

Objection

from

Swanland Parish Council

Application 16/04143/STOUT | OUTLINE - Erection of 150 residential dwellings and associated structural planting and landscaping, surface water attenuation, informal public open space and children's play area (means of access to be considered) | Land North West Of Swanland Equestrian West Field Lane Swanland East Riding Of Yorkshire HU14 3PG

Swanland Parish Council objects strongly to this application from Gladman Developments Ltd. and asks that the application is dealt with by the Strategic Planning Committee. The Strategic Planning Committee should be aware of the depth of opposition to this application in Swanland evidenced by the largest turnout for a Parish Council Meeting for many years and the number of individuals (Currently almost 300) registering their objections on the East Riding of Yorkshire Council website. This application follows on from a similar scheme at Land East of Little Wold Lane South Cave. In both cases the company is attempting to thwart the conclusions of the recently approved (2016) East Riding Development Plan (ERDP) by promoting the development of land not in the plan and in open countryside. If local planning is to have any meaning the decisions incorporated into the East Riding Local Plan (ERLP) must be upheld and the many hours of consultation with local communities not be wasted. To approve the application would send a message to developers that the East Riding was open for any development however detrimental, over-riding the objections of the planners and the local community. The Parish Council believes that Gladman are an opportunistic organisation, using the current government policy of boosting the supply of housing to solve the economic problems of the country, by undermining local development plans and promoting development in the countryside and green belt where it would not normally be granted.

The detailed objections are as follows:

1. The application is not in accordance with the Development Plan for the East Riding in particular Policies S3 Focusing Development & S4 Supporting Development in Villages and the Countryside. Gladman accept that this is the case (para 1.13 Planning Statement) and yet still put in their application knowing that the ERDP was only confirmed in April 2016.
2. Gladman claim that the requirement of the National Planning Policy Framework (NPPF) supported by Government Ministerial Statements should override the ERDP in order to boost the supply of houses in the East Riding above the level set in the

Development Plan. However, the number of houses to be delivered in the plan period has been agreed by the Planning Inspectorate very recently and there is therefore no evidence to suggest there are insufficient houses to meet community growth and need.

3. This site was assessed as a proposed site SW17 and rejected in favour of other sites put forward in the village to be included in the East Riding Local Plan Site Allocations Document (ERLPSAD) of July 2016 which provided better outcomes for the residents. Should this application be approved it will set a precedent for other sites previously rejected in Swanland to come forward as there is constant pressure to build in the village due to its facilities, proximity to the City of Hull and because of the need for access to the docks, good transport links.
4. The site is outside the development limit for the village and so the application has to be considered under the criteria for Sites in Open Countryside under Policy S4(C) of the East Riding Local Plan Strategy Document (ERLPSD). Exceptionally development can be approved in open countryside for a number of reasons mainly to support agriculture, forestry tourism and single dwellings. This does not apply in this case and so is another reason for refusal.
5. There have already been decisions on two planning applications for development outside the village development limit on Greenstiles Lane Swanland.:

Application 15/03553 for 3 dwellings was refused on 19/02/2016 and the refusal was supported on appeal on 20/09/2016. Permission was refused on the grounds of intrusion into an important landscape contrary to Policy ENV2 of the emerging Local Plan. The Inspector also rejected the argument that the Local Plan was out of date (Para 28 of the Appeal Decision) and that the presumption in favour of development in NPPF Para 14 did not apply.

Application 16/02627 was a resubmission of 15/03553 for a reduction to two dwellings on the same site. This was refused by the LPA on 01/11/2016. The principal reason for refusal was that the site was in open countryside, outside the village development limit and the application did not achieve the criteria for exceptional sites under Policy S4(C) of the ERLP SD for development in open countryside.

6. In giving weight to policies to be considered relevant to this application the guidance from the NPPF Para 215 confirms that “due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework the greater the weight that may be given.)” As the Local Plan has been approved less than 12 months ago by the Planning Inspectorate, it is very close to policies in the framework because if not the Inspector would have found that the Local Plan was

“unsound”. There is therefore a greater weight to be given to the policies in the Local Plan covering development in Open Countryside as the ERDP is new.

7. The NPPF states that relevant policy for the supply of housing should not be considered up to date if the Local Planning Authority cannot demonstrate a 5yr supply of deliverable housing sites. Again the Local Development Plan has been found “Sound” by the Planning Inspectorate in the last twelve months and cannot therefore be considered out of date. The figures for the supply of housing sites were accepted by the inspector. It is far too soon to say that the housing supply is insufficient in these early days of the Local Plan and can only be viewed towards the end of the Plan Period.
8. There is a presumption in favour of sustainable development in the NPPF. This means that development should be approved if it accords with the Local Development Plan. If there is no plan or the plan has no policy for development or the plan is out of date then planning permission should be granted unless there are adverse impacts that would outweigh the benefits of development. Swanland Parish Council believes that plan is not out of date. However, the building of 150 houses on the Western boundary of the village which intrude into open countryside contrary to Policy ENV2 of the ERLP, taking up agricultural land and affecting the protected landscape of Swanland Dale are adverse impacts such that planning permission should be refused even if the East Riding Of Yorkshire Council cannot demonstrate a 5 year supply of housing.
9. Swanland has grown from a small rural village to a dormitory village for Hull and the wider area over the last 40 years. Expansion was very rapid in the 1970’s and 80’s with large estates built on what was then the periphery of the existing village. This growth has continued over recent decades with the last completed developments at Sykes Close and St Mary’s Walk for over a hundred units. Swanland supported the draft ERLP which limited growth in the plan period to 80 units but this was overturned by the Planning Inspector as it was considered to be against the policy of a “presumption in favour of sustainable development”. Swanland had to accept an equal growth target of 10% in all Villages and Market Towns which was applied throughout the East Riding. The target set for Swanland was raised to 165 dwellings. If the Gladman Application for this site is approved the target number of houses to be built in the village would rise to almost double again to 315 dwellings or 19% growth. This is a disproportionate growth rate when set against the requirements of the ERLP and the growth of other settlements in the county. Swanland should not be targeted for excess growth which should be spread more evenly across the county.
10. In the ERLPSAD, Swanland has five sites allocated. Two sites are already being developed after the granting of planning Permission at SWA-C Swanland Nurseries and SWA-D Humber View. Total dwellings for these two sites are 45 units against an

Allocation of 48 units. In the next year developers have already indicated to the Parish Council that SWA-B on Tranby Lane is to be developed for retirement apartments and affordable housing for 57 units against a target allocation of 23. Developers have also indicated that the site SWA-E is coming forward within the next 12 months for planning permission for 79 units against an allocation of 62 dwellings. In total therefore the number of dwellings currently planned is 181 against a growth target of 165. This is already a greater rate of growth than envisaged in the ERLP and so is a further ground for rejection of the Gladman Application.

11. Gladman are not builders but claim that their site “could easily be brought forward” (Para 3.4.3 of the Planning Statement) into immediate development or within 5 years. They are unable to guarantee this and so cannot justify that their site would contribute to the 5year supply of houses which they claim is needed so that the ERLP is not “out of date”.
12. The Road Access through the Sykes Close Estate/ W End is narrow and the junction at West End/ Westfield Lane is already inadequate due to a lack of visibility. All the dwellings being proposed by Gladman’s are of the type where the occupants will have to travel out of the village for work. Most of the houses will have multiple vehicles and this means that there will be peak periods of commuter traffic in the morning and evening. The numbers of cars therefore travelling through Sykes Close and leaving the junction at West End will more than double if this application is approved. Data supplied by Gladman’s is totally inadequate and out of date on assessing the increase in traffic and the effect on the junction at Westfield Lane and West End.
13. The Parish Council agrees with the statements in the Highways Development Management Consultation Response that the junction at Westfield Lane and West End is inadequate for the traffic being generated from this extra housing. This was communicated to Gladmans at the pre-application stage of discussions. Gladman’s response to mitigate the potential problems has been unacceptable to the Highways Department and the Parish Council has the same objections to the provision of a mini-roundabout, a raised table or a pinch point at this junction. In order to make these measures effective and safe an unacceptable amount of street signage would be required on the border of the Swanland Conservation Area. This is a bus route and some of the proposed measures particularly the mini roundabout would impeded the smooth passage of large vehicles which already have problems on West End as the road narrows.
14. The Highways Development Management Response to this application also highlights the problems at the main junction leaving the village towards central Hull at the A164/B1231 Swanbridge Roundabout. This junction is assessed as already

“over the practical capacity threshold” in their response and with the existing planned developments on the selected sites in Swanland in the ERLP, the potential doubling of this number of houses will lead to further queuing at this junction and the route into Hull via the Humber bridge Roundabout where there are increasing problems of standing traffic at peak periods of the day. The exit from the village towards Willerby, Beverley and NW Hull at the junction of Great Gutter Lane and the A164 is also over capacity as evidenced by the lengths of queuing traffic trying to get onto the main road. The central reservation is often full with right turning traffic which then blocks the main road. The queue along Great Gutter Lane reaches as far as the junction with the road to Raywell at peak times. These difficulties in the wider road network are already evident before the major planned and approved developments take place in Brough/Elloughton and North Ferriby. The proposed development at Sykes Close over and above the current numbers can only add to these problems.

15. This is an Outline Application only and so everything except details of the access has not been decided. The final design and layout as well as the number of units proposed could change radically if the outline application was to be approved. Gladman as a predatory development company and cannot be trusted if their modus operandi is to simply overturn the recently agreed East Riding Development Plan. Any statements they make should be viewed with the utmost caution.