



# SNAITH & COWICK TOWN COUNCIL

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East Riding of Yorkshire Council

Planning Department

County Hall

Beverley

HU17 9BA

29 September 2019

Dear East Riding of Yorkshire Council

Snaith and Cowick Town Council have taken the time to review the planning application 19/03018-STOUT which was received on 10 September 2019. The Council have reviewed all the documentation over several weeks which has been submitted by various parties, as well as taking into account residents' views and has now made an informed decision on the application.

Snaith and Cowick Town Council **STRONGLY OBJECT** to the above application on the following material considerations:

- Land Allocation – Only a small proportion of land within this application is within SNA-A which has been allocated by ERYC for development within the Local Development Plan which was adopted in 2012. Further land has been submitted for review (SNA-3 within the ERYC Local Plan Review Land Bid 2019) however this has yet to go through the full review process and therefore should not be considered when reviewing this application. The Settlements of Snaith and Cowick must be separate at all times, ensuring they still retain their separate identities as the East Riding Of Yorkshire Council have stated in the past when refusing previous applications.
- Highway Safety / Traffic – The traffic impact on Snaith, particularly Butt Lane, Snaith and High Street, West Cowick would have a dramatic detrimental impact on the current residents. The road infrastructure cannot support the additional vehicles associated with a development of this size. Snaith, a Historic Market Town, currently

struggles with the numbers of vehicles passing through the town particularly at the roundabout on Pontefract Road / Beast Fair particularly at peak times.

- Emergency Vehicles / Agricultural Vehicles – The Emergency Services are currently struggling with exiting the station due to the large amount of vehicles already on Market Place / High Street. Farming Vehicles are also increasing in size and Snaith is an agricultural hub which also has an impact on traffic.
- Parking - The Town Centre does not have the capacity to hold vehicles visiting the Town Centre due to the lack of public parking. With the proposed increase in properties to Snaith, the parking would be woefully inadequate. This would then have a negative impact on surrounding areas to Market Place / High Street (Town Centre).
- Public Transport – Snaith has minimal access to public transport with an hourly bus service to Selby and Goole, finishing at 5pm; no buses West of Snaith and an inadequate train service of only one passenger train per day in each direction.
- Environmental – The proposed location of the application will have a negative impact on the natural habitat of the area (See object letter from Mrs Julie Leach) . This will also impact on the public rights of way and parish paths which are used daily by current residents and visitors to the town. Snaith is on the Trans Pennine Trail which attracts many visitors wishing to see the open countryside. Snaith is a member of Walkers are Welcome and promotes Heritage Walks exploring the natural beauty of the most westerly part of the East Riding.

Essential factors which must be taken into consideration when deciding on the application are listed below:

- Education - Snaith Primary – After attending a meeting with school representatives several weeks ago, the council, knowing the current number of pupils on the school roll, know they will be unable to take on additional pupils which will be generated by a development of this size. A new Primary School is needed NOW as it is at full capacity.
- Health Provision – The Town Council are aware the local health provider is currently enrolling new patients, however, a development of this size would have a negative impact on the current patients as waiting times could increase and

add to the strain on the health provider's ability to meet the current patients' needs.

Snaith and Cowick Town Council have always worked on behalf of its residents, and will continue to do so having noted many compelling objections made by residents. We expect the East Riding of Yorkshire Council will take these into consideration.

On behalf of the residents, we demand that the East Riding of Yorkshire Council consider the depth of public feeling with regard to this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'V. Whiteley'. The signature is written in a cursive style with a large, sweeping flourish at the end.

Clerk to the Council