

Planning Applications 14/01513/FUL and 14/01514/FUL : Alne Village Farm

Alne Parish Council is aware of much interest in these proposals, as evidenced by the number of public comments to HDC and by the turnout at a special Parish Council meeting held to discuss them.

Alne Parish Council has concerns as follows:

1. The proposals fall largely outside the Development Limit and within the Conservation Area. If these limits are to be breached by this one proposed development, what is the point of having the limits at all? Alne Parish Council has not been invited to comment on any recent proposals to alter these limits and is unclear why HDC is seemingly content to see them breached, probably setting undesirable precedents for the future.
2. While Alne is in need of some small units of affordable housing, no recent effort has been made to find alternative sites which might be more suitable in terms of density, traffic flow and congestion. One site at the east end of the village was offered a few years ago and may still be available.
3. The domestic sewage system in Alne is already under great pressure and fails regularly. While we note that Yorkshire Water have given a standard reply to the proposals, we would want to see an assurance from them that they will upgrade their infrastructure as necessary to accommodate the proposed development.
4. The plans for Back Lane in the proposal are vague in the extreme. Under the proposals, seven of the eleven houses will have access through Back Lane and this road is currently completely unsuitable for the existing traffic, let alone more.
5. Traffic congestion in and around Jack Hole is already severe at school times. Alne Parish Council has expressed concern on a number of occasions but the police are seemingly powerless to take action and have given up on the issue.
6. There have been various comments on how the proposals will affect the school. Alne Parish Council sees all sides of these arguments and is neutral on this point.

In summary, Alne Parish Council has some concerns at the scale of the proposed development and the impact it may have. Before coming to a conclusion as to whether or not to support or object formally to the proposals, it would like to have the above matters clarified and to see if there are alternative overall arrangements which will be better for the village in total.

Alne Parish Council
28-Aug-2014