

# Beeford Parish Council

## Update from Allon Homes

### **Public Consultation Feedback – Manor Farm, Beeford**

Marcus Allon, on behalf of Allon Homes, held a Public Consultation on Saturday 11<sup>th</sup> December 2021, 10:00am – 3:00pm at Beeford Community Centre for the proposed residential development at Manor Farm, Beeford. A total of 26 residents attended the event and their questions and concerns fell into the six main categories below. Having listened to and noted all the responses, I would appreciate my responses below being passed to all Beeford residents.

#### **Flooding & Drainage**

There were concerns about the impact the development would have on flood risk in the area.

Currently Manor Farm is 95% hard standing or roofed buildings, there is very little open ground for water to drain away naturally whenever it rains. All the surface water currently drains to the North and eventually discharges into a water course to the North of the site (just beside the Public Right of Way)

The proposed development will significantly improve the flood risk of the immediate area by increasing the area of permeable surfaces (Public Open Space, Planting, Green verges) and planting of trees, which are known to slow the flow of water and intercept rainfall to reduce flood risk. We are proposing to install a large concrete attenuation tank (20m x 15m x 1m) which takes all the surface water from the houses and road when it rains. The tank is designed to accommodate a 1 in 100-year storm, plus an extra 30%. The tank will then discharge into the water course to the North at a rate considered preferable by the governing bodies. It is fitted with a hydrobrake which restricts the flow of water into the water course at a pre-agreed maximum amount (typically between 3 and 10 litres per second). In heavy rainfall, the water will be stored into the tank and then released slowly back into the water course. We are not proposing to discharge any surface water into the existing combined sewer. Yorkshire Water and the Local Internal Drainage Board will determine if our proposal is satisfactory based on their knowledge of the site and surrounding area.

#### **Trees**

As part of the development, we are proposing to remove a total of seven trees (three in the Southwest corner at the front of the site, two within the site and three in the Northeast corner at the back of the site). All the trees were assessed by Brindle & Green as part of the Arboricultural Impact Assessment. The Landscape Concept Plan prepared by Brindle & Green shows we will be planting 49 new trees in the front gardens and open space area of the site. We will be planting Acer Campestre 'Elsrijk', Sorbus 'Joseph Rock, and Prunus 'Chanticleer'. We will also be planting more trees in the 5 metre wide Woodland Strip on the West and Northern boundaries. As a result, the site will provide a net gain in excess of 100 trees.

## **Parking**

The development provides one parking space for every one bed home, two spaces for 2 & 3 bed homes and three spaces for the 4 bed homes. There are nine visitor spaces within the development too, all located to serve homes across the site as well as the Public Open Space. The homes which front the main road have their parking allocated in a parking court at the rear with pedestrian access at the front. The proposed parking meets the requirements set out by East Riding Council.

## **Access**

There is one way in and out of the site. The entrance has a visibility splay of 2.4m x 43m. This conforms with the requirements laid out in the 'Manual for streets for a 30mph speed limit. The entrance wall on the left-hand side of the entrance has been kept deliberately low (1 metre) to aid visibility.

## **Public Rights of Way**

The existing PROW will not be affected by this development. We have spoken with and met on site with the Senior Definitive Map Officer and the Public Rights of Way Officer at East Riding to ensure that the exact location of the PROW on our site plan was correct. We have offered to ensure that the Public Right of Way is 2m wide which is the desired width of a footpath in East Riding of Yorkshire Authority. The existing footpath just touches the corner of the existing boundary. To accommodate this and to allow a buffer either side, we are removing a triangle of land from the garden of Plot 28.

## **School & Doctors Surgery Capacity**

Undoubtedly the development will increase the numbers of people registering with the surgery and children going to the village school. As part of any application the Education Authority and the NHS are consulted to assess the current capacity versus projected increases from the development. If there is a capacity issue at the local school, then we will be asked to make a financial contribution to allow for the necessary recruitment of facilities to be provided. The proposed sums are non-negotiable.

Should any residents have any further comments or questions, I am happy to receive these by e-mail and I will be undertaking further Public Consultation following submission of the application to East Riding. I will provide the Parish Council with further information in due course.

I want to assure residents that Allon Homes and the development team we use are local, professional and have received incredibly positive comments previously at Planning Committee. Planning Committee videos are publicly available.