**Questions and Statements**.

Public Consultation and Planning Exhibition.

The Evron Centre Filey.

Tuesday 14th November – 3pm until 7pm.

* The Strategic Flood Risk Assessment (SFRA) for Northeast Yorkshire States NO development to be in this area.

At the Consultation stage of Scarborough Borough Councils Draft Local Plan Stage, the representatives for McCarthy and Stone (Planning Prospects Limited) objected to the inclusion of site HA23, representor number ID 371848.

They stated: NO to the legal compliance and soundness.

The reasons given: NOT justified or consistent with National Policy.

* **Why has McCarthy and Stone changed their viewpoint when there have been no material changes to the site?**

The severe constraints of HA 23 have already been identified by Planning Prospects Ltd and other reports that will lead to increased costs for any developer:

 Buffer zone to Country Park,

 Buffer zone to Church Cliff Farm (Conservation Area),

 Single Storey Buildings (Conservation officers report Ref: Question 13 in the HLSMA).

 Drainage Infrastructure (within the site, Yorkshire Water – 3mtr standoff regulations)

 Storm water/Flood water Attenuation, Sustainable Drainage Systems (SuDS)

 Community Infrastructure Levy (CIL)

 Highways S278

 Planning Obligations S106.

Therefore:

* **What are the proposals for Storm Water Attenuation/ Flood Management on this site (These will be scrutinised by qualified engineers/specialists in planning proposals retained by the residents!)?**
* **What is the relationship between the proposed development and the Filey Flood Alleviation Scheme?**
* **What Communication/Interaction have McCarthy and Stone had so far with Scarborough Borough Council Planning Authority Officers and Members?**
* **What are the proposals for the Drainage Infrastructure crossing this site?**
* **What are the proposals for Drainage Upgrades for this area? (There are major drainage issues for Church Cliff Drive and into Church Cliff Ravine, classified as a Flood Zone 3)**
* **What type and size of buildings are in the proposal? (In the SHELAA and HLSMA the conservation officer states they should be single storey and sympathetic to the surrounding area. These documents are within the Local Plan and Adopted Local Plan Methodology and assessment,**

 **Single storey/bungalows were also a promise to residents by the Filey Town Councillors).**

* **What agreements have been made regarding S278?**
* **Where will the vehicle access entry and exit points be for this development?**
* **What agreements have been made regarding CIL?**
* **What agreements have been made regarding S106 Planning Obligations?**
* **What agreements have been made for the Benefit of the Community?**

On The Land Register Title NYK338910 the site of HA23 shows McCarty and Stone Lifestyle Ltd to be part of a tenancy in common. Identifying the owners John Derek Taylor Megginson and Carol Sandra Hudson with McCarthy and Stone Lifestyles Ltd as Beneficiary

* **What percentage of the tenancy in common do you hold?**

**Additional statement:**

McCarthy and Stone are using a public consultation at pre-planning application stage as a sales preview for future customers is that considered ethical, when they have not purchased the land or submitted the proposed plans, or is it to be expected in this done deal culture we seem to be living in.

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The proposed plan shown to residents and councillors on the 3rd October at the Evron Centre contained bungalows and an L shaped apartment block with accommodation on 2 levels. The SBC conservation officer gives three options for development on this site in the Housing Land Selection Methodology and Assessment (HLSMA) report, the officer states single story development on site HA23. A large L shaped two storey building is not sympathetic to the surrounding area and will look totally out of character in this setting, especially with the topography of the land sloping upwards away from Church Cliff Farm. This is pushing beyond the boundaries of acceptable development for this site.

The conservation officer gives three separate options for development on this site why has this plan got two options combined in the proposal? (Bungalows and an L shaped accommodation).

The planners claim the proposal is sympathetic to Church Cliff Farm and Parish Field House on the corner of Church Cliff Drive, Parish Field House does not have roof lights (velux style windows) in its roof.

Parish Field House sits considerably lower than Church Cliff Drive, so does not appear as imposing as a very large L shaped apartment block which will rise up away from Church Cliff Farm conservation area.

The properties along Church Cliff Drive are single storey with some roof lights purely to let more light into the property, they do not have roof space accommodation in them, they are not so called one and a half level (two storey) properties as the proposed plan shows on the front of the L shaped block.

* **There is conflict between the HLSMA paper and the proposed plan for this site.**

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The Filey Flood Alleviation Scheme money has already been granted by central government and regional flood funding bodies, and planning has been passed and approved for works to commence. (Works to commence early 2017, now on hold why?)

The residents of Filey around the Site of HA23 see no extra benefit in development of this area as everything is already in place for flood defences to protect Church Cliff Farm properties without a residential development.

Residents want the original Filey Flood Alleviation Plan, SBC Plan 15/02657/RG3, Drawing Number PB1154/9005 to be built in this area, as this already planned and approved flood alleviation scheme will be above ground.

The benefit of this design is easy maintenance and if any flaw in design was to appear it will be easier and more cost effective to rectify, unlike an underground system.

The only benefits residents can see with residential development on this site are:

The benefit of gain of profit for a developer.

The benefit of gain of profit for the Landowner’s.

Plus the benefit for Scarborough Borough Council to offload the responsibility and a section of the construction cost of the Filey Flood Alleviation Scheme. (Please note this will also include site HA22 from parish wood to Scarborough road, a considerable Filey Flood Alleviation Scheme area).

Therefore SBC pocket the difference from the £5.5 million Filey Flood Alleviation Scheme project that has already been granted and given by central government and the regional flood funding bodies.

It now becomes clear to residents why SBC have pursued this controversial site for Housing Allocation

* **However if methodology and assessment. Policies and protocol are not followed correctly in the process. Then serious questions about legal compliance are raised. Residents continue to question abuses of power, manipulation and unethical conduct by persons entrusted within positions of authority.**