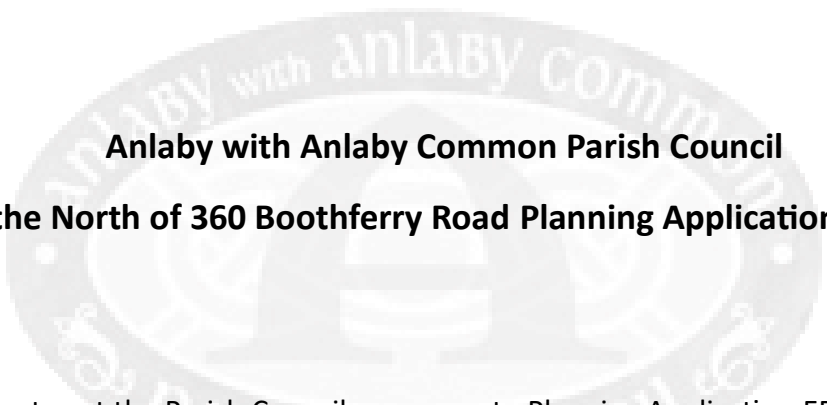




Anlaby with Anlaby Common Parish Council

Land to the North of 360 Boothferry Road Planning Application Submission

Introduction

This document sets out the Parish Councils response to Planning Application ERYC 25/02759/STPLF received by East Riding of Yorkshire Council in September 2025. The application looks for approval to build 269 dwellings on land to the North of 360 Boothferry Road, Hessle HU13 ONF.

The Anlaby with Anlaby Parish Council share the concerns highlighted by Hessle Town Council with this development abutting the borders of our Parish.

We have particular concerns connected with the following issues:

- The capacity of the local sewage and surface water run-off network.
- The adverse impact further development will have on the local road network.
- The adverse impact on local facilities, particularly those locally providing healthcare and education.
- The provision of adequate open space and children's play areas.

Sewage and Water Run Off Network

The Parish Council is already aware of issues metaphorically 'downstream' from this development which are highlighted in the submission by Hessle Town Council. These issues have not been considered at all. Hessle Town Council highlight flooding and standing water issues in the allotments adjacent to the site. This development, with its associated proposals can only make this issue worse.

The Parish Council is also aware that the land to the north is agricultural land but the adjacent field to the north drains into a ditch system running alongside a bridleway. This routes into Beverley Road just north of the extend of the Hessle urban building line. This point, and the field at this location, already flood regularly with water covering the roadway often.

Any maintenance of this ditch and field network is outside the control of the local authority, as it is on private land, and the responsibility of the local farm. Therefore, there is very limited control of both remedial action and flood risk mitigation.

We would also like to draw attention to the East Riding Local Plan residential development area 'HES-J', which provides a parcel of land approximately twice the size of the proposed development. This, when developed (and we believe there is no 'if' about this development) has the potential to double sewage discharge and surface water run-off.

It is therefore essential that whatever solutions are deemed appropriate for this development can be doubled to accommodate development of the rest of the 'HES-J' parcel.



Importantly a reference to the East Ridings own Infrastructure Plan in this regard is highlighted.

Para 3.11.3 states:

“In the opinion of the council’s flood risk management officers the sewer network along Boothferry Road is likely to be at capacity and that a significant improvement may be needed here before further connections are made. Yorkshire Water have not recognised any issues with the network in this location. Wherever possible, those promoting relevant sites that would connect into the Boothferry Rd network should approach Yorkshire Water as a consortium to investigate the need for additional sewer capacity. It is noted that Yorkshire Water has at its disposal a verified hydraulic model of this area to assess what is needed to accommodate new sewer connections. Comprehensive SuDS systems and drainage plans needs to be implemented on significant development allocations where flood risk and water management issues have not already been dealt with for the whole allocation through an implemented planning application approval.”

The specific issue of “SIGNIFICANT” improvements to the sewage network in Boothferry Road is also highlighted by Hessle Town Council and Anlaby with Anlaby Parish Council support and share these concerns.

The Infrastructure Plan highlights that such issues where not highlighted by Yorkshire Water as the relevant authority. But events over the last months concerning both the ethics, drivers, capabilities and priorities of water companies, and particularly Yorkshire Water, should be raising a red flag as to whether their professional advice can be relied upon. The Parish Council have very little confidence in any previous investigations by Yorkshire Water as a result of recent events and fines.

As the totality of residential development in the Hessle and Anlaby area is only part completed it would seem a good time to revisit this issue in some detail, as the Implementation Plan extract recommends, and, if needed, bring in independent advisors or consultants to both ensure assurance of outcome but also to provide the local community with some reassurance.

Such further investigative work will hopefully provide a definitive answer to resolve the conflicting professional advice evidenced in the Infrastructure Plan on this very important issue.

Very little is worse than your house being flooded.

Road Network Capacity

Local residents have highlighted:

“**Cumulative impact and infrastructure deficiency**

The application fails to demonstrate how cumulative impacts from this and other nearby developments will be mitigated, including highway capacity, school places, healthcare, drainage, and public transport. There is no robust, enforceable plan to secure the necessary infrastructure improvements before occupation.

Transport and sustainable travel shortcomings

The proposal does not provide adequate safe pedestrian and cycle links to local services, public transport nodes, or adjacent allocated sites, encouraging car dependency and exacerbating local traffic pressures.”



The Parish Council agree with these assessments and would outline that both these issues are front and centre in the National Planning Policy Framework (NPPF) when assessing transport impact for a development.

Therefore, this application fails in regard to NPPF guidelines.

We would again draw attention to Local Plan residential development area 'HES-J'. Access to the undeveloped portion of this land can currently only be provided via this proposed development and other recent developments nearby. Therefore, any transport predictions need to be doubled as the existing (and planned) road network will ultimately carry such volumes of traffic.

The Parish Council is not clear this assessment has been completed.

Additionally, the Parish Council already has evidence that local road capacity is over stressed. This includes the Haltemprice Roundabout, north of this site, and Tranby Lane, which is being used as an alternative route to avoid the primary Boothferry Road route due to traffic calming, peak hours congestion and traffic lights.

Additionally, routes to local services, including Springfield Way (featured in the local press very recently due to congestions issues), Woolfreton Drive and Lowfield Road are suffering the same fate with all these roads being adversely affected by additional residential development as proposed.

No real analysis of the wider road network capacity has been provided.

The Parish Council would therefore like to see this as part of the proposal so that this matter can be scrutinised by the local community. Such information would also help the East Riding with any S106 contribution estimates.

For context, the Parish Council has a list of 23 highways improvements required locally in Anlaby, all of which are unfunded currently.

Local Services Capacity

Local residents provide a number of direct examples of issues with capacity locally in both schools and healthcare provision, a perspective shared by the Parish Council as local residents.

Again, we would draw attention to the East Riding's own Infrastructure Plan

Healthcare

The Infrastructure Plan, as a tool to support a decision on this particular developments impact, is woefully inadequate in regards to Healthcare provision. It contains out of date information prior to major local NHS reorganisation and does not provide any insight into the impact of such developments on the availability of health and care services.

The information provided in relation to GP Provision, Hospitals, Dental and Pharmacy provision does provide a modicum of insight as regards GP provision, but the information is some 3-4 years old.

The Plan states at para 5.18 that:

"an additional 35.9 full time equivalent GPswould be required in the overall East Riding CCG [Clinical Commissioning Group] area by 2039"



Additionally, as regards our local area referenced as “Harthills” and “River and Wolds” Primary Care Networks it states at 5.19 that:

- Additional number of full-time equivalent GPs required = 15.4 and 4.9 (20.3)
- Additional clinical floorspace required (sqm) = 4910 and 1468 (6378)
- Additional [clinical] roles required = 24.6 and 7.35 (31.95)
- Additional [clinical] roles floorspace required = 51 and 15,435 (15486)
- Additional total local floorspace required (sqm) = 21,864

Therefore, this area accounts for 57% of the growth required in GPs across the whole East Riding, 59% of the additional clinical roles and 65% of the additional floorspace.

From this it would appear that there is an urgent need for accurate information so that the NHS does not bear the full costs of providing services for these additional residents.

Submissions from local residents highlight that there are already capacity issues with health and care provision and it could be said that a lack of accurate up-to-date information is contributing to this issue in that residential development is being allowed without the full impact on key services being recognised.

The Parish Council would therefore like to see further work done on this as part of this proposal as detailed in the summary below.

Education

The Infrastructure Plan, as a decision support tool against this particular developments impact, is both at odds with and supports the real-world experiences of the residents outlined in some objections.

In relation to Pre-School places, it details at para 6.9:

“A large deficit of places for 0–4-year-olds... could be seen across the East Riding as a whole....”

In relation to Primary School places, this site sits between the Wolfreton, Hessle and South Hunsley catchment and the Plan details the following deficits in place:

- Wolfreton – 61
- Hessle – 2
- South Hunsley – 0

In relation to Secondary School places, using the same catchments, a short fall only exists at South Hunsley of 39 places.

Children, Young People Provision and Open Space

This development does not appear to conform to the East Riding Councils Providing Open Space Supplementary Planning Document (June 2025) in regard to both:

- Site wide open space requirements, with many properties abutting closely to the roadway.
- The provision of play areas.

We would therefore call on the planning officers to ensure this development meets the details outlined in this are other planning documents including the East Riding Design Code.



In relation to all the above elements and with this uncertainty, alongside the real-world evidence from local residents, the Parish Council believe all these matters need a lot more investigation before a decision is made on this proposal.

This will enable any S106 demands on the developer to be accurate and not fall short to the detriment of the local community.

Summary

Therefore, in summary, Anlaby with Anlaby Parish Council would like to see:

1. The drainage concerns highlighted in the East Riding Council's own Infrastructure Plan investigated further with a full assessment carried out by Yorkshire Water, East Riding Council and, if needed, independent consultant of capacities and any remedial work needed. This will help allay fears locally or, conversely, identify actions needed which could be funded through a S106 agreement with the developer (such as funding a public owned and maintained catchment pool on Beverley Road, Hessle).
2. A wider objective assessment of the highways impacts of this development on the greater Haltemprice area to identify improvements which could be funded by this and future developments locally.
3. Work is completed, as part of this proposal, on the headroom capacities of the local Primary Schools and, if possible, other local services such as health and care provision (with the Integrated Care Board), especially after other recent local developments in the wider local area have now been completed.
4. Assurances that children's facilities will be provided and that open space is distributed across the whole site and not in a single 'lump' simply to meet the design codes.

We therefore agree with the statement of Hessle Town Council that until these issues are properly resolved, we consider this application premature, unsustainable and contrary to the principles of good planning and community enhancement/protection.

- END -

