

Planning and Development Control
East Riding of Yorkshire Council
County Hall
Beverley
HU17 9BA

Our ref: E826.C1.Let04 Rev A
25th October 2023

Dear Sir/Madam,

Planning Application for the Erection of Two Dwellings off Riverside, Driffield

Planning permission is sought for the erection of two houses, with a net gain of one house on land at the former highway depot, at Riverside in Driffield.

The site is previously developed land having formed part of the highway depot which had been vacant for several years until residential development begun. Two planning consents were recently granted for six and two houses on the highway depot site, by application references 22/00756/PLF and 22/01035/PLF. A dental surgery has recently been constructed to the east of the application site.

This application proposes to change the layout proposed by the six house application. This is because a power line which prevented development of the whole site has been relocated. One house will be altered and a second house will be added, making a net gain of one home.

The site is located within the Driffield settlement boundary which is a Principal Town. Therefore, the principle of residential development is established. This is further reinforced by the two recent planning consents granting permission for two and six houses on the highway depot to the north and west of the application site (22/00756/PLF and 22/01035/PLF).

The proposed scale, siting and design of the development is in keeping with the other houses which have been permitted on the highway depot site, which Planning Officers confirmed in the Officers' Reports for applications 22/00756/PLF and 22/01035/PLF, would preserve the character and appearance of the Conservation Area and would not harm the setting of the nearby Listed Crane.

Development of housing on the highway depot has also been confirmed to provide suitable levels of amenity for future occupants whilst achieving a beneficial relationship with the existing residential properties and land uses nearby. When assessing the other applications which were recently approved for housing on the site, it was confirmed that the proposals raise no concerns regarding highway safety, drainage and flood risk, or nature conservation, compliant with local and national planning policy and guidance. This same conclusion should be reached regarding this application and permission should be granted.

Evolution Town Planning Limited

Registered Office:

Opus House Elm Farm Park
Thurston Bury St Edmunds
Suffolk IP31 3SH

Registered in England Number
10636748



This application comprises the following:

- Application Forms;
- Covering Letter - Ref E826.C1.Let04;
- Planning, Heritage, Design and Access Statement - Ref E826.C1.Rep03;
- Proposed Site Plan – 2 Houses – Ref 220203-00-014 Rev A;
- Existing Site Plan - 7 Houses - Ref 220203-00-017;
- Location Plan - Ref 220203-00-018;
- Proposed Plot 8D Overview - Ref 5412-P8D-001;
- Proposed Plot 8C Overview – Ref 220203 P8C -001;
- Remediation Report Riverside – Ref J4809 February 2023;
- Enviro Solution Technical Memorandum Noise 26th September 2023;
- Odour Assessment - Ref P5682-R1_V3 28.02.23.

If any further information is required, please contact the writer.

Yours faithfully

A handwritten signature in black ink, appearing to be 'DB', written over a light grey dotted line.

DAVID BARKER MRICS MRTPI
DIRECTOR