

Re Planning Application - 19/04118/STOUTE - Land North West of The Lodge, Burtonfields Hall, Roman Road - Outline - Erection of residential development (including up to 25% affordable Housing) with associated access, parking, landscaping and infrastructure (access to be considered).

After a lengthy and detailed discussion at the Parish council meeting on the 13th January, the Parish Council unanimously voted to strongly oppose the outline planning application for 245 dwellings. The Parish Council view is that a development of this scale can only exacerbate the potential problems previously highlighted in its response to ERYC to the Saxon Gate (200 houses), and the Godwin Vale (120 houses) and also the new prison development. We were encouraged by the withdrawal of the last appeal by Gladman Developers to their proposed 210 house development in June 2017.

1. No special need for a housing development in this location has been demonstrated.
2. The ERYC can currently demonstrate that it has a deliverable 5 year housing supply.
3. There is no requirement for additional sites at this time in order to meet the needs of the area. The proposal would constitute unnecessary and unsustainable development in the open countryside and does not reflect the Local plan.
4. With regard to traffic, the additional vehicles generated by this development is unnecessary and would contribute to existing traffic congestion and entail extra delays with potentially serious consequences. This has been exasperated by the two new housing developments and potentially the traffic generated by the new prison.
5. The site location is unsuitable for promoting sustainable cycling with the A166 not having cycle lanes and the main road into the village very busy at frequent times and not conducive to promoting cycling.
6. Of additional concern to the Parish Council are large housing developments in the surrounding area on or close to the A166, as this will place even greater pressure on this road.
7. Sewage has been an ongoing problem in the village, mainly in the centre of the village. The Parish Council records show that the sewage from HM Prison Full Sutton which joins the sewage scheme in the village undoubtedly is a major factor in the creation of the current problems. Extra properties would add to the ongoing problem.
8. Stamford Bridge was highlighted in the Local Plan Options document for 2012 – 2029, and we as a PC voted unanimously to opt for Option 1 – which is to go with small scale development.