

## NFPC Consultee Response

North Ferriby Parish Council (NFPC) continues to object to this application in the strongest of terms.

NFPC is dismayed that the amended plans do not address the serious concerns raised by the community and in fact only give minor mitigation to noise emanating from the lower part of site. A post and rail fence does not resolve queuing HGV noise or the security concerns, and in fact one of the changes reduces on site HGV parking, which only increases the likelihood of HGVs parking on local roads. The village is already plagued by noise which disrupts sleep due to the developments of Melton West and this development will only add to the problem. The vision as set out in the Local Plan of keeping clear separation between the village and the industrial zone and keeping all vehicle movements to the west of any buildings has not been adhered to. 24/7 stop start queuing vehicles is not acceptable on a site so close to residential properties and will destroy any quality of life for neighbouring residents.

The applicant has only one argument in favour of development, the fact that some of the land is allocated for employment use and the jobs that are claimed will be generated from this site. The claims are disputed by the Parish Council and the community. The number and quality of the jobs proposed has been robustly challenged by many, using evidence from other sites, and is dramatically lower than any previous employment potential quoted for the site based on several smaller units.

The weight and number of concerns raised by locals includes, but not exclusively, the following issues:-

- Over development of the site and overbearing nature of the proposal
- Inadequate landscaping and removal of veteran/ancient trees
- Noise pollution including no undertaking to use 'white noise' reversing beepers
- Disturbance from the scheme due to 24/7 operation
- Light pollution from 284 floodlights
- Levels of traffic generation, leading to public and road safety concerns, especially for the route to school
- Health impacts due to additional air pollution
- Loss of ecological habitats
- Loss of privacy residents of Plantation Drive and The Triangle
- Use of ERYC Open Space for building bunds for noise mitigation
- Building on Open Space is contrary to NPPF
- Use of ERYC Open Space as Employment Land
- Inadequate infrastructure for HGV parking and welfare facilities
- HGV access and overnight parking in the village
- Loss of public visual amenity
- No operational details and inadequate construction plan
- Unacceptable construction hours

All the above have been submitted in more detail and all remain as serious concerns to the Parish Council.

This ill-conceived development will cause severe harm to the local area and incalculable distress to the community and individual residents, destroying their quality of life and is in no way offset by the perceived advantage claimed by the applicant.