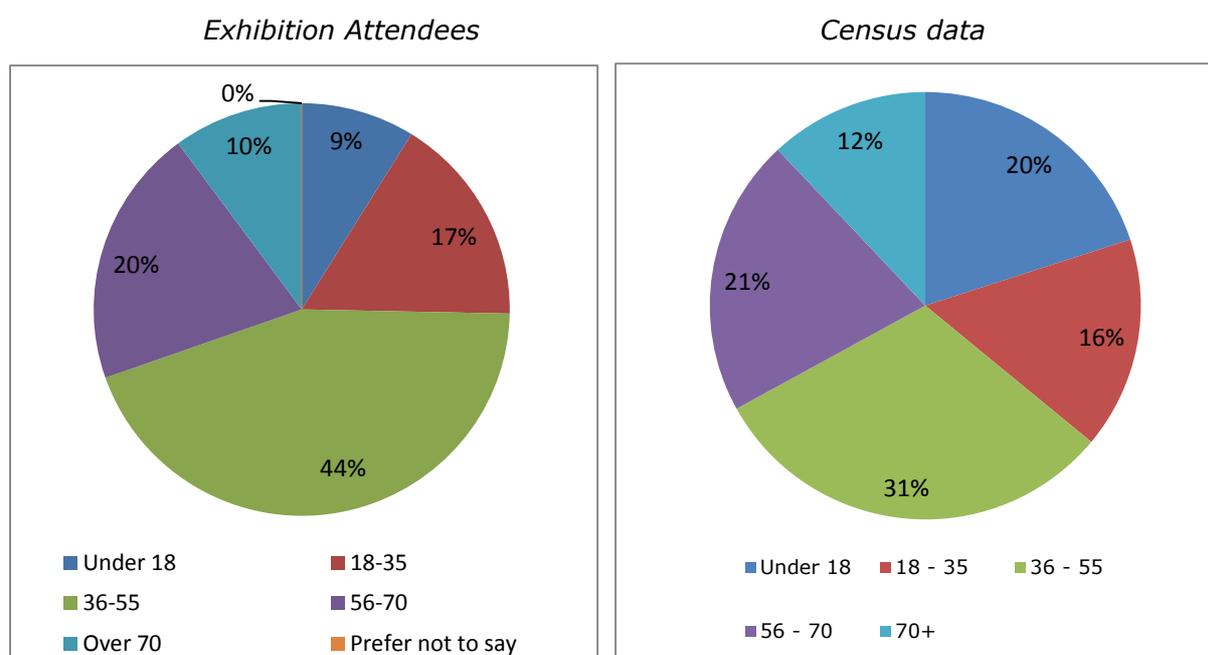
3.11 A FREEPOST tear-off comments card was included as part of the circulated leaflet. This enabled recipients to provide their thoughts and suggestions about the proposals free of charge.

3.12 The following chapter of the statement considers the comments and feedback received from the community consultation undertaken by the applicant.

4.4 The monitoring exercise recorded that 44% of the public exhibition attendees were male and 46% female. The 2011 Census shows that the population makeup of the Snaith, Airmyn, Rawcliffe and Marshlands ward comprises 49% males and 51% females.

4.5 Those attendees to the exhibition taking part in the monitoring exercise placed themselves into age categories. When compared against the age profile of the Snaith, Airmyn, Rawcliffe and Marshlands ward (Census, 2011), it is noticeable that the age profile of attendees was slightly different in terms of people aged under 18, and between 36 and 55, otherwise the age distribution is quite similar. This highlights the importance of providing alternative engagement methods during pre-application public consultation, where appropriate.

Figure 2 – Attendee Age Profile



4.6 The map at Figure 1, above, shows that the majority of attendees lived in the vicinity of the site (within 1km of the site). It is therefore reasonable to conclude that the public exhibition effectively captured those people likely to be affected by the proposed development.

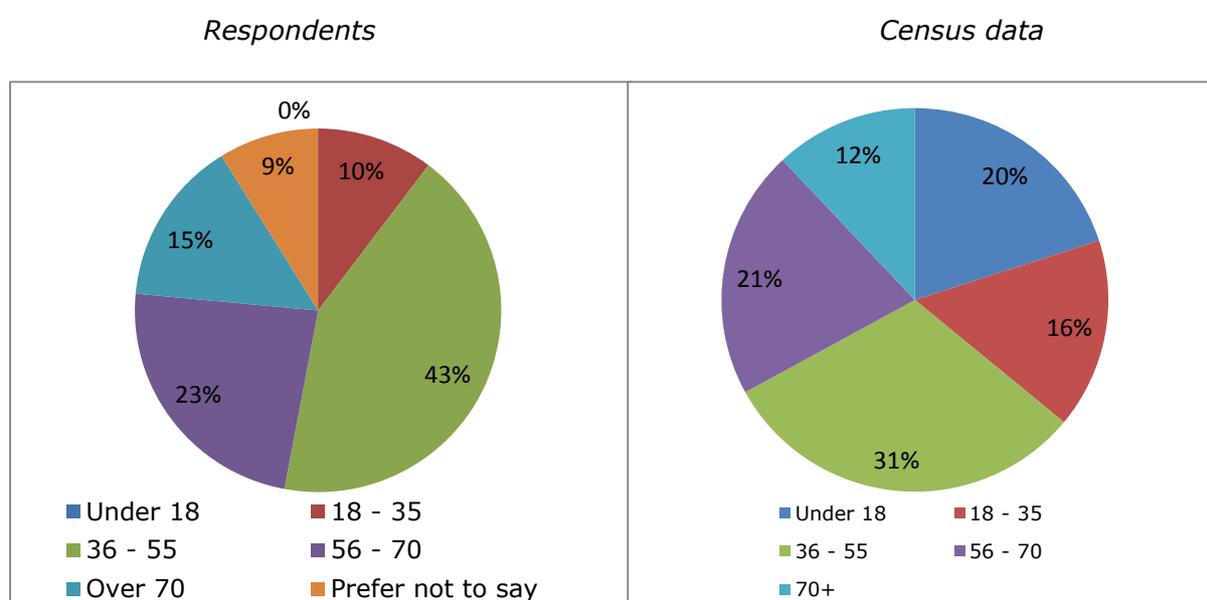
Feedback Forms

4.7 A total of 68 responses were received during the consultation period. 35% of the responses were comments forms collected from the exhibition and 65% were

received via the FREEPOST comments cards. The FREEPOST cards yielded approximately a 6% return rate.

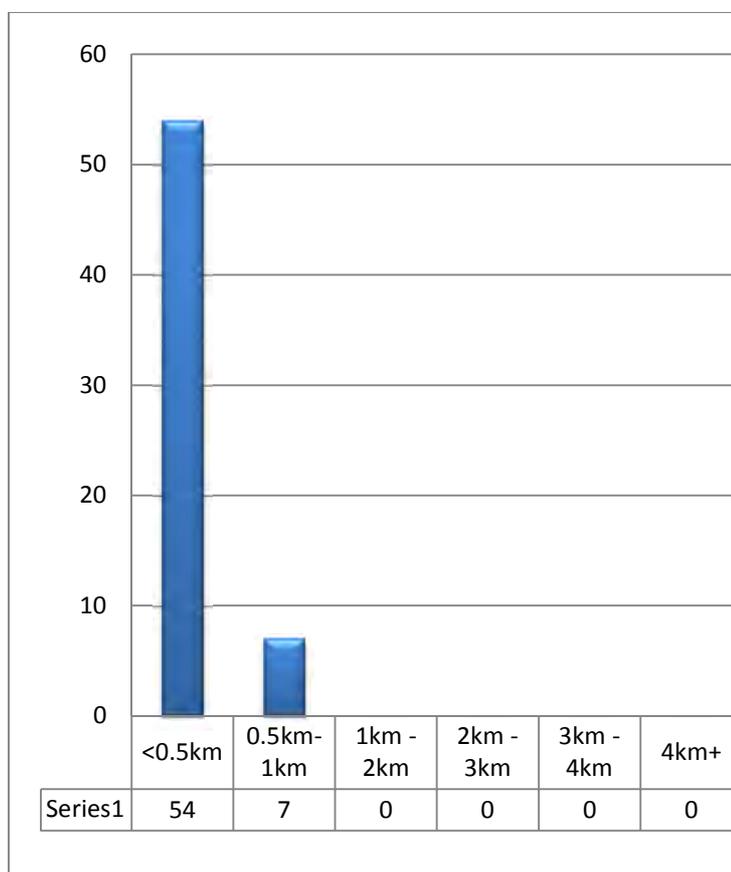
- 4.8 Respondents were monitored to assess whether they were representative of the wider community of Snaith. Monitoring information was collected for gender, age and whether people were responding as a local resident/representative of a group etc.
- 4.9 The 2011 Census shows that the population makeup of the Snaith, Airmyn, Rawcliffe and Marshlands ward comprises 49% males and 51% females. The gender profile of those who responded to the consultation was 47% male and 49% female, (4% opted not to specify).
- 4.10 Figure 3, below, shows the age profile of those who responded through the consultation against the age profile of the Snaith, Airmyn, Rawcliffe and Marshlands ward. The charts show that the 36-55 age group was proportionately over represented while the under 18 group was not represented. This is a common finding of exercises of this type.

Figure 3 – Respondent Age Profile



- 4.11 Those responding to the consultation were asked to provide their postcode. From this information it is possible to identify the approximate distance of the respondent's address to the site.

Figure 4 – Respondent’s Distance to Site



4.12 All of the people responding to the consultation lived or worked within 1km of the site. The average distance was 0.3km.

4.13 Respondents were also asked to indicate who they were responding as (i.e. local resident, local business, local Councillor or representative of a group or organisation), thus enabling us to be able to identify any commonalities for particular groups. 94% of the respondents were local residents. Three responses were on behalf of local businesses, and one person provided a response on behalf of a local group.

4.14 On the basis of the monitoring information collected through the consultation it is reasonable to conclude that the views expressed by respondents can be relied upon as being representative of local opinion.

Analysis

- 4.15 The following section of the report identifies the comments received from the public consultation and explains how they have been taken into account in the evolution of the scheme design.
- 4.16 The comments received have been grouped and summarised under topic areas in the table below along with the applicant's response to the comments.¹ Wherever possible community comments and suggestions have been fed into the final proposed scheme subject to this planning application. It is important to note that some community concerns will not always be overcome through the consultation exercise and that sometimes people have contradictory views to each other.

Figure 3: Table of Responses

Comment	Ref.	Applicant's Response
Principle of Development		
In support of the scheme	5, 8, 47	Thank you for your comments
Opposed to the scheme	2, 3, 4, 6, 7, 16, 50, 51, 61, 67	Response noted. This site has been identified for housing in the local plan. The purpose of the pre-application consultation is to explain our draft proposals and gain feedback to improve our scheme where possible.
Development too large/too many houses proposed	2, 15, 18, 54	The emerging Local Plan process has identified a need for housing locally, and this site has been allocated as suitable for housing. The Council had suggested that allocation SNA-B has a capacity of around 98 units, our proposals are for 92 units.
Development proposal is too dense for a rural area.	4, 15, 19, 51	
No more housing is needed locally	6, 51	
In Goole and other places buildings are being knocked down when they could be used	68	
Appreciate that houses are needed	68	
Development should be directed to brownfield sites in cities and towns	6, 30	
Snaith is becoming a commuter town which lacks community feel	67	
Part of the proposal appears to be in West Cowick	63	The allocated site SNA-B is an extension of the urban limits of Snaith. We have designed our plan so that our public open space and drainage attenuation
Promises have been made that new development will take place within West Cowick	63	

¹ Comments forms are available in full from the applicant upon request.

Snaith and Cowick will merge together as a result of the development, particularly the houses to the south of the medical centre. There should be a green belt in between.	6,15, 31, 54, 59, 64, 65	provision maintains the gap between the settlements in perpetuity.
Why is your proposal covering a larger area than the local plan allocation?	54	The policy relating to site SNA-B requires the open space provision to be sited to ensure the gap between Snaith and Cowick is maintained. This is why our red line is bigger than the allocation boundary.
Someone wanting to get on the property ladder won't be able to afford these houses	46, 49, 60	The scheme incorporates affordable units in line with Council policy. The price of the open market units is not available at this time.
Social / affordable housing should form part of the development	62	We are providing 20% (18) of our units as affordable housing in line with ERYC's affordable Housing Policy.
The number of houses in Snaith has increased recently and we don't have enough services	68	Your comments have been noted.
Schools are already over-subscribed/at capacity	1, 2, 3, 6, 9, 10, 17, 21, 22, 27, 28, 30, 31, 36, 37, 38, 39, 40, 41, 45, 48, 49, 55, 56, 57, 60, 66	The impact on Snaith's local from housing growth has been assessed by the Council as part of the Local Plan process. The pre-application advice issued by the Council has found that financial contributions to education and health provisions will not be required for these proposals.
Health centre already full to capacity	1, 6, 15, 17, 19, 22, 27, 30, 32, 36, 37, 38, 39, 45, 49, 55, 56, 58, 60, 66	
More facilities should be provided before further building, the Council needs to address this.	9, 18, 54, 61, 67, 68	
Local area lacks youth and sport facilities which is leading to behaviour problems and pressure on the policing provision	54, 67	We will be providing all of our affordable housing and public open space contributions on site.
Local shop is already extremely busy	42	
Is there adequate health care and school places for new residents?	22, 59	
Is the local infrastructure sufficient?	25	

What will Harron do about the need for additional school places?	48	
Will Harron be investing in the schools and doctors in the area?	56	
GP surgery should be given more room for expansion	13	A portion of SNA-B remains, this land is in the ownership of the medical practice.
Design		
Impressed with Harron developments, great to hear about the plans for new family homes in the area.	5	Thank you for your comment.
The proposed houses are too close to existing homes	51	The design of the scheme meets local and national standards for separation distances between homes, including the existing houses. Following some comments by neighbouring properties we have amended the orientation of some of the proposed properties (see paragraph 4.17 below).
Public open space too close to existing properties	65	The open space serves to separate Snaith and West Cowick and to provide useable play space for the community. Its siting is in accordance with the Council's policy for SNA-B and it needs to be overlooked by residents to ensure the perception of safety. We are introducing landscape planting along the southern boundary of the site which will give extra screening and security for the adjacent property to the south.
New houses should have solar panels where appropriate to create sustainable homes	43	The development will accord with local and national guidance in terms of build quality and insulation. We are not proposing to incorporate solar panels onto the units, though this does not exclude households from making such additions subject to planning approval where necessary.
Transport		
Development will result in an increase in traffic in the village	4, 7, 12, 17, 36, 39, 42, 45, 55, 56	The access arrangements and internal road layout have been assessed as part of the Transport Assessment (TA) submitted as part of this
Only one access to the estate feeding onto a very busy road and will cause problems	14, 54	

Is it possible to see improved public transport links?	57	application. The assessment concludes that the site is well placed in terms of public transport links and that, based on the traffic projections the development should not create a significant amount of movement at local junctions. Overall the proposal is not expected to have a detrimental impact upon road safety and operations.
There will be an enhanced need for pedestrian crossings	28, 37	Pedestrian access is discussed in the TA, having considered the network of footpaths, crossing points and Public Rights of Way, the access for pedestrians to and from the site and local services is considered to be appropriate.
Concerns regarding busy footpath between Snaith and Cowick	29	
A1041 already very busy and dangerous to cross, proposal will exacerbate this	66	
Will traffic calming measures be put in place should the development go ahead?	12	The internal roads have been designed in accordance with the Manual for Streets and the guidance received from ERYC at the pre-application stage. There are no off site calming measures proposed.
Will parking issues in Snaith be addressed?	44	The parking provision proposed on site has been carefully considered and is consistent with the local authority's standards. The proposed provision is considered to be appropriate and will be assessed as part of the application process by the Council. This application does not concern parking in Snaith town centre.
Parking in Snaith already difficult	34, 42, 44, 48, 49, 66	
Flood Risk & Drainage		
Objection to the location of the drainage ponds on land higher than existing properties	50	The part of the site proposed for the siting of dwellings is not an area identified as being at risk of flooding by the Environment Agency.
Opposed to proposal until council address what will be done about flood risk in the area	61	
Opposed to drainage pond	65	The submitted FRA and drainage strategy detail how the proposals will deal with surface water and foul water
What is the potential of the site flooding?	20	
Why are you proposing to build in a flood zone?	54	

The land to be used as open space often floods, what will be done about this?	51, 54	<p>drainage to ensure that flood risk is not increased elsewhere.</p> <p>The drainage pond has been designed to be able to deal with high loads to effectively and positively drain the site. It will be designed to include landscaping and planting.</p>
How safe will the drainage pond be for children?	63	Following feedback from residents during the consultation it is proposed that the pond area will not be publicly accessible. This matter will be subject to further discussion with the council officers during the application process.
Is the local drainage system at capacity?	12	Yorkshire Water will be consulted as a statutory consultee during the planning application process.
Other		
Would be good to see high quality children's play area within the public open space and existing parks do not have enough equipment	5, 38, 42	Thank you for your comments. We have now included an equipped area of space for children's play (a LEAP) has been included in our scheme for children aged 4 to 8 years old. The rest of the public open space will also be able to be used for 'free' play / informal recreation.
A new children's play area will be beneficial	24	
The children's play area should be close to the existing Harron Homes development	54	Comments noted. The equipped play area will form part of the public open space which will be linked by a footpath.
Who will be responsible for the open space?	54	The open space will be handed over to a private management company who will be responsible for landscape maintenance etc.
Good opportunity for a new village pond	22	Comments noted. Following feedback from residents during the consultation regarding concerns about safety it is currently proposed that the pond area will not be publicly accessible.
Provision for local wildlife needs to be put in place	53	Comment noted, we will be carrying out the recommendations of the ecology assessment submitted as part of this application. This includes providing native

		landscape planting to enhance biodiversity.
More cash points needed in the area to cope with demand	61	Comment noted. This is not something that the applicant can influence.
Believe part of the site will be on an old tip site, and contamination should be considered	62	We have submitted a site investigation and risk assessment which will be followed throughout construction including any necessary remediation works.
The construction process will be noisy and disruptive	51	The times during which construction can take place will be restricted by a planning condition. Any construction period will be temporary.
Planting and construction close to existing units may cause foundation issues	51	Our structural engineers and construction team will take these matters into account during the development of the site.
Roads leading to rear of existing properties will cause increased risk of burglaries	51	All roads benefit from overlooking to ensure the perception of safety.

4.17 Further to the recorded comments above, the applicant has also gained verbal feedback from recipients at Brierley Close who share a boundary with the site. As a result of the discussions the scheme layout was amended to change the orientation of the proposed dwellings in the north east corner of the site (plots 30-33) so that they now have a back-to-back relationship with existing dwellings.

5. CONCLUSION

- 5.1 The purpose of the pre-application public consultation undertaken by the applicant was to build an understanding and awareness of the project by local people and the local planning authority and to seek feedback to be used to shape the scheme.
- 5.2 The applicant has worked pro-actively with the Local Planning Authority in advance of the submission of this application in accordance with their pre-application procedure. The pre-application engagement with the Local Planning Authority has been effective and positive, and the scheme proposals evolved on the basis of this engagement.
- 5.3 The applicant has engaged local ward and town council representatives to explain the proposals and the public consultation process.
- 5.4 The applicant has also worked pro-actively to engage the local community in advance of the submission of this application. Local people have had the opportunity of engaging with the proposals through a targeted leaflet exercise and via a public exhibition.
- 5.5 The comments and feedback received during the pre-application consultation with the local planning authority and the local community have been reviewed and the applicant has responded to the comments, suggestions and questions raised. Where possible and feasible changes have been made to the scheme design to address comments and suggestions provided. Changes to the scheme have including:
- Introducing a more varied mix of housing sizes;
 - Re-orientating the layout of house plots;
 - Creation of looped road layout;
 - Introduction of a LEAP within the public open space;
 - Detailing the use of native planting within the landscaping buffer to enhance ecology;
 - Provision of hedging to the rear of properties to improve security; and

- Restricting public access to SUDS basin

5.6 Accordingly, the proposals should be looked upon more favourably by the Local Planning Authority (NPPF, paragraph 66).

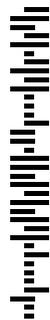
5.7 In summary, the applicant considers that the pre-application consultation undertaken with the local community and stakeholders has been timely, meaningful and effective. The requirement to consult has clearly been satisfied.

APPENDIX 1

PUBLIC EXHIBITION LEAFLET



Business Reply Plus
Licence Number
RTGK-UCRS-CTTB



Pegasus Group
Pavilion Court
Green Lane
Garforth
LEEDS
LS25 2AF



East Riding of Yorkshire Council estimates that around 24,000 new homes are needed across the district between 2012 and 2029. During this time period, around 245 of these new homes will be provided in Snaith to help sustain the overall vitality of the local area.

This site has been allocated by the Council in their Local Plan (2015). This means that it has been selected by the Council as land suitable for housing development in Snaith.

Harron Homes Ltd, Yorkshire's premier housebuilder, are preparing plans for the site before applying to East Riding of Yorkshire Council for planning permission.

Why have I received a leaflet?

We are asking people who live and/or work in the area to help us continue to shape the proposals prior to the submission of a planning application.

We would like to know your views on the initial proposals, what you think we should know about the site and the surrounding area, and how these points may influence any proposal for housing upon the site. For example:

- What are your views on the concept plan?
- What type of housing is needed in the area?
- What could we do about play and green space?
- What encourages / concerns you about the site and/or the proposed development?

How do I make my views known?

You are invited to visit a public exhibition which will be held at:

Snaith Sports Hall (Large Meeting Rm),
Pontefract Rd, Snaith, DN14 9LB

on **Friday 16th October 2015**
Drop-in anytime between **3.30pm and 7.30pm**

The exhibition will display our ideas about how the site may be developed and members of the project team will be available to listen to your thoughts and suggestions

If you are unable to attend the exhibition, but want to share your thoughts about the project you can return the tear-off slip on this leaflet and post it back to us. The tear-off slip is FREEPOST therefore you do not need to pay for postage, just put it in the post and it will be returned to us. The deadline for the receipt of comments is 21st October 2015.

Comments made to us are not representations to East Riding of Yorkshire Council. There will be an opportunity to make representations to the Council on any resultant planning application.

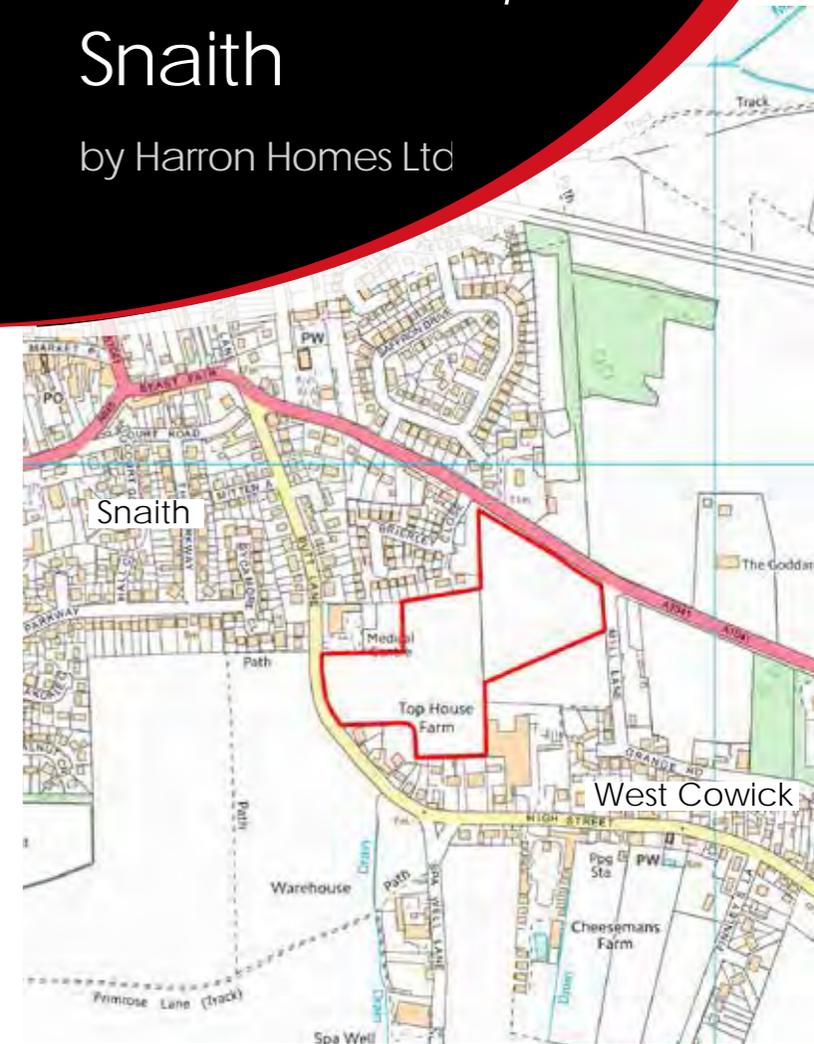
What happens next?

All thoughts and suggestions received as part of this consultation will be carefully considered before a planning application is submitted to the Council in the next month or so.

PUBLIC CONSULTATION FOR PROPOSED RESIDENTIAL DEVELOPMENT AT

Land south of Goole Road, Snaith

by Harron Homes Ltd



YOR.2543 Prepared by Pegasus Group



APPENDIX 2

PUBLIC EXHIBITION DISPLAY BOARDS

Welcome to the public exhibition for land south of Goole Road, Snaith.

We think this is an excellent opportunity to provide new homes in Snaith, but we would like to hear your views.

If there is anything you would like to know more about, please just ask a member of the team here today who will be happy to help.

Who are Harron Homes?

Harron Homes are Yorkshire's premier housebuilder.

Our years of experience along with our focused approach to developing new homes has produced not only attractive environments, but also communities in which homeowners are proud to belong.

We have a track record of building and selling houses in Snaith - our development at Brierley Close lies immediately to the north west of this site.



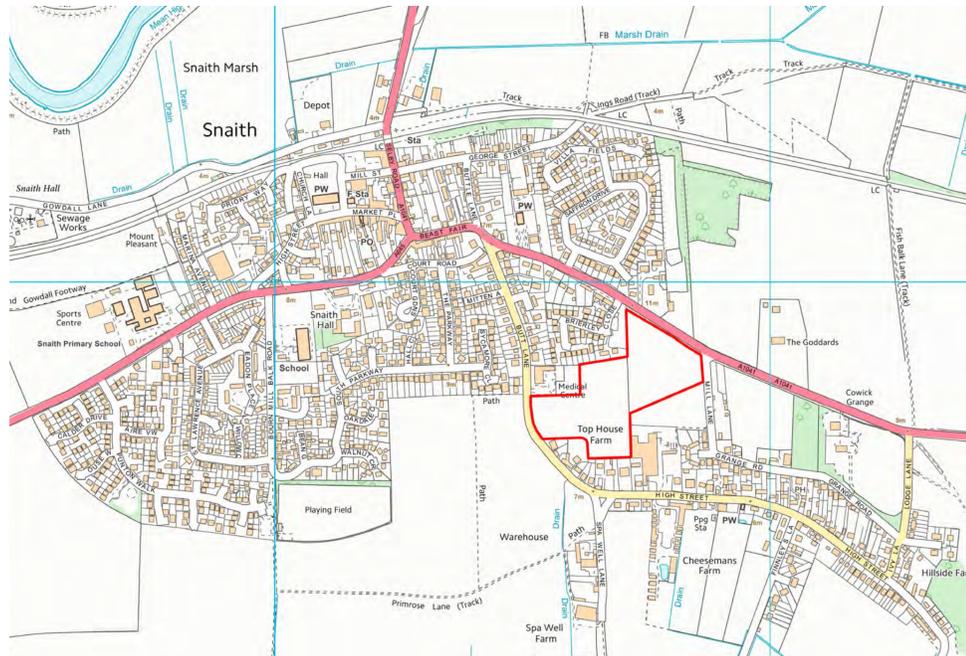
Land south of Goole Road, Snaith

The Site

The proposed development site is situated on the south-eastern edge of Snaith.

The site comprises a gross area of 4.93 hectares (12.18 acres) consisting of two fields currently under arable cultivation, divided by a hedge-line.

The site is bounded to the north by Goole Road (A1041), to the east by Mill Lane, to the south by houses in West Cowick, and to the west by Butt Lane, the Medical Centre and the modern housing development at Brierley Close.

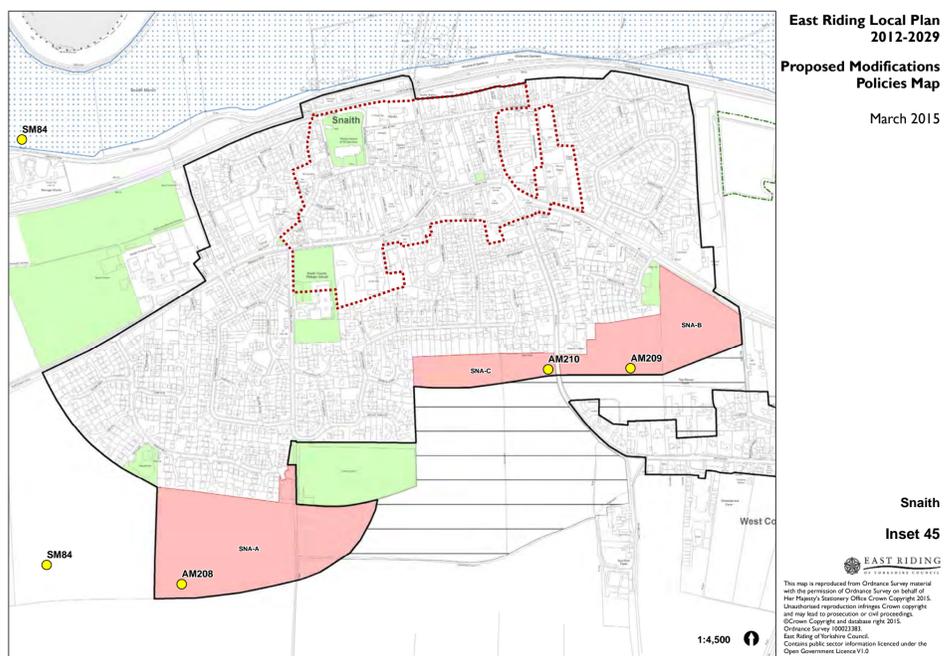


Site Context Plan

Why this site?

The Council have identified this land as a suitable location for residential development in their Local Plan to contribute to meeting the need for new homes in Snaith. The Council's Plan, opposite, shows the site as 'SNA-B' in pink. The Council identify 'SNA-B' as having the capacity for 98 homes. The policy directs that the open space associated with the development is sited to the south west, thereby assisting in maintaining the sense of openness on Butt Lane between Snaith and West Cowick.

The proposals represent a substantial investment in the housing market and economy of Snaith.



East Riding of Yorkshire Council Local Plan documents

Land south of Goole Road, Snaith

Site Analysis: Technical Issues

We have been carrying out various baseline assessments to better understand the site conditions and to inform the scheme design. The findings of the work to date are summarised below:

Traffic and Highways

We have been assessing the traffic impact of the proposals using data about how the highway network operates. This work has found that the proposed vehicles generated by the development will not adversely affect the operation of the highway.

Our main vehicle access point is to be taken from the A1041. A second access off the A1041 will serve around 9 dwellings along the site frontage. We are not proposing any vehicle access onto Butt Lane other than making provision for emergency vehicles, but there will be a pedestrian and cycle link through to Butt Lane.

Ecology

Overall the site is of relatively low ecological value (due to its current agricultural use). Opportunities exist to mitigate and enhance habitats within the site, for example through the creation of wetland habitats and vegetation corridors.

Flood Risk and Drainage

All of the built development has been sited on land categorised by the Environment Agency as being at low risk of flooding.

The site is capable of being drained in such a way to ensure that development does not exacerbate any existing drainage issues. We have incorporated a detention pond to the south which will serve to store surface water before discharging at agricultural rates.

Archaeology and Cultural Heritage

There are no designated heritage assets (Scheduled Ancient Monuments, Conservation Areas, Listed Buildings, Registered Parks and Gardens or Registered Battlefields) within the site. There is evidence that some late medieval and post-medieval pottery kilns may be present to the south-east of Snaith but we can ensure that appropriate mitigation preserves or records such archaeology if it exists on the site.

Infrastructure

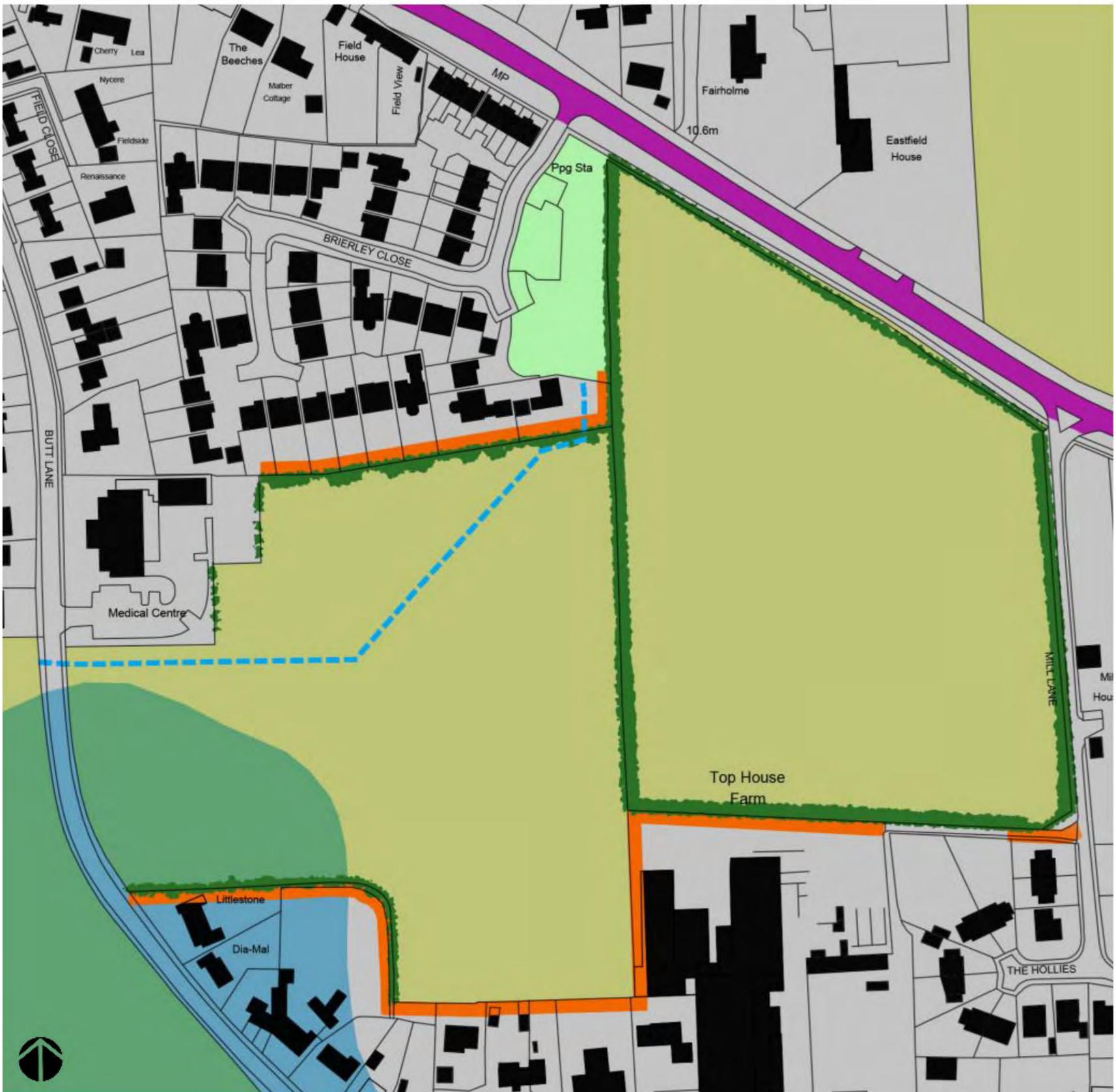
Snaith is a sustainable town well served by local services and facilities and well connected to Selby and Goole. The town has been identified as a suitable location for new housing development in the Council's Local Plan. Studies by the Council have found there to be sufficient capacity in local schools to accommodate new pupils generated by development in Snaith.

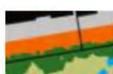
Mechanisms exist in the planning system to secure developer contributions directly related to the development proposed - for example towards affordable housing, open space, education etc. Such matters will be discussed and agreed with East Riding of Yorkshire Council as part of the planning application process.

Land south of Goole Road, Snaith

Site Analysis: Design Parameters

The below plan shows the design opportunities and constraints that have been used to evolve our proposals for the site.



- | | | | |
|---|-------------------------------------|---|---|
|  | Adjacent Play space |  | Flood Zone 3—potential area for Public Open Space |
|  | Line of existing sewer |  | Primary highway—opportunity to provide dwelling frontages to road |
|  | Boundaries with existing residences |  | Existing trees and hedges along field boundaries |

Land south of Goole Road, Snaith

What are our plans?

This is our initial site concept plan. It shows how the site could be developed taking into account the site assessment work and the Council's policy requirements. The capacity of the initial site concept plan is around 92 dwellings. At this stage our plans are still draft and we are asking for your comments.



Land south of Goole Road, Snaith

What do our plans include?

- Approximately 92 homes as follows:
 - Nine 2bedroom, two storey houses;
 - Fourteen 3bedroom, two storey houses; and
 - Sixty nine 4bedroom, two storey houses.
- 18 of the homes (20%) will be affordable units for rent or discounted for sale in line with East Riding of Yorkshire Council's policy;
- Vehicle access from the A1041. Footpath links to Butt Lane;
- On-plot car parking (in garages and/or on drives) as well as visitor car parking;
- Landscape planting within the site and around the boundaries, including a belt of planting to the south;
- An area of public open space to the east of Butt Lane. This landscaped area will maintain a green gap between Snaith and West Cowick. It incorporates children's play space and a drainage pond serving the development.

The graphic below shows a streetscene of the proposals looking from the A1041 towards the site:

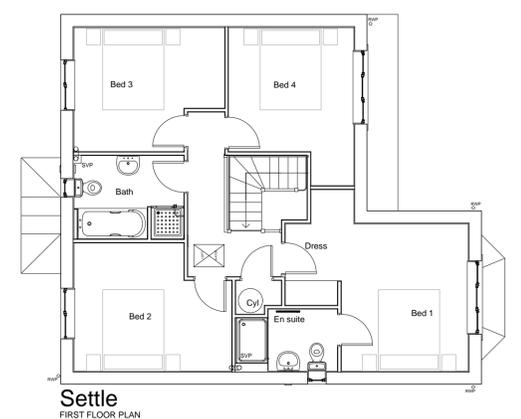
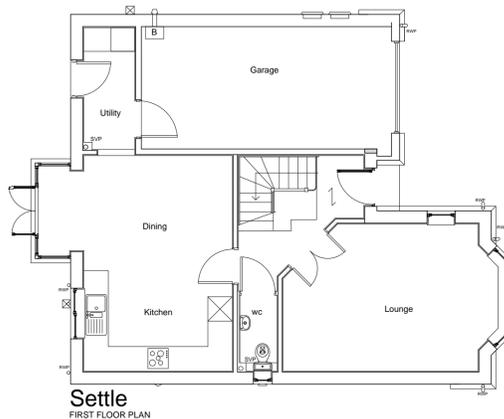
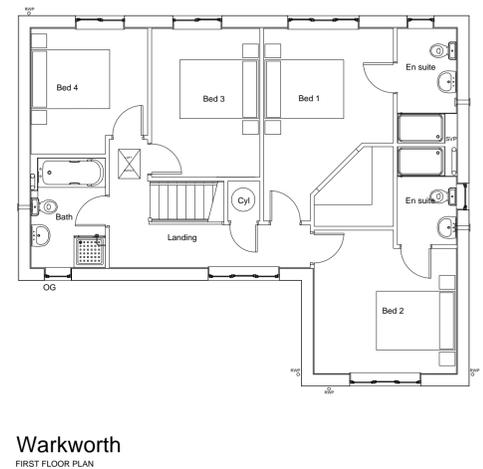
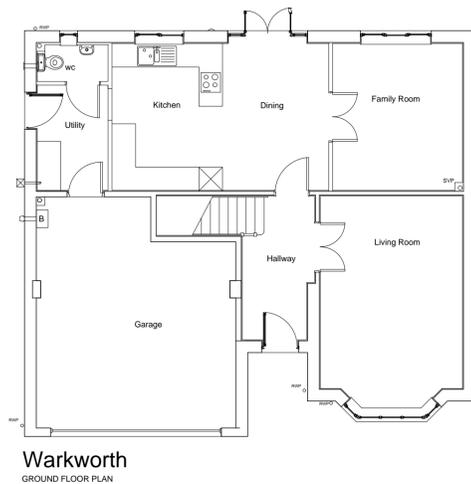
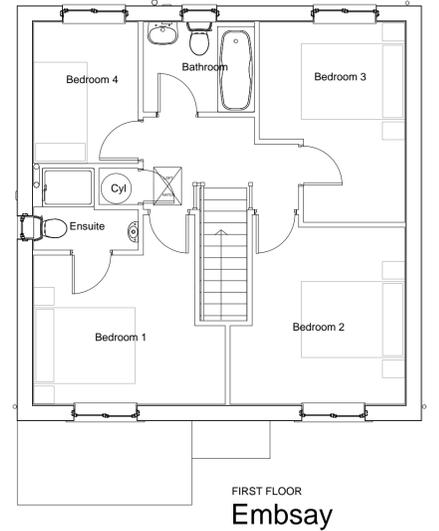
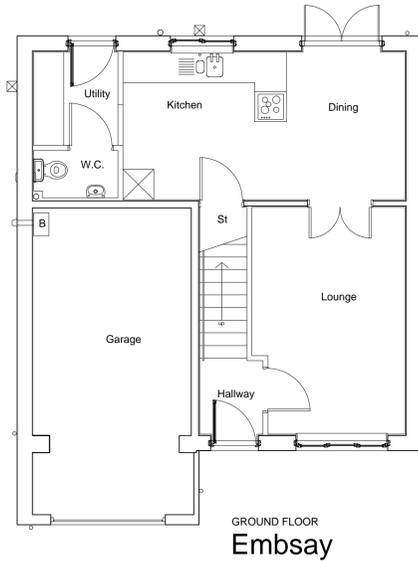


What are your views on our draft proposals?

Land south of Goole Road, Snaith

What do our houses look like?

We are proposing to build a mix of 2, 3 and 4 bedroom houses. This boards shows some examples of the types of houses that we could build on this site.



Land south of Goole Road, Snaith

Have Your Say

We are asking people who live and/or work in the area to help us continue to shape the proposals. It is important to us to hear what local people think.

If you want to share your thoughts about the proposals please fill in one of our comments forms.

Next Steps

All thoughts and suggestions received as part of this consultation will be carefully considered and used to shape the proposals before a planning application is submitted to the Council.

After we submit the planning application, the Council will carry out its own consultation process involving statutory consultees and stakeholders such as the Environment Agency and highways authority amongst others. Members of the public will also be able to make their views known to the Council during the application process.

The Council will then decide whether to approve or refuse the application.

If the application is approved we would expect to commence building in 2016 starting in the area next to the A1041. Building a scheme of this size would take a number of years.



Thank you for attending our public exhibition.

APPENDIX 3

COMMENT FORMS

