



# The Village View

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## Objection to the Wykeland/Amazon Planning Application 20/03555/STPLF on Plot E Melton West to North Ferriby Village

Existing view to the Humber from the Wolds Way finger post near southern A63 roundabout



The proposed facility from the same view point



The proposal is for 200 HGVs arriving each day which means:

200 HGVs docking for warehouse offloading

200 HGV Trailers being dropped into storage bays

200 HGV Trailers being reversed into for reloading connection

200 HGV Trailers docking for reloading

All with tonal reversing beepers !

**That is 800 noisy HGV trailer events a day.**

**An HGV trailer movement every 2 minutes of the day and night**

Also around 20 HGVs will be queuing to enter the site continuously stop/starting only 150 metres from residents' homes and gardens.

# Plot E Melton Fields

The Parish Council has commissioned several images of the proposed distribution and fulfilment centre based on the submitted planning documents by Wykeland.

These have been produced by a nationally respected landscape consultancy and we believe are more realistic than those produced by the developer and shown on the ERYC planning website.



**Prevailing Winds** driving emissions and noise from 20+HGVs every hour to residents homes and safe walking routes to South Hunsley School

The vast majority of North Ferriby's 4000 residents strongly object to the impact of this monstrosity that will destroy their environment, health and quality of life.

Quote from ERYC portfolio Holder for Economic Growth & Tourism while visiting the site with Council Officers in June 2021 and viewing the visuals



**That says it all !**



Existing legally defined grassland open space  
View from the edge of Long Plantation showing 5m high acoustic fence

25 metre-high warehouse is taller than Long Plantation

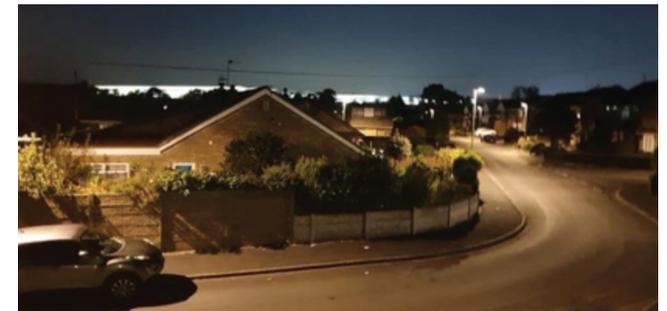
The three night time views below were commissioned by Save Ferriby 2020 Residents Group at almost identical facilities elsewhere to demonstrate the impact of the proposed lighting scheme. The developer, Wykeland, has not provided any night time images in its submitted documents.



Bowburn, County Durham



Bowburn, County Durham



Haydock, Merseyside

If this is "Our East Riding – where everyone matters", our plea to ERYC Planners is to refuse this monstrous proposal due to the disastrous impact on residents' right to peaceful enjoyment of their homes and their health and wellbeing. Please see back page >>

**Facts and Reasons for Refusal**  
**North Ferriby Parish Council (NFPC) contends:**

- There are no local or social benefits to offset the new promised employment opportunities of 1300 – 1500 full time jobs. These are not substantiated by ERYC and Amazon themselves have declared only 1000 for an identical Fulfilment Centre in Bowburn, Co Durham.
- The warehousing jobs will be, on ERYC’s own admission, filled from Hull and Lincolnshire, as the immediate local unemployment rate is less than 1% and the remuneration offered will be incompatible with the local housing market.
- The establishment of Amazon and similar online retailers seriously reduces any job increases by removing jobs from the High Street and undermining the viability of market towns.
- The noise from the arrival of 200 HGVs followed by shuntings and departing 24 hours/day, 7 days a week will destroy local residents’ right to enjoy their properties. It will certainly create sleep deprivation for those only 150 metres from the noise.
- There is no undertaking to restrict the use of tonal reversing beepers as operated on other Amazon sites. Even if conditions were imposed, breaches would have to be investigated and proven retrospectively with Enforcement ultimately being discretionary. Discretionary action is totally unacceptable with the **real high risk of disruptive noise nuisance** and sleep deprivation to residents as experienced near a similar Amazon site in Coventry.
- NFPC disputes the present baseline light levels for North Ferriby from the applicant and believes the 280 plus floodlights will overspill the site, replace dark sky with night light glare and create further sleep deprivation. It is not acceptable to rely on discretionary enforcement after the site has been built.
- The application contravenes the East Riding’s Climate Change Emergency declaration.
- A failure to provide adequate roadside welfare facilities, in breach of National Planning Policy Framework (NPPF) para. 109, creates serious unanswered public protection risks to children walking/ cycling to school on supposedly safe travel routes, the safety of which has been challenged by Humberside’s Chief Constable and South Hunsley School.
- Respected medical practitioners, consultants and qualified public health specialists have predicted damage to health from increased vehicle emissions, which are already monitored by a validated sensor and give results breaching WHO targets and the applicant’s predicted levels. Despite Save Ferriby and NFPC drawing this to their attention ERYC has not responded, which is unacceptable.
- Any inference by the applicant that the present adjacent existing legally defined Open Space grassland can be used for landscaping or bio-diversity net gain is inadmissible as the land currently exists as a bio-diversity corridor and cannot be simply modified (confirmed in NPPF ~~se~~ para. 99).
- The proposed site is adjacent to a European recognised Ramsar/SSSI site that extends across the River Humber to protect threatened bird species including the endangered Eurasian Curlew. **As a result, the presumption in favour of sustainable development does not apply** – NPPF section 182

**We respectfully request refusal of this application**