

Camblesforth Parish Council

Feedback from Residents sent to the Parish Council with regards to the proposed housing development in the village by Hooper Homes

	Comment	Response from Hooper Homes
Parish Council	Are Wakefield Housing Trust still involved in the proposed development and if so, in what capacity	Wakefield Housing Trust are not involved in this proposal. It is singularly developed by Hooper Homes and comprises of 24 private homes and 5 affordable homes
Resident 1	<p>I have received your leaflet regarding the recently amended proposal for a new housing development at Camblesforth, therefore, I have to state that it is still one which I would have to object to.</p> <p>There are two main reasons;</p> <p>Firstly, I am concerned that the foul water sewer system would not be “up-to” extra properties being attached, as there were problems when the last estate was connected to the main system down Croft road.</p> <p>Secondly, and more importantly, the addition of another access road onto the A645 between the roundabout and the turn off for Croft road would I believe lead to accidents. Vehicles start to increase their acceleration rapidly as soon as they turn onto the A645 and I have in the past had problems with drivers, who object rudely when one indicates (in good time) to turn left onto Croft road causing them to slow down or overtake and they attempt to drive almost into the rear of the car. Also at peak times trying to cross the road either as a pedestrian or motorist is already difficult and this would be exacerbated by another junction on the A645 between the roundabout and Croft road.</p> <p>Therefore, I believe this is an unsafe plan for this site.</p>	
Resident 2	I went to the meeting on 14-6-23 with Hooper homes, I stated my main concern was the access to the site was to close to the roundabout on the A645. At present the access from Croft Rd onto the A645 can be very difficult because of the speed of traffic.This new access is closer to the roundabout and is an accident waiting to happen, but at the meeting Hooper wasn't interested	
Resident 3	<p>I have tried to email the attached to the email address supplied by Hooper homes at their consultation meeting, but as other have pointed out it does not work.</p> <p>For the record, I live on Millfield drive and the main issue I have towards the development is the access road. I appreciate there must be one but am concerned about the safety of vehicles emerging from the new junction onto the A645.</p> <p>I personally have been caught out when exiting Croft road towards the roundabout by people coming round the roundabout from Selby direction and overtaking the slow-moving truck they had been following. You look right see a truck exiting the roundabout and set off only to be confronted by the vehicle which has decided to pass said truck and floor it towards Drax.</p>	

	<p>Croft road junction gives you a little time to resolve this issue, a junction closer to the roundabout does not.</p> <p>My personal solution would be to request that the 40mph zone is moved from its current location to encapsulate the roundabout from all directions to a point east of the Croft road exit. Whilst this will not fully control the issue there would be grounds for its policing and hopefully cause vehicles to slow down in the vicinity of the roundabout</p>	
Resident 4	<p>Unfortunately i cannot attend the meeting at the parish council but I would like to raise a concern with the planning of development. Although I think it's a good proposal to put the land to use you are probably aware that the public footpath serves as a direct route to the school allowing many residents on the pinewood drive area of the village to walk the children to school, the new proposal shows a footpath but it's entrance is from the main road which would cause a safety issue as most days I have up to 8 children to walk. This would encourage many residents to hop in their cars to take their children which will increase the traffic around the school increasing carbon footprint. Many would be forced to walk the other direction which takes 10 minutes longer which is not ideal due to constraints of work and further compound parking issues around school and the village which is also problematic. The proposed new entrance of the footpath is not a suitable alternative as it's a 60mph road and there is insufficient segregation between the proposed new path entrance for vehicle Vs pedestrians. The current entrance at present is a safe distance beyond the junction in a 30mph speed limit zone. I was wondering if this issue could be raised and the public footpath be put into consideration.</p>	
Resident 5	<p>I have been to see the proposed planning on the side of the Drax road. My concern is. Or so much the houses but the intention to make the access directly onto Drax road.</p> <p>I wondered if our Parish council had been involved in the applications and if anyone knew if any checks had been made as to the safety of another access point in such close proximity to Croft Road.</p>	
Resident 6	<p>I am unable to attend the parish council meeting but would like to raise my only issue with the proposal for the new homes.</p> <p>The entry/exit road from the estate on to the Drax road is, in my opinion, dangerous. I know there was a study done which said that cars didn't do more than 20 mph on that stretch but I would beg to differ. I don't know what time of day the survey was carried out but it can't have been during rush hour. If the plans go in as they are I will be objecting on that point.</p> <p>Hope I am not too late for the point to be raised.</p>	
Resident 7	<p>What part of "we do not want any-more houses built in Camblesforth" do they not understand. Next thing Camblesforth will become a town</p>	
Facebook Comments	<p>Gayle Seaman That's an accident waiting to happen having 2 junctions so close together off a main road!!</p> <p>Caroline Milner</p>	

Gayle Seaman this was what my objection was for the new development it's bad enough pulling out of Croft road now, the junctions are too close but you can't go closer to the roundabout as they fly round that corner!

Gayle Seaman

Caroline Milner clearly people's safety isn't important when there's money to be made!! It's ridiculous this shouldn't be passed

Debs Crabbe

If you object to the development it is important you express your objections when the applications is presented. And more importantly that you object using what are known in planning as 'material grounds' - see our guidance on our website <https://camblesforth-parishcouncil.org.uk/planning.../>

CAMBLESFORTH-PARISHCOUNCIL.ORG.UK

Planning Guidance No.1 – Camblesforth Parish Council

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Lee Wright

Gayle Seaman safer than the Willow drive Croft Road & Pinewood drive run through