



Littlestone High Street  
West Cowick  
Goole  
East Riding of Yorkshire  
DN14 9DZ  
Phone: [REDACTED]

Wednesday, 02 December 2015

YourRef:15/03487/STPLF

### Harron Homes development proposal - Snaith

Please consider my comments with reference to this proposal and my property location on the southern boundary of the proposal.

#### The extent of house building

Earlier this year ERYC put forward for public consultation, development proposals for the areas SNA8 and SNA12. This application proposes to extend over 50 m in a southerly direction beyond these areas. In particular the proposed nine housing units adjacent to the Marshes carpark, which would be clearly visible from Butt Lane and High Street, seriously compromise the intent to keep separation between towns and rural villages. The separation would be reduced to around 60m.



I am sure you must be aware of this and am surprised you allowed the proposal in its current form.

#### Flooding

Although the report with the planning application from Haigh Huddlestone may address the actual proposed building area it does not fairly address the remaining area to the south intended for Public Access and a SUDS pond. Incidentally this link sets out what appears to me as good practice for SUDS [http://www.npt.gov.uk/pdf/design\\_guide\\_for\\_suds3.pdf](http://www.npt.gov.uk/pdf/design_guide_for_suds3.pdf)

This area floods about every two years and flows onto High Street. In winter 2014, I had to call out your Highways Environmental Services as the water from the road was threatening my property. Also this road is used by emergency services to access the M62. I queried this with Harron Homes at their public consultation, but they directly refused to accept any responsibility for water draining from this land, although their proposal will almost certainly make matters worse.

I plead that proper action is taken to resolve this long standing problem. Significant funds from Section 106/CIL should be available. Also consider the poor state of the pavement between the Marshes Surgery and into West Cowick.



Day after flood water on road – can be much worse than this



Too close to my door!

### **The Public Open Space**

I have concerns about the future management of this area. The Harron proposals of a Residents Association appears 'woolly' and invite neglect once the developers has no further interest in the site.

### **Boundary Treatment**

I cannot determine from the Landscape proposals what the Butt Lane/High Street boundaries marked H1 and H2 actually are, but it will be important to prevent unauthorised motor vehicle access from Butt Lane/High Street. Motor vehicles and quad bikes have previously 'torn up' this space even when crops were being grown and some would look at this as a site for settlement. Hedges would be especially vulnerable to this in the early years. However a fence or wall would visually remove any separation between Snaith and West Cowick.

My personal concern is the buffer adjacent to my boundary. As shown it appears satisfactory, but please ensure that large trees with invasive roots are not planted close to my bungalow.

Yours Sincerely,

A large black rectangular redaction box covering the signature area.

Stuart S Coney

