

Application No: 15/01484/FULMAJ

Location: Land comprising field at 446635 452142, Southfield Lane, Tockwith, N Yorkshire

Applicant: Linden Homes

Proposal: Amendments to Application for Residential Development by Linden Homes from 127 to 150 units. Signet Planning letter dated 5 November 2015 refers.

Tockwith with Wilstrop Parish Council object to this proposed amendment seeking to increase the size of development from 127 to 150 units in particular.

To have such a high density development in Tockwith Village, which is a rural community based in a conservation area is totally unsuitable, unsustainable and unacceptable.

In the limited time allotted I will attempt to briefly summarise the main points of our objection:

- Your own councils Senior Conservation Officer recommends a much smaller development in line with various guidelines set out in HBC's draft sites Development Plan Document.
- In direct contradiction of that view your Planning Officers appear to have heavily influenced the Developers amended application increasing the size of the development from 127 to 150 units. Please refer to the letter from the Developers planning expert Signet Planning.
- We maintain the Planning Officer has failed to properly apply the recommended flexibility of interpretation of HBC's Strategic Housing Market Assessment document 2015 as set out in paragraph 10.46.
- The proposed Linden Homes development of 150 dwellings coupled with the Lonsdale Development site for 80 dwellings, which has already obtained outline planning permission will expand Tockwith village by 40% which is disproportionate and

contrary to National Planning Policy Framework (2012) Guidelines.

- The amendments to housing mix and thresholds in this application is dramatic in nature, wrong in principal and of major concern in that it lays the foundation for a development that is totally out of kilter and at odds with the existing character and amenity of Tockwith village.
- The proposed Linden Homes development by itself, let alone when combined with the 80 dwellings of the Lonsdale Development, will only serve to aggravate major problems that already exist with current infrastructure and social amenity, ie:
 - Main access is via 3 meter wide single track Southfield Lane – totally inadequate
 - Sewage/foul drainage – no details provided to show foul water or surface water drainage proposals.
 - Water supply and pressure – currently inadequate
 - Parking/road congestion – major problems currently
 - Emergency services – limited cover currently
 - Limited public transport – routes have already been reduced.

The planning officer states the authority needs 313 affordable homes annually. If you take into consideration the Linden Homes and the Lonsdale application a total of 92 affordable homes will be allocated to the two developments. This equates to 30% of the whole districts yearly need. This is unsustainable and totally unacceptable, unreasonable and unfair to impose this sort of development on what is essentially a rural community.

The Parish Council requests that the Planning Committee take heed of the individual letters sent to you, do what is **right** for the Tockwith community, live up to the districts motto of '**working for you**' and reject this Amended Planning Application.