

NFPC 20/03555 Objection - ERYC Failings

North Ferriby Parish Council (NFPC) are the democratic representatives for 4000 East Riding residents with a mandate to ensure their views are listened to and respected.

It is with regret that NFPC feels it necessary to highlight the failings of ERYC in the process of promoting the application for developing Plot E as actions are certainly not compatible with

“Your East Riding... where everyone matters”

This application 20/03555 STPLF is in breach of and in total contradiction to numerous Strategic and Conditional Planning applications, published Strategic Development and Local Plans, a Section 106 Agreement and previous leases presented to Elected Members for approval since 2001 for the development of Melton West.

This application essentially condemns all previous diligent work over the last 20 years to the rubbish bin and is totally disrespectful to members of the Parish councils, Ward Councillors and Elected Members involved in preparing, guiding, and approving previous plans and so we must question is ERYC, Officer or Elected Member led?

Further the development does not deliver the strategically defined requirement of quality jobs to meet the aspirations of the ER Cabinet and local schools. The vast majority of the dubiously promised jobs, with known abhorrent employment conditions will not be fulfilled by East Riding residents, but by employees bussed in.

It is therefore unacceptable for the Economic Development Portfolio Holder to refuse to substantiate the promised number and quality of the jobs. All of NFPC's employment comments can be substantiated.

On the subject of Public Protection for residents ERYC officers have not engaged on the intimidation and public health problems that this Amazon facility will bring to the community

The prescribed walking route from North Ferriby to South Hunsley School is on a footpath alongside Plot E and through an underpass already established as intimidating, with illegal car usage and drug dealing. The intimidating situation will degenerate further with up to a hundred HGV vehicles, with single drivers waiting in the adjacent area with no welfare or recreational facilities for up to 9 hour rest periods.

This has been demonstrated to the residents of Hoo, Kent and more recently in Bowburn, County Durham with drivers littering, urinating and defecating on the adjacent footpaths and verges. The Chief Constable of Humberside makes the comment ***“I have been made aware of similar issues occurring at other similar distribution sites (Hoo Peninsula, Kent) and would not wish for a situation which is reasonably foreseeable to be repeated here in Humberside”***

- ERYC Officers have not considered this as a material Planning Condition which it is
- Have not insisted the applicant and end user plan and apply for an overnight truck park with welfare facilities, to be completed prior to operation of Plot E
- Have not responded to South Hunsley School's request for further impact assessments on travel to/from school and increased transport emissions
- Have not reviewed the obviously impacted advocated safe route to school

In fact the Portfolio Holder For Planning and Public Protection (a total responsibility conflict in interest) has passed this over as a Planning issue, totally ignoring and failing to demand the Public Protection Directorate investigates and makes comment, which officers should do without any prompting – again unacceptable.

In the area of Planning, officers have

- failed to require appropriate photo montages of the building from The Wold's Way and the Transpennine Trail
- in the context of 284 column and factory wall mounted lights, failed to insist on night views of the application site.
- failed to consider the loss of Privacy, particularly at night to residents of Plantation Drive and The Triangle
- failed to ensure that queuing HGV drivers cannot access the Open Space to use it as a "Public Toilet". The proposed drivers lounge is only accessible once on site and cannot be used by those in the queue

With regards to the legalities of the development, specifically the land of Long Plantation and the Open Space next to North Ferriby which is owned by ERYC, there are several unanswered questions.

- A Maintenance Agreement has only been provided for the Long Plantation, there is nothing for the Open Space. Both were previously covered by a Section 106 and associated lease with the previous leaseholder St. Modwen prior to 2019
- There appears to be no legal agreement defining responsibilities for the Long Plantation, such as removing fly-tipping, access rights and land grabbing
- Communication on the Legal status of the Open Space remains unclear
- The legal possibility of the Long Plantation and Open Space being sublet to say Amazon without the same Public interests appears possible

Most importantly on behalf of 4000 residents NFPC takes great exception to ERYC's machinations to redefine the historic Open Space and to essentially gift land to a developer and subsequently Amazon for landscaping and noise mitigation that should under all established principles take place on the Applicants land. This is ABSOLUTELY NOT RESPECTING North Ferriby residents and tax payers living conditions and recreational amenities. The loss of this green space far outweighs the benefit of dubious promises of low quality jobs.

NFPC unanimously vehemently objects to the application and suspects the wider East Riding would be equally dismayed at the proposed abuse of legally defined Open Space by officers.