

LECONFIELD PARISH COUNCIL

(Representing the communities of Arram, Leconfield and Scarborough)

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To: East Riding of Yorkshire Council/Planning.

3/12/2019

Subject: Planning application for 69 dwellings on land and buildings south of Castle Farm, Main Street, Leconfield, HU17 7LN

Planning ref: 19/03531/STPLF

Owing to issues with ERYC website the Parish Council is raising comments in e mail format, that we are assured will be transferred to the Planning Portal after 9/12/19.

At the public meeting of Leconfield Parish Council (Lecpc) on 2/12/19, a significant members of the parish attended, and we would like to register the following issues:

Overdevelopment - We have concerns over the number of dwellings in this development, especially as the Local Plan identified a requirement of 76 units for Leconfield, as a whole.

The first proposed plan showed 32 dwellings, which then rose to 49 in the outline plan.

Taking into account that 'Byre Cottage' was saved from demolition and has tastefully been restored, this would account for approximately 3 new dwellings, reducing the total to 46.

The current proposal is for 69 dwellings, reflecting an overdevelopment of 50%. We are aware that the 'eco' pond was always going to be outside the main plan, and whilst the 'green' area has been reduced by approximately 2/3, this does not reflect an extra 23 properties.

Flood Risk – Since the serious flooding in Leconfield in 2007 the western and north/western side of the village has had put in place a flood alleviation scheme, but that scheme is separate from this planning proposal.

Since 2007 the village has seen near flooding in 2011, 2018 and 2019, and only with the help of dedicated villagers in helping to clear blocked grilles and gullies was it prevented.

The proposal to pipe the surface water from the pumping station and eco pond at the rear of this development into the culvert at the rear of No. 20 Harthill Avenue poses a serious risk to overcapacity of the system.

Currently this culvert, that runs under Harthill Avenue and exits at Old Road, then goes into the 750mm box culvert at Bridge House, to cross A164 and finally exit at the rear of 'Cowthorpe' into 2 pipes to run to 'Haggs Dyke'

This culvert is taking waters from the springs in the field at the rear of St.Catherines Drive along with the surface waters running from 31 Old Road, where there is still too much water finding this route, that is not being diverted into the alleviation scheme.

Additionally, at the rear of 16 Harthill Avenue is the exit of the large Yorkshire Water storm drain that discharges large volumes of water into the culvert at peak rainfall. (Please note that this pipe is shown incorrectly on the Yorkshire Water drawings as it fails to show that it exits into the watercourse).

We also need to be mindful that in the floods of 2007, North Drain overran and waters came down the dyke running into the rear of Harthill Avenue, and the culvert was engulfed.

We note the planning application at Cherry Burton of a further 37 dwellings, whose surface waters will run into North Drain.

Whilst Lecpc strongly objects to the proposal of diverting the surface water into the culvert at the rear of No. 20 Harthill Avenue, if this were to go ahead can consideration be given to the pipeline running from the pumping station/eco pond to the culvert, be adopted under the same maintenance plan as to be instigated (we understand that residents will pay a premium for the maintenance of this area).

The concern is that whilst the pumping station will be handled by Yorkshire Water, the actual pipe will need to be maintained by one of the parties.

It also needs to be considered that the pipeline will need to have access along its path for maintenance as well as enabling access for vehicles down to the culvert for maintenance/repair.

Sewage – Yorkshire Water are continually being called out to Leconfield as there are serious concerns with the capability of the pumping stations to cope with an outdated, overstretched system and the village has experienced in recent times issues where the sewers have backed up at Castle View, Lisset Close and Old Road.

We feel that as further development is planned in the village, the sewage infrastructure needs to benefit from a major investment, especially as parts of the village rely on the fact that the sewage is moved on a gravity only basis.

Traffic – There is concern that the current split of access is in the region of 14 via A164 Main Street, and 55 via Harthill Avenue, resulting in a high volume of traffic running through the residential estates and causing more backlog at peak times at the junction of Old Road and Main Street.

This junction is next to the newly installed bus stop, meaning that visibility is restricted so the ability to exit can be delayed, and that motorists are already exiting Old Road when a bus is at the stop posing a high risk of a collision as motorists overtake the stationary bus.

On the Main A164 there is at present a Zebra Crossing which is necessary (even more so with all the extra housing) giving pedestrian access to Little Lane which is the main walkway to Leconfield Primary School. (Note the crossing does not have a Traffic Control person to assist the children crossing).

With these proposals it will be sandwiched between Old Road and the new road into the present stack yard, at the moment manageable but with such a large volume of extra traffic will be a dangerous crossing, even now with the speed of traffic from the Driffield area without any restrictions is hazardous to cross.

Environmental – We request clarity on the Environmental Survey (bats/newts/owls etc) as we are informed that this is incomplete. The 2.5 storey dwellings planned for the frontage to Main Street are not in keeping with the street scene of this part of the village, remembering that Castle Farm has been respectfully maintained and Byre Cottage has been respectfully restored to reflect their historical importance.

Heritage – The adjacent property was found to have the remains of an old Hunting Lodge and we trust that this historical heritage will be respected. The large stone on the pavement between the farm gate and Byre Cottage is a 'Sanctuary Stone' (not a milestone nor mounting stone), and in the importance of history must be retained and in its current position as this sets the sanctuary distance from the Beverley Minster.