

Hovingham with Scackleton Parish Council

Observations on development of Local Plan site 643

Following a meeting with the Hovingham Estate, discussions with some residents and within the Parish Council, we have the following observations to make, and additional information to supply, regarding the proposed development of site 643:

1) Impact on Businesses - Extensive mitigation will be required for the two businesses who will lose all or part of their land, and ability to do business, in Hovingham.

- The nursery, run by Mr. R Wood, at the rear of Blue Row, would be totally lost by the development.
- The land to the east of the development, run by Mr. M Wilson as Worsley Arms Farm, is currently occupied by an active Pig/Cattle House and is their only access for large vehicles, such as their combine harvester, into and out of, the farm.

2) Adjacent to Active Farm - The development is adjacent to an active farm which runs activities generating noise and smells associated with a farm at times appropriate to a farming operation. The design and implementation of the dwellings must consider these environmental factors and future residents made aware.

3) Pedestrian Access - Access must be included from the new development, Mowbray Crescent and Blue Row through to car park of the Worsley Arms Hotel. There will be safety considerations, especially through the restricted shared vehicle and pedestrian exit to Main/High Street by the Hotel.

4) Car Parking - This is already a very sensitive issue with residents of Mowbray Crescent and Blue Row and land reserved for this development is currently used to park their vehicles. We understand the proposed development includes parking for Blue Row residents however, currently includes no accommodation for parking has been made for current residents of Mowbray Crescent. They would have to either park on the street, in the new development or in the car park of the Hotel.

5) Residents Vehicles - From our experience gained during development of the "New" Pasture Lane development insufficient parking allowance was made and every service area is already used for day-to-day parking. Larger properties were designed with 2 or 3 parking spaces within their curtilage however, residents chose to find other uses for these spaces, i.e. garage, only making the on-street parking worse. This new development must make a realistic allowance for the parking of resident's cars, availability of storage spaces and impact on adjacent residents and businesses.

6) Young Families - Although it was expected the "New" Pasture Lane would bring families with young children into Hovingham, none came, most likely due to the price tag of the houses. Although it is not possible to "engineer" homes to particular group, additional consideration to attract younger families should be incorporated into the development, in particular larger gardens and play areas.

7) Traffic Exit at Junction with Malton Road - The traffic flow out of the development, including existing residents of Blue Row and Mowbray Crescent, will be considerable and currently is into an existing hazardous single lane junction with the Malton Road. In addition, there is a steep slope up to the junction, which is particularly challenging when queuing and in snow and ice weather conditions.

8) Development Traffic - The actual construction phase is likely to be spread over several years and all construction traffic would currently use the existing exit to the Malton Road, sharing this with residents and businesses, causing significant potential congestion and safety concerns.

9) SSM Appraisal of Sites - Site 643 comprises Group 2 sites 31N and 374. We believe the concerns raised, including those regarding the proximity to listed buildings, apply equally to site 643.

10) Orchard, Gardens and Allotments - The proposed development would destroy one of the last remaining orchards in Hovingham together with much used gardens and allotments which have been cared for and will be lost in this proposed development.

11) Allocation of New Homes in Hovingham - We were told that during the planning process for "New Pasture Lane" that they would be Hovingham's contribution to the Service Village provision for at least 15 years.