



SNAITH & COWICK TOWN COUNCIL



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Bellway Planning Update - June 2020

On 15 June 2020, the Town Council requested a remote meeting be held with Bellway Homes and Savills following the circulation of a leaflet outlining proposals for a new planning application in the area. This meeting took place on Monday 22 June via the Zoom online meeting platform.

The purpose of this meeting was to discuss the new proposals and allow Council Members the opportunity to ask questions about the leaflet, ascertain why only certain households had received it and whether this impacts on the current planning application already submitted by Bellway Homes.

Please see below questions asked of Bellway and Savills during this meeting and their response;

Why did it seem that the leaflet was only distributed to a selected number of properties and not all residents of Snaith and Cowick?

Bellway advised that a reputable delivery agency was engaged to deliver a total of 1400 leaflets to all households across Snaith and Cowick. Leaflets were distributed to the same area they were back in 2019 and by the same company and so Bellway were surprised to hear that a number of properties had apparently been omitted. Bellway were going to raise the issue with the distribution company and investigate further. There was no intention to omit certain areas from this circulation and apologies were offered to the Town Council. The Town Council confirmed that a copy had been posted on their social media sites to allow a greater percentage of the population access to the new proposal leaflet. Savills also confirmed responses to the leaflet after the deadline date of 19 June 2020 would be taken into consideration.

Is the leaflet (distributed week commencing 14/06/2020) for a revised building proposal to the 535 homes currently submitted to East Riding of Yorkshire Council or a separate stand-alone proposal?

No - Bellway Homes have not withdrawn the current Planning Application for 535 houses. This proposal is a separate plan for development covering only the SNA- A site which is already allocated by ERYC for the development of up to 142 homes. It should be noted that the proposed access road off Pontefract Road is currently outside of that agreed land allocation.

What will the proposed total number of properties be that Bellway wish to build in Snaith?

The new proposal of 120 properties should be read as a stand-alone development. However, it is intended that the current application will be amended and that the overall number of dwellings Bellway wish to build will be significantly less than the 535 originally stated.

What impact will this have on the community with regards to Educational Funding and Support?

Bellway Homes stated that the East Riding of Yorkshire Council have requested a financial contribution from the developer, rather than have allocated land set aside by them for the potential construction of a new primary school. The funds will be will then be distributed by ERYC.

What impact has the decision taken by Highways England to put a temporary suspension on planning process had on the large scale development applications submitted by both Bellway Homes and Gladman?

Bellway Homes advised that this has had no affect on how they intend to progress with both the current application and the new proposal . As it stands, this has only delayed the planning process that they are required to follow.

You must be aware of the significant flooding that Snaith and East Cowick was subjected to in February 2020 and that flood water - if it continued to come - was projected to move westwards adjacent to the M62 and potentially into your development site? Why are you wanting to build houses here?

Bellway Homes have already had discussions with the Environment Agency over this and they are still continuing. The application site itself is not within an area deemed to be at risk of flooding by the Environment Agency (Flood Zone 2 or 3) and ultimately it is the Environment Agency that will inform where the development of housing is acceptable. Bellway Homes cannot make guarantees that the site will not flood as this is the responsibility of the Environment Agency, however they will work with the Environment Agency to ensure that their proposals are resilient to the risk of flooding now and in the future

Snaith and Cowick Town Council are committed to working on behalf of the community and will continue to do so throughout this process.