

ETTON PARISH COUNCIL

<p>Chair: John Holmes, Whitehouse Barn, Main Street, Etton East Riding of Yorkshire HU17 7PG Telephone: 01430 810797 Email: holmesja@btinternet.com</p>	<p>Clerk: Alan Bravey, 3 Ruskin Way, Brough, East Riding of Yorkshire HU15 1GW Telephone: 01482 662292 Email: ettonpc@outlook.com</p>
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3th January 2023

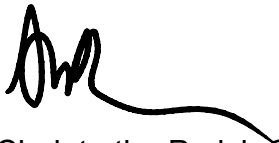
To: All Members of the Parish Council

Dear Councillor,

I hereby give notice that a meeting of Etton Parish Council will take place at **7:30pm, MONDAY, 9 January 2023** at the Village Hall, Main Street, Etton, HU17 7PG. The Agenda for the Parish Council meeting is as set out below.

Members of the public and press are welcome to attend and may make representation to the Council in the Public Participation period, which will be at the start of the meeting.

Yours sincerely



Clerk to the Parish Council

AGENDA

Public Participation: To receive any questions / issues from the public

1. To receive any apologies for absence
2. To record declarations of pecuniary and non-pecuniary interests by any member of the Council in respect of the agenda items below
3. To receive and agree the Minutes of the Parish Council Meeting, held on Monday 14 November 2022
4. To raise any issues with / receive updates from Ward Councillors
5. Action Log Update – Clerk
6. To receive any issues / resident's feedback received by Councillors
8. To receive the following correspondence:

- i. Humber and Wolds Rural Action – Free Membership to YORSwitch Bulk Oil Buying Scheme for some
 - ii. Resident, Path at 84 Main Street
 - iii. ERYC, 2 speed surveys deferred to 2023/24
 - iv. Resident, Pond Signage re Deep Water
 - v. Residents, Feedback on Christmas Lights Event
 - vi. Resident, Fireworks
 - vii. Councillor Riding, Resignation as Councillor
9. To consider planning 22/04000/PLF Land West Of 138 Main Street Etton East Riding Of Yorkshire HU17 7PQ , Erection of 7 dwellings with associated access and parking
10. To consider whether to hold an event to celebrate the King's Coronation on Saturday 6th May 2023
11. To consider request for a Coronation Bench
12. To agree budget and present demand for 2023/24
13. To agree accounts for payment
14. To agree agenda items for the Parish Council meeting on Monday 13 March at 7:30pm

ETTON PARISH COUNCIL

14 November 2022

PRESENT: Councillor Holmes (Chairman), Bell, Riding, Sleight, Ward and Yeo

Councillors Stewart and Beaumont attended for the public participation session.

4 members of the public were also present.

Apologies were received from Councillors Horton, Stott and Widd.

PUBLIC PARTICIPATION – Ward Councillor Stewart had been elected as one of the three ward councillors for the Beverley Rural Ward. There were multiple parish council meetings held on the second Monday of each month, and so Councillor Beaumont would usually represent ward councillors at Etton Parish Council meetings. The meeting discussed frustrations with the planning system, and in particular, the limited influence of local views against national planning policies. A member of the public commented that a well-used village bus service had been withdrawn, without consultation or publicity. It was agreed the Clerk would consult ERYC on the process for amending routes. A member of the public commented that the white finger post direction sign on the B1248 was too small to be read clearly. The Chair reported this had been previously raised with ERYC and they had advised the sign was regulation size.

65/22 DECLARATIONS OF INTEREST – There were no declarations of interest.

66/22 MINUTES OF PREVIOUS MEETING – Resolved – that the minutes of the Parish Council meeting held on the 5th September 2022 should be approved and signed by the Chairman.

67/22 HERITAGE OPEN DAYS – Cllr Ward introduced Barbara English and Susan Williams from the Beverley Civic Society, who had been invited to explain how Etton might get involved in Heritage Open Days. Heritage Open Days were events were a European initiative, funded by the National Trust in the UK, designed to celebrate the country's diverse history, architecture, and cultural offering. by giving people the chance to explore hidden places and stories on their doorstep. This usually involved visiting a building that was not normally open to the public, or taking part in a guided walk or self-guided walk. Building that were normally open to the public could take part if there was an additional offering, such as a guided tour or an exhibition. The 2023 events would take place on certain dates between the 8th and 17th September, and the theme would be arts, creativity, and drama, although it was not necessary to follow the theme. The events were well promoted and last year there were almost 1 million visitors to 4000 events across England. All events must be free, but the increased footfall to the area usually presented a good fund-raising opportunity through the provision of refreshments etc. It was considered that there would be many suitable sites within Etton, should building owners give permission, and sufficient volunteers found to arrange and deliver the event. The most straightforward way for Etton to take part was under the umbrella of the Beverley Civic Society submission.

Resolved – i) that the Parish Council supported the proposal to take part in the Heritage Opens Days as part of the Beverley Civic Society submission if there was interested from building owners and volunteers and ii) Councillor Ward would lead on scoping the project.

68/22 ACTION LOG UPDATE – The defibrillator at Low Gardham had been installed. No further progress would be made on the planning application to display the village shield until the pond project was completed, and it was agreed that Councillor Holmes would store the shield until then. The canvases and photo book from the Jubilee Event had arrived and would be displayed in the Village Hall. A new lamp column had been installed by ERYC, but not in the

expected location and not using the spare column held by the Parish Council. It was agreed that the Clerk would follow up.

69/22 PARISH COUNCILLOR UPDATE – Councillor Holmes advised that a resident has suggested installing some deep mud / deep water signs at the pond. These has been ordered as a necessary safety requirement and would be installed shortly. The meeting also agreed that a life-saving device and throw rope should be installed following completion of the works at the pond, and the clerk was asked to liaise with the pond sub-committee and procure. The meeting discussed whether the horse shelter in Amen Field required planning permission, and agreed that the Clerk should check with ERYC.

70/22 CORRESPONDENCE – Resolved – i) that the following correspondence should be received by the Council:

- Humberside Police, Newsletters
- ERYC, Advising that Housing Needs Survey underway.
- ERYC, Providing update to New Design
- ERYC, Reports of “Nottingham Knockers”
- Resident, Concern about Etton Bus Service
- ERYC, Update on Etton Bus Service
- ERYC, Consultation on Local Plan
- WelMedical, Product Recall on Etton Defibrillator
- ERYC, Planning Approval – Erection of Pool House and various buildings – St Mary’s Lodge
- ERYC, Planning Approval - Erection of an agricultural building for use as machine store, animal shelter, store and wc/store, Land East of St Mary’s Lodge

ii) that it be noted that a resident had reported a damaged litter bin at the bottom of the slop to the railway line, between Etton and Gardham. This has been reported to ERYC and a temporary fix had taken place and iii) that a resident’s suggestion for a Coronation bench to be installed in the village would be considered at the next meeting iv) that it be noted that the Etton defibrillator guardian had kindly arranged for the unit to be updated following the product recall, and that it was now back in action.

71/22 POND UPDATE – Councillor Stott had provided a written update on the pond project. The main dredging and re-landscaping works were now complete, and under-budget, which meant the previously agreed additional funding for waste clearance was no longer required. Grass seed had been scattered and was taking hold at the front of the pond. Wild seed had been mostly scattered to the rear, and it was hoped this would come up next year. The pond had filled following recent rainfall, and appeared to be holding water. A new fence had been erected between the pond and the adjacent field to replace the previous fence taken down during the works. The remaining tasks were to plant 14 trees, and some hedging, and to install bird boxes / insect hotels etc. There had already been tremendous, hands-on community support in the project, and some residents had expressed an interest in donating a tree. It was therefore intended to formally invite community donations. Volunteers on the Village Pond Committee were compiling the final project report to the funding body, and it was noted that this was a very time consuming and arduous process. The meeting discussed whether it would be necessary to increase the gardening contract to maintain the additional grass, and noted that the fence at the front of the pond needed repair or replacement.

Resolved - that the replacement of the fence to the front of the pond, and the maintenance of the additional grassed area, would be considered in 2023.

72/22 VILLAGE PUB NIGHTS END OF PROJECT REPORT – Etton Parish Council was successful in obtaining a COVID recovery grant for £1342 from East Riding of Yorkshire Council to host two “pub night” weekends, held in September and October. The grant funding covered bar hire, pub food, entertainment, room hire and entertainment licenses. The main objectives of the project were to encourage residents to interact and socialise following the COVID lockdown

periods, and to test whether pub nights would be popular enough to run on a regular basis. Approximately 120-130 people attended the four evenings in total. The event feedback survey showed that people had enjoyed the nights, and in particular socialising with friends and neighbours, and that they would like to see more nights held. Aitcheson's Brewery provided the pop up bar, and said there were not enough sales for the pub night to be considered a viable commercial option without additional funding. They recommended selling tickets for future events, to cover the cost of venue hire, licenses and entertainment, but this was not a popular option in the feedback from.

Resolved – i) that the Parish Council would not arrange any further pub nights based on the project feedback and ii) the results of the feedback would be shared through the next community newsletter.

73/22 PLANNING APPLICATION FOR INSTALLATION OF GROUND MOUNTED SOLAR PV, LAND NORTH WEST OF WOLD FARM, KIPLINGCOTES ROAD – Resolved – The Parish Council had no objections to the application.

74/22 CHRISTMAS TREE LIGHTING – The Christmas Tree lighting event held in 2021 had been well received, and it was agreed that it should be held again, potentially jointly with the Village Hall Committee.

Resolved – i) that Councillors Holmes and Sleight would arrange for the purchase and installation of the Christmas tree and lights ii) that a lighting event would take place on the 10th December, starting at 18:00 with light refreshments iii) that Councillor Holmes would liaise with the Village Hall Committee over room hire and their potential involvement iv) that Councillor Yeo would support delivery on the evening along with any other Councillors who were free.

75/22 RESURFACING CHURCH WAY – The road locally referred to as Church Way was badly in need of resurfacing. It was not adopted highway and ownership was unclear. Councillor Holmes had obtained an indicative resurfacing quote for £2702, and reached provisional agreement with the Church and Estate to jointly share costs.

Resolved – i) the Parish Council agreed to pay an equal share of the cost of resurfacing Church Way with the Church and Estate and ii) the Clerk would obtain a further two quotes.

76/22 ACCOUNTS FOR PAYMENT – Resolved – i) that it be noted that the following accounts had been paid by bank transfer:

- Ashcourt Plant Ltd, Pond Dredging, disposal and other works - £6000
- CA Scurry, Clearing Laurels at Pond - £575
- Chris Milson, Fitting Defib at Low Gardham - £250.12
- Clerk, Pub Night Food Reimbursement – £80.00
- Clerk, New Table Cloths for Pub Night - £57.90
- Clerk, 2 x Poppy Wreaths - £44.98
- Clerk, Newsletter Printing - £22.45
- ERYC, Stationary - £23.70
- Etton Village Hall, Room Hire Pub Night - £100
- Hurrell McCleans, Seeds for Pond Project - £364.76
- John Holmes, Pub Night Food Re-imburement - £40.00
- John Holmes, Pub Night Entertainment Re-imburement - £320
- Kipling Decorators, Repaint Benches - £340
- The Pie Bakery Ltd, Pub Night Food £300

and ii) that the following accounts be approved for payment:

- Alan Bravey – November and December Salary - £107.92
- HMRC - £71.20 PAYE

and iii) that the following income be noted:

- ERYC – 50% Pub Night Grant Fund - £671
- ERYC – 50% Precept – 2518.43

77/22 AGENDA ITEMS FOR NEXT MEETING - Resolved – i) that planning for the King's Coronation should be included on the next agenda.

Signed: _____

Dated: _____

Etton Parish Council - Action Log

Action	Status	Lead	Update
Planning Permission Beacon	Ongoing	Clerk	To be completed following Jubilee activities and pond project.
Request ERYC to consider installing additional road markings following incident on Cherry Burton Bridge / Speeding traffic at the east end of the village	Ongoing	Clerk	ERYC will carry out a traffic survey at this location in the next financial year and review signage following results. ERYC advised survey has been complete, but not yet processed. Expected in 21 days.
Invite local historian to November 22 Meeting to discuss Heritage Open Weekend.	Complete	Cllr Ward	Cllr Ward to scope interest form local residents in participating in event.
Amended Bus Routes	Complete	Clerk	Existing operators decided to withdraw the service they were providing. This was not subsidised by ERYC and so there was no requirement for any consultation. ERYC have now stepped in to finance some additional services, but of course funding is very limited, and they advised it was only possible to maintain "socially necessary" trips – which in essence is an off-peak shopping service to Beverley. This went out to tender and East Yorkshire were successful in their bid.
Clerk to procure water rescue equipment for the pond.	Ongoing	Clerk	To be installed when works completed (including fence)
Amen Field Planning Permission	Ongoing	Clerk	Planning have agreed to site visit and check whether planning permission required.
Pond repair / replace fence	Ongoing	Pond Project Group	To be considered in 2023
Resurfacing Church Way	Ongoing	Councillor Holmes	3 quotes received and contractor appointed. Works expected to be completed in January.

Etton Parish Council Correspondence Record

12 November – 3 January

Date Received	Attached?	From	Purpose of Correspondence
3 January	N	Humber and Wolds Rural Action	“The government’s Household Support Fund will help vulnerable households with the rising cost of heating oil. As a result, HWRA have been awarded funding from East Riding Council to offer grants to eligible residents in East Yorkshire. On application if eligible, households will receive an oil delivery of approx. 500 litres and free membership to the YORSwitch Bulk Oil Buying Scheme for the year. (normally £20 per year). The criteria can be viewed on our website below, along with the application forms. https://www.hwrcc.org.uk/east-riding-household-fund-for-oil-customers/
30 Dec	N	Resident	Asking the Parish Council to approach ERYC re the plans for footpath amendments at 84 Main Street.
22 Dec	N	ERYC	Planning Consultation, for 22/04000/PLF Land West Of 138 Main Street Etton East Riding Of Yorkshire HU17 7PQ , Erection of 7 dwellings with associated access and parking
21 Dec	N	ERYC	Speed survey has taken place for Etton Road, Cherry Burton and the results are being processed. Surveys for Main Street Etton and Chantry Lane Etton have not taken place due to an oversubscription of surveys, and will be reassessed in the next financial year.
12 Dec	N	Resident	Suggesting more signage at pond following events at Solihull
11 Dec	N	Residents	Thanking everyone involved in delivering the Etton Christmas Lights Events
1 Dec	N	Resident	Asking for support identifying houses that might set off fireworks on New Years Eve
22 November	N	Councillor Riding	Resignation as Parish Councillor,
17/11/2022	N	Cllr Sleight	Street light not working

EDWARDSON ASSOCIATES

Planning & Diversification Consultants

Our Ref: BRO.A 2022.01

Stephen Hunt
Head of Planning
East Riding of Yorkshire Council
County Hall
Cross Street
Beverley
HU17 9BA

03 December 2022

Dear Mr Hunt

PLANNING AND DESIGN AND ACCESS STATEMENT

Proposal: Proposed erection of residential development (7 dwellings), comprising 6no. first homes and 1no. market dwelling at Land West of 138, Main Street, Etton, East Riding of Yorkshire, HU17 7PQ

1.0 Introduction

- 1.1 Please regard this letter as comprising a supporting Planning and Design and Access Statement in connection with the full planning application described above.
- 1.2 This application was preceded by a pre-application enquiry, reference 22/10174/PREP, dated 4 August 2022. In its pre-application response, the local planning authority set out that the Council's Housing Market Report, 2021 identifies a shortfall in the supply of affordable homes in this area, and that this site is considered to be a suitable location for a small first homes affordable homes exception site. Furthermore, officers stated that an 80 / 20 split of affordable homes / market homes could be supported subject to a viability justification (a valuation has been prepared by Clubleys).
- 1.3 Our client owns a 0.29 hectare parcel of land located to the North of Main Street Etton, positioned towards the western edge of the village. In response to the Minister of State for Housing's Written Ministerial Statement dated 24 May 2021 with respect to the Government's affordable homes update, the site is considered to be a suitable location to deliver a small First Homes exception site of 6no. affordable homes, proportionate in size to Etton, and well related to the village, and appropriate to the role, character and appearance of the settlement.
- 1.4 The proposals include a very small proportion of market homes (1no. dwelling) to incentivise a developer and to render the proposals viable.
- 1.5 In accordance with Government policy and guidance, the proposed First Homes would be discounted by a minimum of 30% against the market value, and be sold to a person or persons meeting the First Homes eligibility criteria (must be first time buyers and not be sold to any household with a combined annual income in excess of £80,000), with the first sale being no higher than £250,000.

www.edwardsonassociates.com

Email: info@edwardsonassociates.com

Specialists in Farm & Estate Diversification Tourism, Leisure & Grants

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10 Middle Street South

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A section 106 agreement would be used to secure the necessary restrictions on the use and sale of the property, and a legal restriction on the title of the property to ensure that these restrictions are applied to the property at each future sale.

- 1.6 The proposals are considered to accord with Policy H2 (Affordable Housing) of the ERLP SD, in they will deliver at least 80% affordable homes on a suitable exception site.

2.0 Application Particulars

- 2.1 This application is supported by the following plans and particulars: -

- Drawing 001 – Location Plan / Overview Plan.
- Drawing 002 – Site Plan as Existing.
- Drawing 101 – Site Plan as Proposed.
- Drawing 102 – Dwellings 1&2 (House Type A) – Floor Plans, Elevations, Roof Plan, Sections as Proposed.
- Drawing 103 – Dwellings 3,4,5&6 (House Type B) – Floor Plans, Elevations, Roof Plan, Sections as Proposed.
- Drawing 104 – Dwelling 7 (House Type C) – Floor Plans, Elevations, Roof Plan, Sections as Proposed.
- Drawing 105 – Proposed Garages – Floor Plans, Elevations, Roof Plan, Sections as Proposed.
- Drawing 106 – Visualisations as Proposed – 1.
- Drawing 107 – Visualisations as Proposed – 2.

- Planning and Design and Access Statement (this document).

3.0 Site Location and Description

- 3.1 The site comprises a rectangular shaped parcel of land, 0.29 hectares in area located on the north side of Main Street at the western edge of Etton village.
- 3.2 The site is located in the open countryside, outside albeit contiguous with the defined development limits of Etton village, as confirmed by Inset 87 of the adopted East Riding Local Plan Policies Map, 2016. This policies map also identifies the site as lying within a Policy ENV2 Important Landscape Area – The Yorkshire Wolds
- 3.3 The site comprises a small grazing paddock bounded on all sides by mature native species hedgerows, approximately 1.8 metres in height.
- 3.4 The site is located in Flood Zone 1 (low risk). A small part of the site frontage is affected by surface water flooding, but the proposed layout avoids this constraint.
- 3.5 There are no listed buildings within or adjacent to the site and the site is located outside of the designated Etton Conservation Area. There is a Scheduled Ancient Monument (Monastic Grange) located approximately 320 metres to the north east, but the proposed housing development would not have any direct physical impacts on this heritage asset, likewise, given the distance, impacts on setting are also unlikely.

- 3.6 Adjacent land uses comprise linear frontage housing development immediately to the east, Main Street to the south (beyond which there is open countryside), the road leading to South Dalton to the west and open countryside to the north.
- 3.7 There is an established vehicular field access to the site from Main Street to the south.
- 3.8 There are no public rights of way within the site. The Wilberforce Way runs along Main Street to the south.
- 3.9 The site is located in Zone II (Outer Protection Zone) of an identified Groundwater source protection zone.

4.0 Planning History

- 4.1 There is no post-2000 planning history relating to the site.

5.0 The Proposals (The Design and Access Statement)

Use

- 5.1 This full planning application proposes a residential development of 7 (no.) dwellings, comprising a First Homes Exception Site (which falls within the Government's definition of affordable Homes), with a very small proportion of market dwellings to incentivise a developer and render the proposals viable – effectively 1no. market dwelling. In accordance with Government policy and guidance the proposed First Homes would be discounted by a minimum of 30% against the market value, and be sold to a person or persons meeting the First Homes eligibility criteria (must be first time buyers and not be sold to any household with a combined annual income in excess of £80,000), with the first sale being no higher than £250,000. A section 106 agreement would be used to secure the necessary restrictions on the use and sale of the property, and a legal restriction on the title of the property to ensure that these restrictions are applied to the property at each future sale.

Amount

- 5.2 A development of 7no. dwellings is proposed on 0.29 hectares of land. This will take the form of 3no. pairs of semi-detached properties and 1no. detached property. The proposed schedule of house types is set out on the proposed site layout plan, Drawing 101, as follows: -
- Type A – 1 Bed Semi-Detached Bungalow (50.38 sqm) – 2(no.) (First Homes);
 - Type B – 2 Bed 2 Storey House (79.72 sqm) – 4(no.) (First Homes);
 - Type C – 2 Bed 2 Storey House (125.48 sqm) – 1(no.) (Market Dwelling).
- 5.3 6(no.) First Homes (Affordable Homes) and 1(no.) market dwelling are proposed. The affordable first homes are plots 1-6. The market dwelling is plot 7.
- 5.4 Each property would be served with 1no. detached garage, plus 2(no.) off-street car parking spaces.

Scale

- 5.5 The proposed development is considered to comprise a small scale, minor development, the scale of which is appropriate for Etton. The proposed dwellings will consist of a mixture of 1-bed bungalows and 2-bed houses.
- 5.6 It should be noted that the Government has removed the site size threshold for exception sites, so the 1 hectare and 5% of the size of the existing settlement restrictions no longer apply (despite being referenced in footnote 35 of the NPPF). That said, this application site is significantly less than 1 hectare in size (0.28 hectares), and a development of 7(no.) houses would equate to approximately 5% of the size of Etton village.

Layout

- 5.7 Please refer to Drawing 101 for details of the proposed site layout. The layout is designed to be reflective of the linear ribbon style layout of housing development evident immediately to the east on the north side of Main Street.

Appearance

- 5.8 Please refer to drawings 102 to 107 for full details of the appearances of each house type, full details of all proposed garages, and detailed visualisations of the proposed dwellings. The dwellings will be constructed of bricks and pantiles to match neighbouring properties. All windows and doors will be upvc set in reveals.

Landscaping

- 5.9 The existing site has the benefit of mature native species hedgerows on all four boundaries. The intention would be to retain these important natural landscape features. It would be necessary to lose a small proportion of the existing frontage hedge to facilitate an improved widened vehicular access. Some new hedge planting is proposed to improve two small existing gaps, and hedges and fences will be used to delineate plot boundaries. A tarmac access is proposed, but this will change to paving to the east and west and for the individual driveways. Front, side and rear gardens will be laid to lawn.

Access

- 5.10 Vehicular access to the site is proposed from the south from Main Street. There is an existing field access located centrally along the southern boundary. This will be improved in width and a tarmac surface is proposed. A single shared access is proposed to serve all 7no. properties.

Drainage

- 5.11 Foul and surface water will discharge to the Yorkshire Water mains sewers in Main Street.

6.0 Relevant Planning Policies

National Planning Policy Framework

- 6.1 The updated Framework was published in 2021 and is a material planning consideration.

6.2 The Framework is supportive of sustainable development, which includes in Section 5, a requirement to deliver a sufficient supply of homes. Paragraph 62 of the NPPF states that the needs of those who require affordable homes, as well as other different groups in the community should be assessed and reflected in planning policies. Paragraph 69 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. Such sites can be delivered amongst other ways, by giving support to the development of windfall sites using suitable sites within existing settlements.

6.3 Of particular relevance to this pre-application proposal is paragraph 72 of the NPPF, which states: -

(72) Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area. These sites should be on land which is not already allocated for housing and should:

a) Comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of this Framework; and

b) Be adjacent to existing settlements, proportionate in size to them (not larger than one hectare in size or exceed 5% of the size of the existing settlement), not compromise the protection given to areas or assets of particular importance in this Framework, and comply with any local design policies and standards. **(Please note that the Written Ministerial Statement has removed the site size threshold, so the 1 hectare and 5% limitations no longer apply).**

6.4 Paragraphs 78 of the NPPF states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local Planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

6.5 Paragraph 79 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Written Ministerial Statement – Affordable Homes Update, 24 May 2021

6.6 On the 24 May 2021 the Minister of State for Housing (Christopher Pincher) made a Written Ministerial Statement setting out the Government's plans for the delivery of First Homes and the new model for Shared Ownership through the planning system. This statement issues substantial changes to planning policy which will come into effect on 28 June 2021. A link to this Written Ministerial Statement is available here: -

<https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48>

6.7 Further Government guidance on First Homes is available using the following link: -

<https://www.gov.uk/guidance/first-homes>

6.8 The Written Ministerial Statement (WMS) states that ensuring access to home ownership remains a key priority and challenge for the Government and the Government is determined to ensure that there is an adequate supply and variety of options to help hard-working people onto the housing ladder across England.

6.9 From 28 June 2021, a home meeting the criteria of a First Home will also be considered to meet the definition of 'affordable housing' for planning purposes. The First Homes Criteria means:

- A First Home must be discounted by a minimum of 30% against the market value; and ,
- After the discount has been applied, the first sale of the home must be at a price no higher than £250,000 (or £420,000 in Greater London).

Local authorities will be able to set a deeper minimum discount at either 40% or 50% and impose lower price caps, if they can demonstrate a need for this through evidence. The discount in perpetuity should be secured through a planning obligation.

First homes must be prioritised for first-time buyers and not be sold to any household with a combined annual income in excess of £80,000 (or £90,000 in Greater London). Local authorities will be able to apply additional criteria at a local level. For example, they may wish to set a lower income cap, prioritise key workers and/or specify a particular local connection requirement based on work or current residency.

To support developers and local authorities in using First Homes the Government is currently developing model section 106 obligations that can be used to secure First Homes at the planning stage.

6.10 A key priority of the Government is to enable as many people as possible to enjoy the benefits of home ownership, and First Homes are a crucial way in which this will be achieved. In order to maximise the number of First Homes made available to those keen to get on the housing ladder, the Government is also seeking to deliver First Homes via exception sites. Exception sites are small sites brought forward outside of development plans to deliver affordable housing, and currently consist of rural exception sites and entry-level exception sites.

While the Government supports the mechanism of allowing land to come forward outside of the development plan to deliver much-needed homes via exception sites, the entry-level exception site policy has not delivered affordable housing to the extent originally envisaged. The Government is replacing this policy with a 'First Homes exception sites' policy, in order to encourage First Homes-led developments on land that is not currently allocated for housing. Local authorities should support the development of these First Homes exception sites, suitable for first-time buyers, unless the need for such homes is already being met within the local authority's area. Local connection criteria may be set where these can be supported by evidence of necessity and will not compromise site viability. First Homes exception sites should be on land which is not already allocated for housing and should:

- a) Comprise First Homes (as defined in the Written Ministerial Statement)

- b) Be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in the National Planning Policy Framework, and comply with any local design policies and standards.

6.11 The WMS also states that a small proportion of market homes may be allowed on the site at the local authority's discretion, for example where essential to enable the delivery of First Homes without grant funding.

Government Guidance – First Homes

6.12 The Government has provided additional guidance on its new First Homes Policy. This includes specific guidance on First Homes exception sites. A First Homes exception site is defined as an exception site (that is, a housing development that comes forward outside of local or neighbourhood plan allocations to deliver affordable housing) that delivers primarily First Homes as set out in the First Homes Written Ministerial Statement. First Homes exception sites can come forward on unallocated land outside of a development plan. They cannot come forward in areas designated as Green Belt, or designated rural areas as defined in Annex 2 of the National Planning Policy Framework. In these areas the rural exception sites are the sole permissible type of exception site. For decision making, what constitutes a proportionate development will vary depending on local circumstances. First Homes exception sites can deliver a small proportion of market housing, provided that it can be demonstrated that this is necessary in order to ensure the overall viability of the site. Local authorities and neighbourhood planning groups can set policies that specify in further detail the proportions of market housing would be considered acceptable, and under what circumstances. Applications for First Homes exception sites that propose the inclusion of a small proportion of market housing will be expected to provide evidence that the site would be unviable without such housing being included, for instance in situations where the development faces significant and unexpected delivery costs. Evidence would typically be in the form of a detailed viability assessment prepared in line with Planning Practice Guidance on Viability in Decision Taking.

East Riding Local Plan Strategy Document, Adopted April 2016

6.13 The following are considered to be the policies of most relevance to this application: -

- S1 Presumption in Favour of Sustainable Development
- S2 Addressing Climate Change
- S3 Focusing Development
- S4 Supporting Development in Villages and the Countryside
- S5 Delivering Housing Development
- S8 Connecting People and Places
- H1 Providing a Mix of Housing and Meeting Needs
- H2 Providing Affordable Housing
- H4 Making the Most Efficient Use of Land
- EC4 Enhancing Sustainable Transport
- ENV1 Integrating High Quality Design
- ENV2 Promoting a High Quality Landscape
- ENV3 Valuing or Heritage
- ENV4 Conserving and Enhancing Biodiversity and Geodiversity
- ENV6 Managing Environmental Hazards
- A1 Beverley & Central Sub Area

7.0 Assessment against Policy

Principle

- 7.1 The site comprises land located in the open countryside but on the edge of Etton village. The Government's Written Ministerial Statement dated 24 May 2021 is an important material planning consideration. Furthermore, paragraph 78 of the NPPF states that local authorities should support opportunities to bring forward rural exception sites for affordable housing, and they should consider whether allowing some market housing on such sites would help to facilitate the delivery.
- 7.2 The application site and the proposals respond positively to the Government's clear determination to ensure that there is an adequate supply and variety of options to help hard-working people onto the housing ladder across England. The Written Ministerial Statement says that local authorities should support the development of First Homes exception sites, suitable for first-time buyers. The proposal comprises a First Homes exception site. It is located on the edge of Etton. The site is not in a protected area. Although the Government has removed the site size and development scale thresholds, the site is only 0.29 hectares in size and a development of 7(no.) dwellings would be proportionate in size to the size of Etton.
- 7.3 The proposed scheme includes an element of market homes (supported by the WMS and the NPPF) to ensure there is a financial incentive to any developer and to make the scheme viable. It is considered that 1(no.) market home would comprise a small proportion, and the indications from officers at the pre-application stage were that this proportion would be likely to be acceptable.
- 7.4 A section 106 agreement would be used to secure the necessary restrictions on the use and sale of the first homes, and a legal restriction on the title of each first home to ensure that these restrictions are applied to the property at each future sale.

S1 Presumption in Favour of Sustainable Development

- 7.5 A small housing development comprising a First Homes exception site with a small proportion of market homes would comprise a sustainable development for this site, providing additional housing which would enhance the vitality of this rural community. The new dwellings would help to support services and facilities in Etton itself and also in nearby settlements such as South Dalton and Cherry Burton. The proposals would provide employment for a local builder and allied trades. The site is not ecologically sensitive and development can be accommodated on the site without harming the local environment.

S4 Supporting Development in Villages and the Countryside

- 7.6 Policy S4 supports affordable housing in the open countryside. The updated NPPF and the Government's Written Ministerial Statement post-date the adopted Development Plan. These both support an element of market housing to facilitate delivery of affordable housing and so in this case greater weight should be given to the WMS and the NPPF.

H1 Providing a Mix of Housing and Meeting Needs

- 7.7 The proposals will provide a mix of new 1 and 2-bedroom properties, including some bungalows, First Homes (Affordable Homes), and a single market dwelling. The provision of

smaller 1 and 2-bed dwellings is reflective of the local needs identified by the Council's Strategic Housing Market Assessment and the Council's Planning Guidance Note on Housing Mix. A legal agreement would be used to secure restrictions on the First Homes element of the application.

H2 Affordable Housing

- 7.8 Criteria C of Policy H2 of the adopted Local Plan supports rural exception sites for affordable housing where they are well related to the development limits of a Village, which is the case here. The Written Ministerial Statement post-dates Policy H2 regarding the inclusion of a proportion of market homes. Policy H2 refers to a requirement for 80% to be affordable. The WMS refers to a small proportion. The proposals will deliver 6no. first homes and 1no. market dwelling. This split clearly ensures that the application is an affordable housing scheme in accordance with policy.

Policy H4 Making the Most Efficient Use of Land

- 7.9 A development of 7(no.) dwellings on 0.29 hectares of land equates to a development density of 24 dph. This is considered to be compliant with Policy H4 and an appropriate development density for Etton. The density will be reflective of the immediately adjacent ribbon housing development to the east.

ENV1 Integrating High Quality Design

- 7.10 The proposed layout is reflective of the immediately adjacent ribbon development of housing to the east and so would be reflective of local village character. The proposed scale is also in keeping, likewise the proposed materials and hard and soft landscaping treatments.

Policy ENV2 – Promoting a High Quality Landscape

- 7.11 The site lies within the Policy ENV2 Yorkshire Wolds Important Landscape Area. The site is bounded by mature hedges and these would be retained to help soften the impact of the development. A small continuation of the ribbon development which is characteristic of Etton would not lead to significant or harmful encroachment into the open countryside.

EC4 Enhancing Sustainable Transport

- 7.12 It is not considered that the proposals would have any significant effects on highway safety and the objective of making sites accessible by sustainable modes of transport. The site is located on the edge of Etton and is close to Cherry Burton. There is an established vehicular access onto Main Street with good visibility in both directions. Off-street parking (2no. spaces per dwelling) can be provided. There are regular bus services to Beverley. A continuation of the existing footpath will be provided along part of the existing site frontage.

ENV6 Managing Environmental Hazards

- 7.13 The site is located in Flood Zone 1 (low risk). Foul water will connect to the mains foul sewer. Surface water will also connect to the Yorkshire Water sewer. The site is located in Zone II (Outer Protection Zone) of an identified Groundwater source protection zone. Foul will connect to mains sewer.

A1 Beverley and Central Sub Area

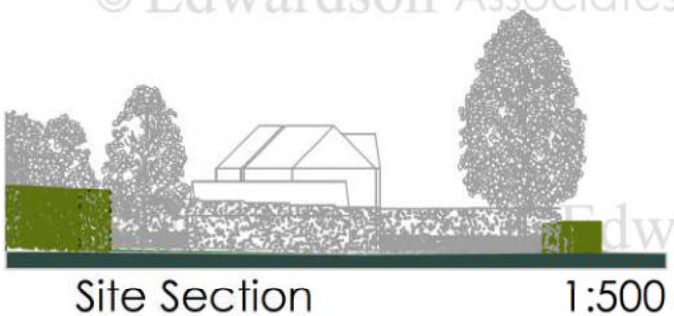
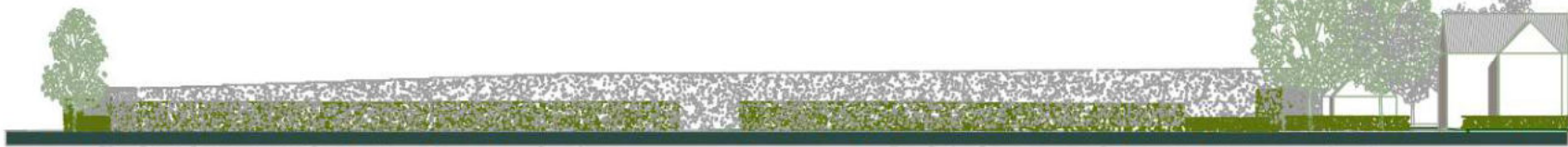
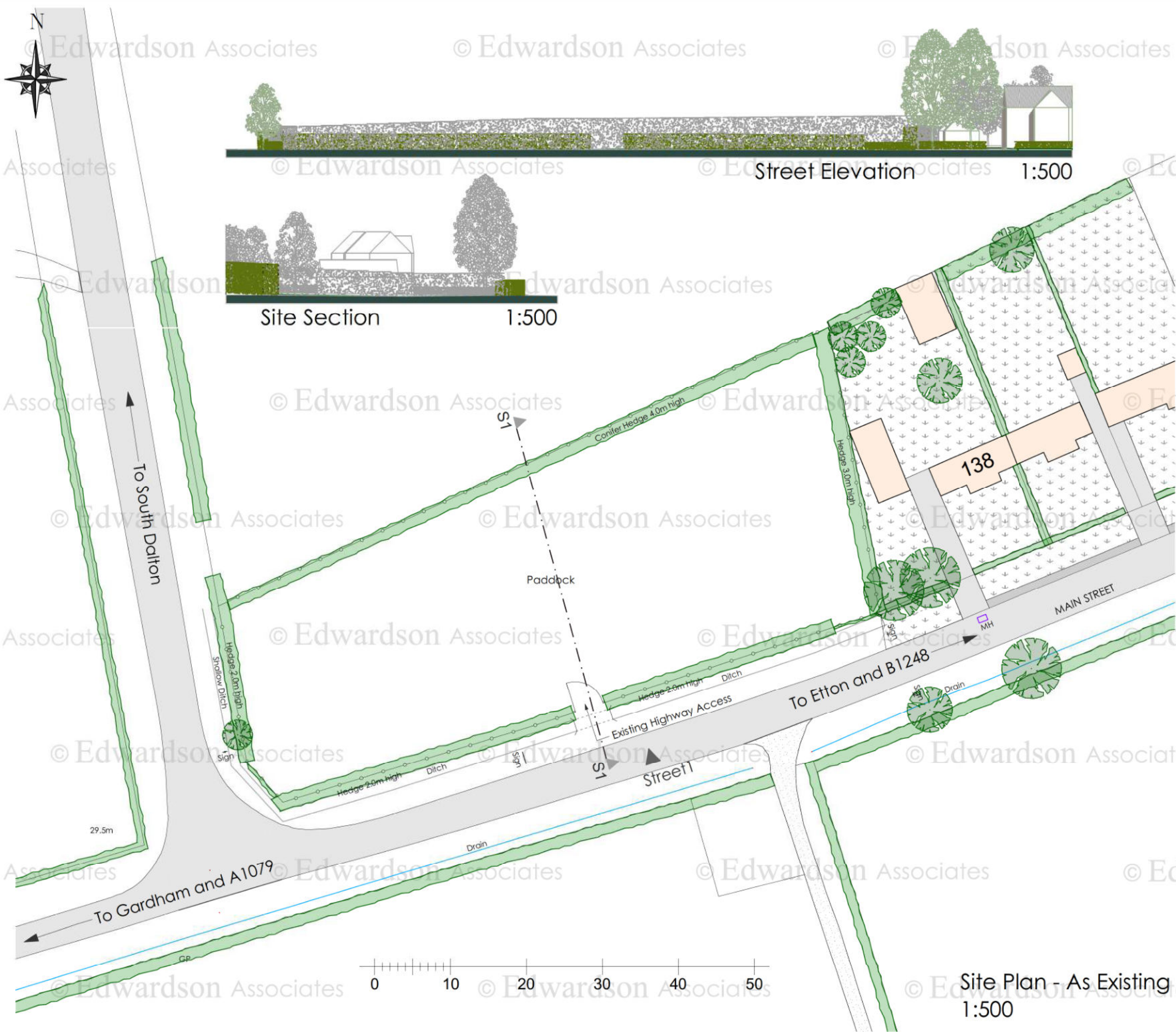
- 7.14 The proposals would contribute to the overall mix of housing in the sub area, including delivery of smaller properties and affordable homes, in accordance with Section A.5 of Policy A1 of the Local Plan. Subject to an appropriate layout and design the proposals can retain the distinctive character and landscape setting of Etton, which is a Wolds village.

8.0 Conclusion

- 8.1 This application proposes a residential development of 7no. dwellings, comprising a First Homes Exception Site (which falls within the Government's definition of affordable Homes), with a small proportion of market dwellings to incentivise a developer and render the proposals viable. In accordance with Government policy and guidance the proposed First Homes would be discounted by a minimum of 30% against the market value, and be sold to a person or persons meeting the First Homes eligibility criteria (must be first time buyers and not be sold to any household with a combined annual income in excess of £80,000), with the first sale being no higher than £250,000. A section 106 agreement would be used to secure the necessary restrictions on the use and sale of the property, and a legal restriction on the title of the property to ensure that these restrictions are applied to the property at each future sale.
- 8.2 It is considered that the proposals respond positively to the Government's Written Ministerial Statement on affordable housing dated 24 May 2021, and which came into effect as planning policy on the 28 June 2021. Furthermore, the proposals accord with both national and adopted Local Plan policies, are sustainable and there are no identified harms which would significantly and demonstrably outweigh the sustainability benefits that the applications proposals can deliver.
- 8.3 It is hoped that officers will support this application. Please do not hesitate to get in touch should you require any additional information or clarification on any matters.

Yours sincerely

Edwardson Associates Ltd.



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 5. Foul water to mains drains.
 6. Proposed floor level at 150mm above existing site level.
 7. Paving to be as shown.

KEY

	ROAD & VEHICULAR ACCESS (TARMAC)
	EXISTING GRAVELLED AREA
	EXISTING BUILDINGS
	EXISTING TREE
	EXISTING HEDGE PLANTING
	EXISTING POST AND WIRE FENCE, 1.2M HIGH
	GRASS

rev: notes: date: by:

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EDWARDSON ASSOCIATES

project: Proposed erection of residential development (7 dwellings), comprising 6no. first homes and 1no. market dwelling at Land West of 138, Main Street, Etton, East Riding of Yorkshire, HU17 7PQ

client: Alistair Brown

drawing title: Site Plan - As Existing
 scale @ A3: 1:500 date: September 2022

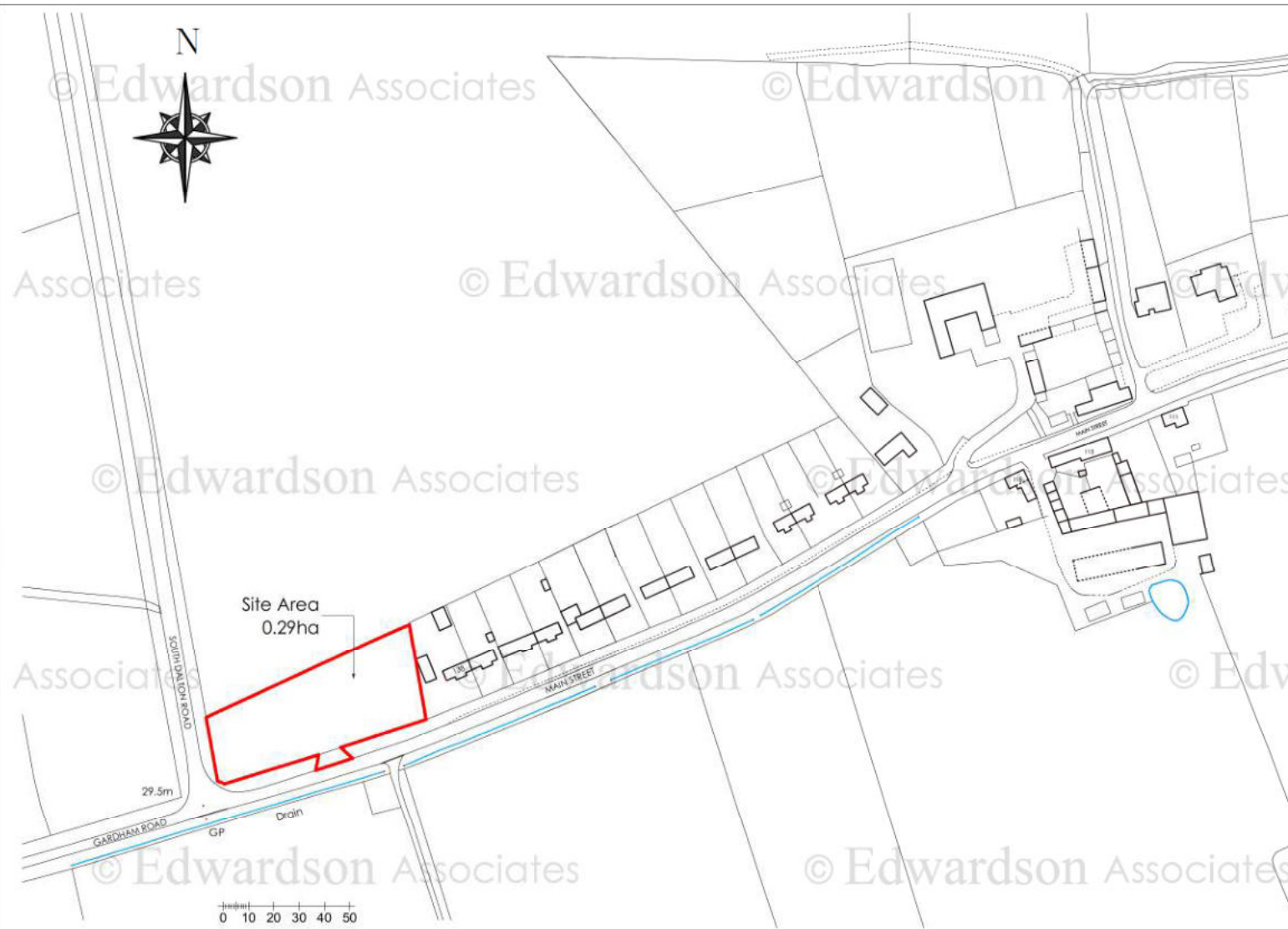
drawn: ABR checked:

job no: BRO.A 2022.01 drawing no: 002

issue status: Planning revision:

Paddock House, 10 Middle Street South
 Driffield, East Yorkshire, YO25 6PT
 tel: 01377 249720 fax: 01377 259052
 info@edwardsonassociates.com
 www.edwardsonassociates.com

Site Plan - As Existing
 1:500



Location Plan
1:2500



Overview Site Plan
1:10000

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project: Proposed erection of residential development (7 dwellings), comprising 6no. first homes and 1no. market dwelling at Land West of 138, Main Street, Etton, East Riding of Yorkshire, HU17 7PQ

client: Alistair Brown

drawing title: Location Plan, Overview Plan
scale @ A3: 1:2500, 1:10000 date: September 2022

drawn: ABR checked:

job no: BRO.A 2022.01 drawing no: 001

issue status: Planning revision:

Edwardson Associates
Paddock House, 10 Middle Street South
Driffield, East Yorkshire, YO25 6PT
tel: 01377 249720 fax: 01377 259052
info@edwardsonassociates.com

www.edwardsonassociates.com



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- KEY**
- ROAD & VEHICULAR ACCESS (TARMAC)
 - EXISTING GRAVELLED AREA
 - EXISTING BUILDINGS
 - EXISTING TREE
 - EXISTING HEDGE PLANTING
 - EXISTING POST AND WIRE FENCE, 1.2M HIGH
 - GRASS
 - PROPOSED DWELLINGS
 - PROPOSED HEDGE PLANTING
 - PROPOSED TREE PLANTING
 - FOUL TO MAINS
 - PROPOSED FENCE, 1.8M HIGH
 - PAVING

- Aspect Considerations**
- Main aspect - main windows to living and dining rooms.
 - Secondary aspect - windows to bedrooms, kitchens and secondary windows to living and dining rooms.
 - Side aspect - windows to bathrooms, staircase & landings plus blank walls.

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project: Proposed erection of residential development (7 dwellings), comprising 6no. first homes and 1no. market dwelling at Land West of 138, Main Street, Eton, East Riding of Yorkshire, HU17 7PQ

client: Alistair Brown
 drawing title: Site Plan - As Proposed
 scale @ A3: 1:500 date: September 2022
 drawn: ABR checked:
 job no: BRO.A 2022.01 drawing no: 101
 issue status: Planning revision:

House Types	Quantity
A - Semi-detached, 1 storey, 1 bed dwelling 50.38 m ²	02
B - Semi-detached, 2 storey, 2 bed dwelling 79.72 m ²	04
C - Detached, 2 storey, 2 bed dwelling 125.48 m ²	01
	07

Proposed First Homes
 02no. 1 bed bungalow Type A
 04no. 2 bed houses Type B

Paddock House, 10 Middle Street South
 Driffield, East Yorkshire, YO25 6PT
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project: Proposed erection of residential development (7 dwellings), comprising 6no. first homes and 1no. market dwelling at Land West of 138, Main Street, Etton, East Riding of Yorkshire, HU17 7PQ
client: Aikstar Brown

drawing title: Visualisations - As Proposed
scale @ A1: date: September 2022

drawn: ABR checked:

job no: BRO A 2022.01 drawing no: 106
issue status: Planning revision:

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Driffield, East Yorkshire, YO25 6PT
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project: Proposed erection of residential development (7 dwellings), comprising 6 no. first homes and 1 no. market dwelling at Land West of 138, Main Street, Eton, East Riding of Yorkshire, HU17 7PQ
 client: Aikstar Brown

drawing title: Visualisations 02 - As Proposed

scale @ A1: date: September 2022

drawn: ABR checked:

job no: BRO A 2022.01 drawing no: 107

issue status: Planning revision:

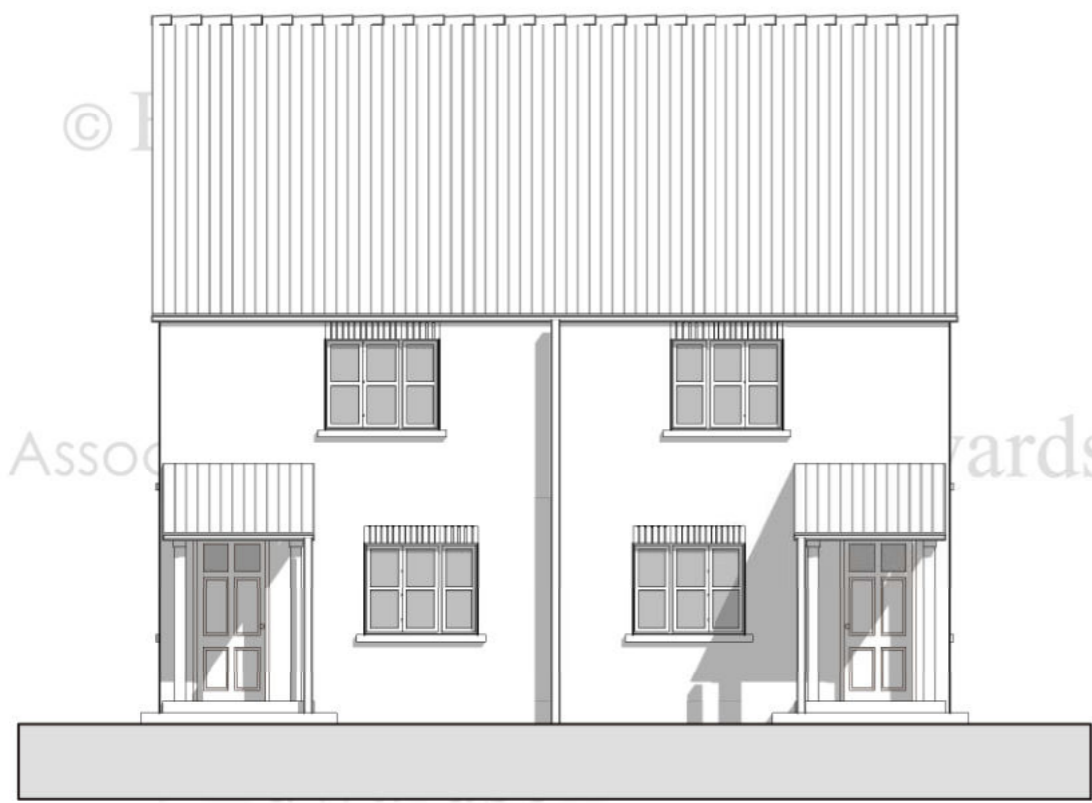
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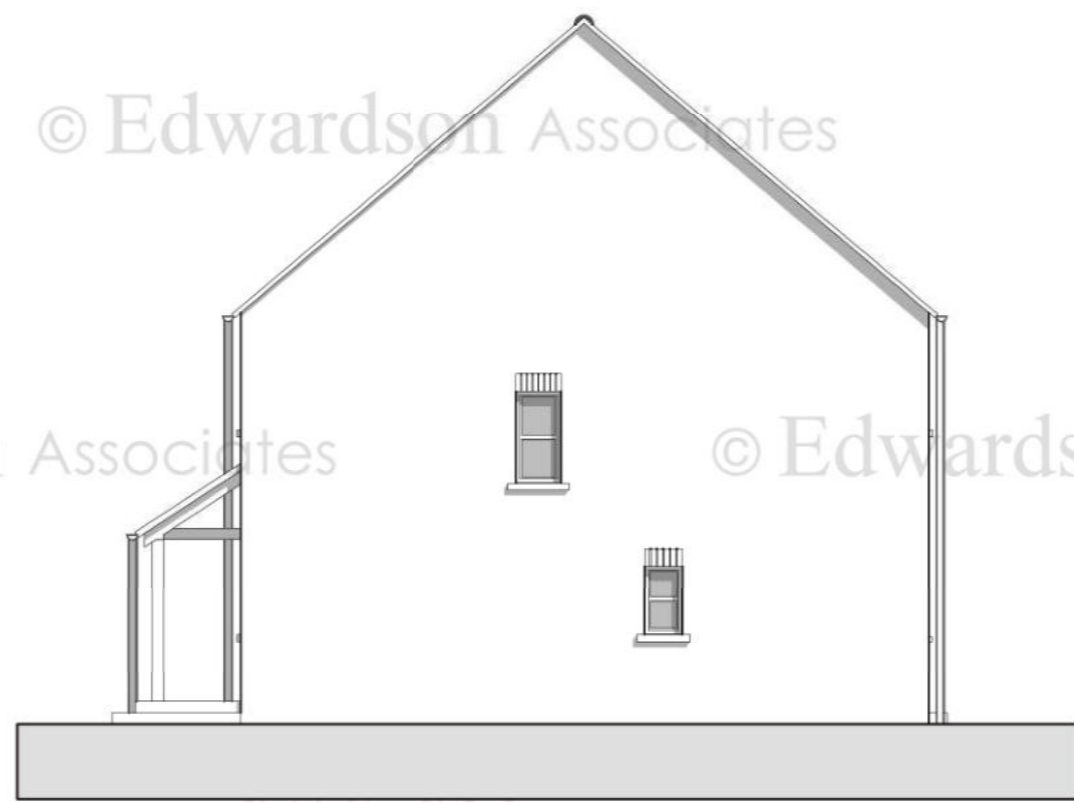
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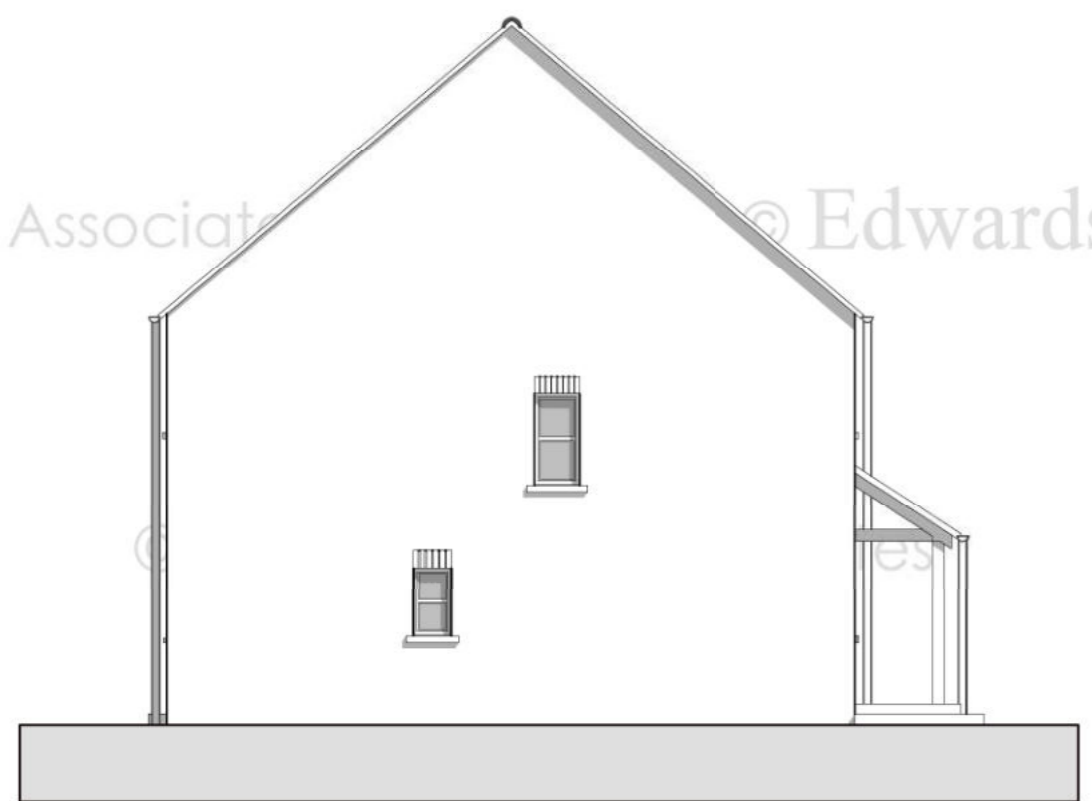
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Front Elevation 1:100



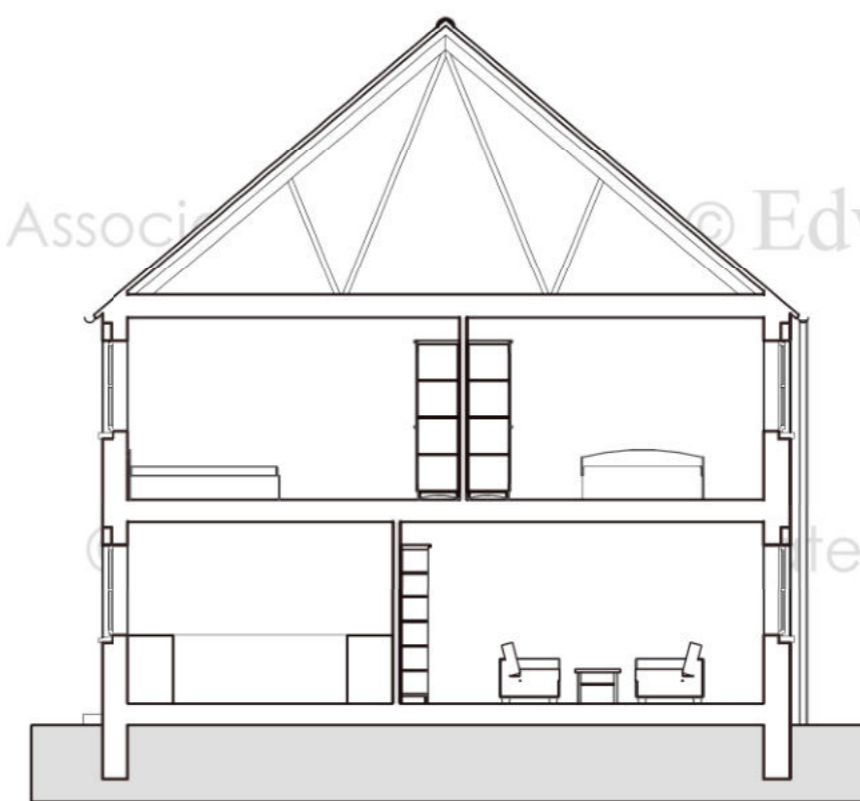
Side Elevation 2 1:100



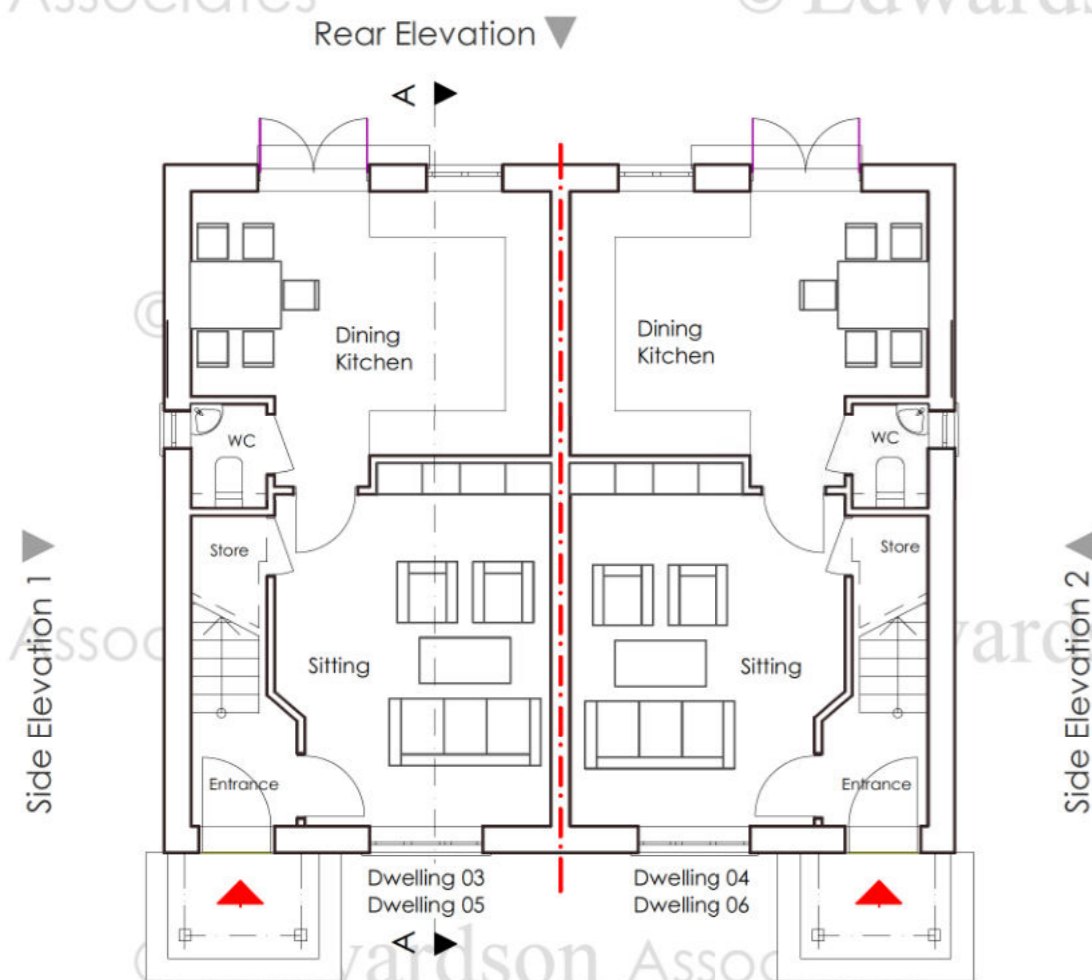
Side Elevation 1 1:100



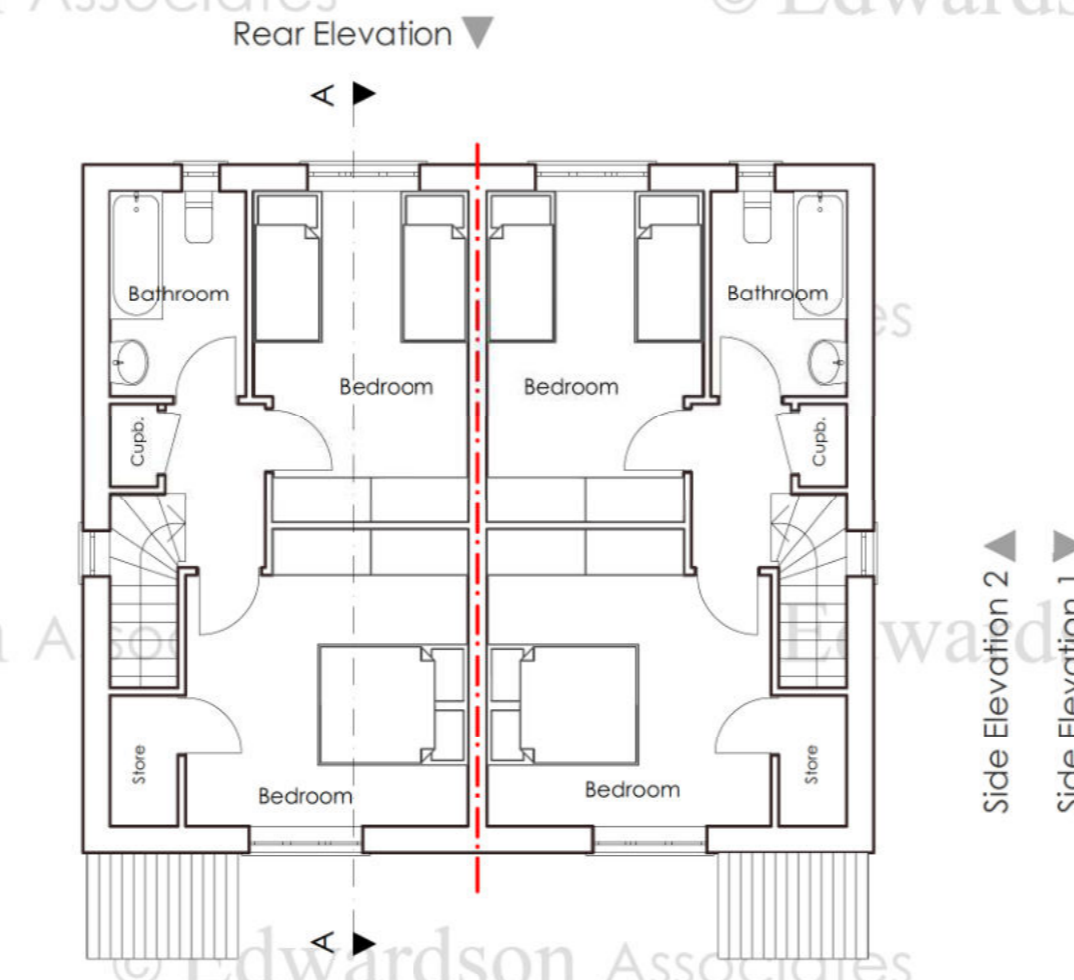
Rear Elevation 1:100



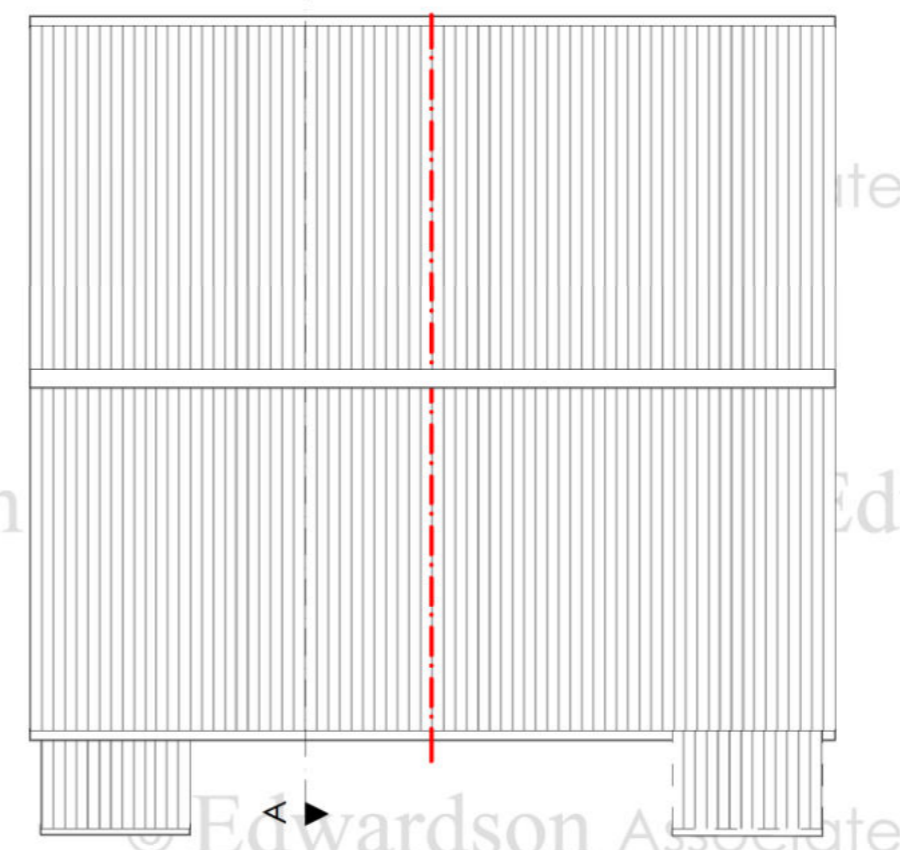
Section A 1:100



Ground Floor 1:100



First Floor Unit 1-2 1:100



Roof 1:100

Housetype B
2 Bed Semi-detached Dwelling
Dwellings 03 + 04 and 05 + 06

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project: Proposed erection of residential development (7 dwellings), comprising 6no. first homes and 1no. market dwelling at Land West of 138, Main Street, Eton, East Riding of Yorkshire, HU17 7PQ

client: Alistair Brown

drawing title: Dwelling 03, 04, 05, 06 : Floor Plans, Section, Elevations - As Proposed

scale @ A2: 1:100 date: September 2022

drawn: ABR checked:

job no: BRO.A 2022.01 drawing no: 103

issue status: Planning revision:

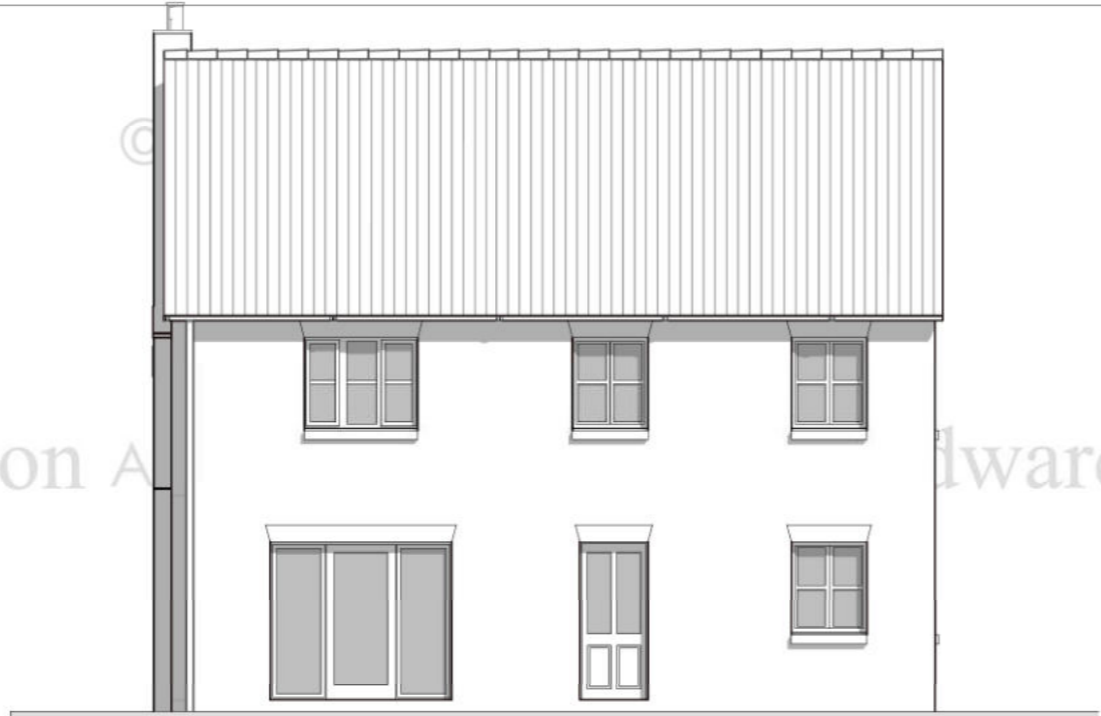
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Front Elevation 1:100



Rear Elevation 1:100

Housetype C
2 Bed Detached Dwelling
Dwelling 07

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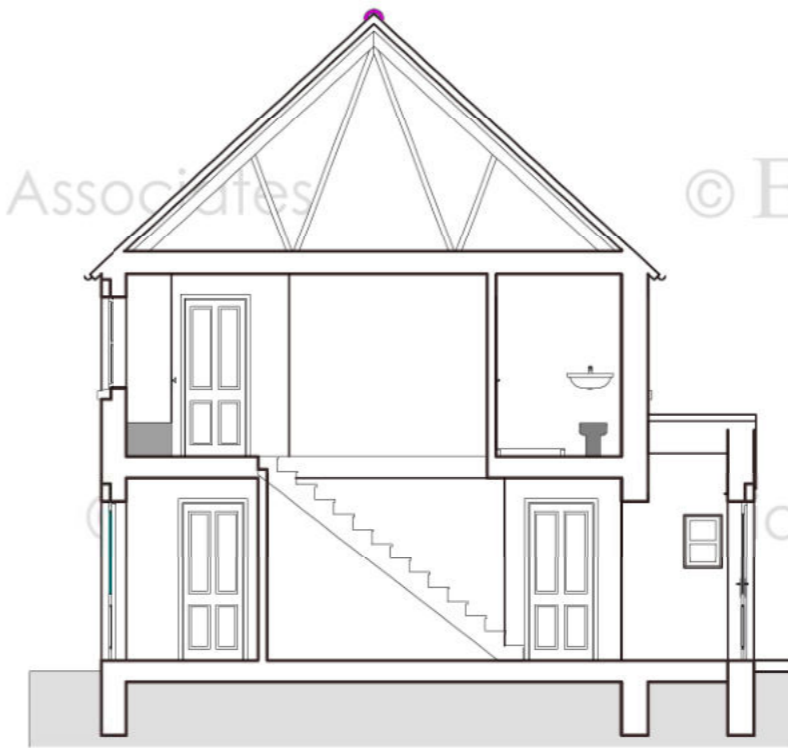
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Side Elevation 1 1:100



Side Elevation 2 1:100



Section A 1:100

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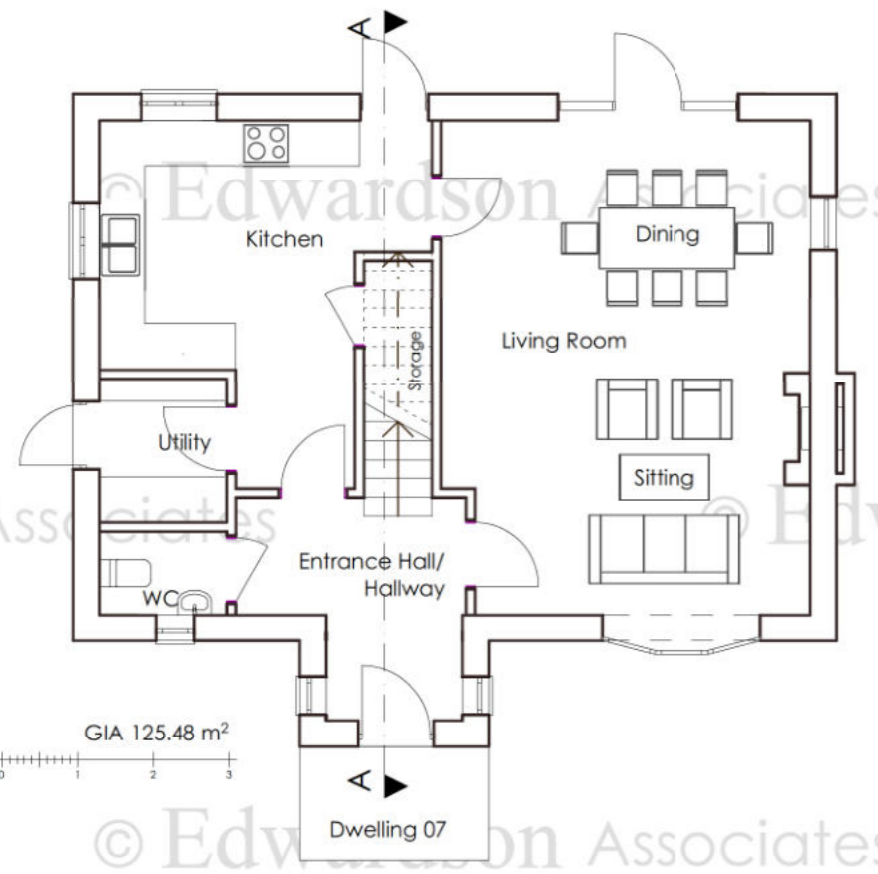
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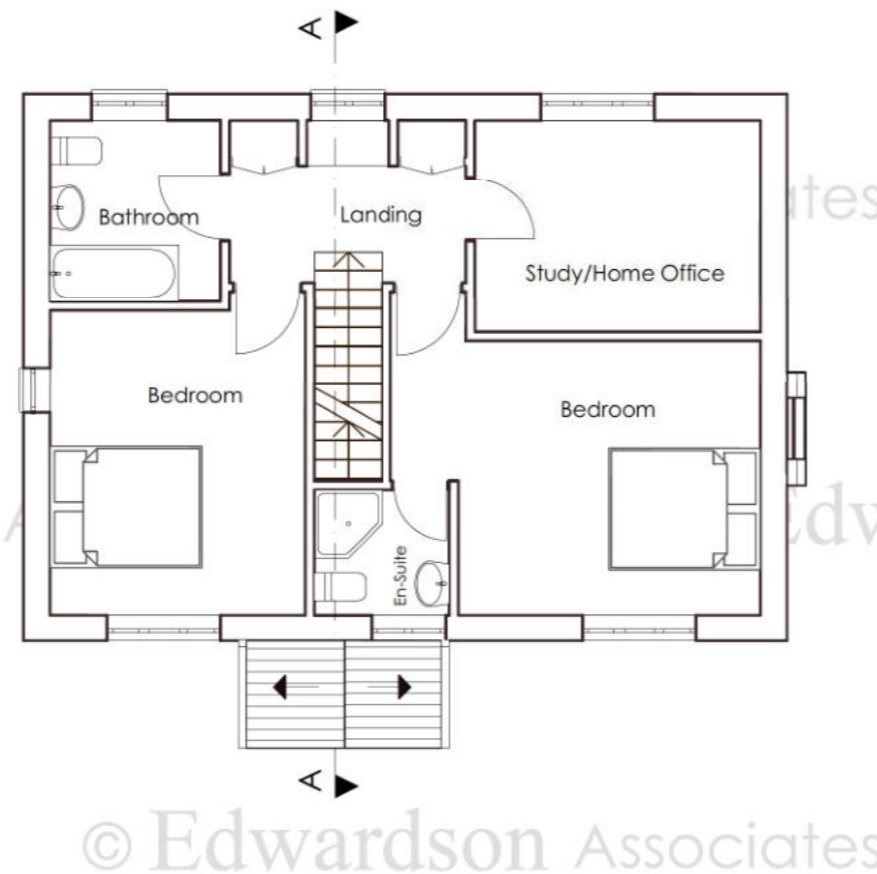
▼ Rear

▼ Rear

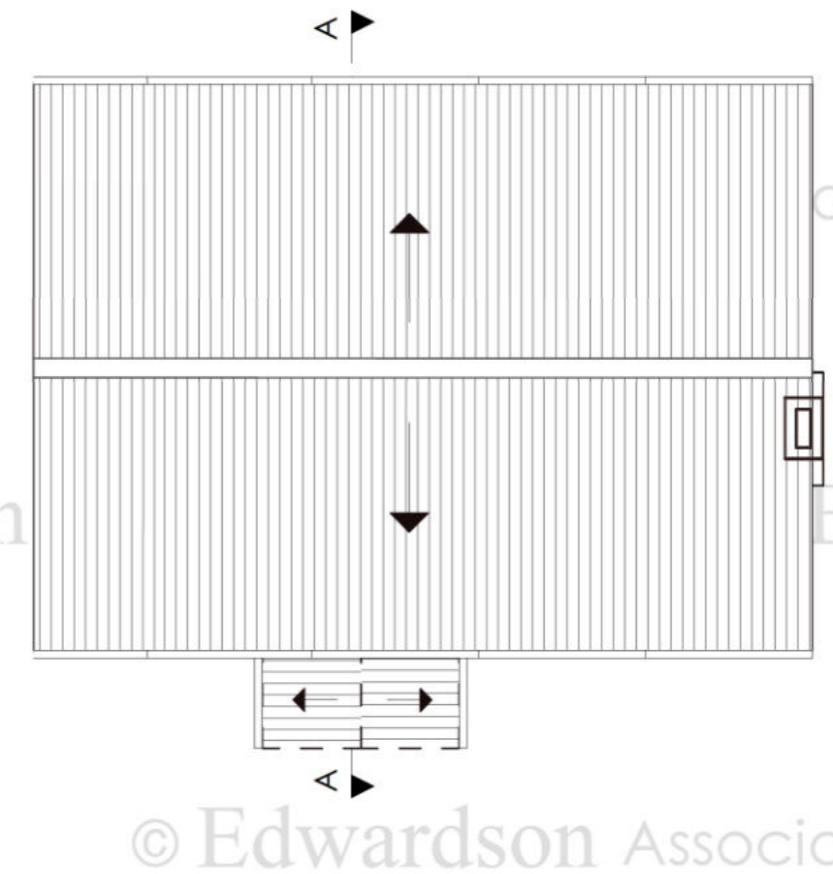
▼ Rear



Ground Floor 1:100



First Floor 1:100



Roof 1:100

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project: Proposed erection of residential development (7 dwellings), comprising 6no. first homes and 1no. market dwelling at Land West of 138, Main Street, Eton, East Riding of Yorkshire, HU17 7PQ

client: Alistair Brown

drawing title: Dwelling 07 - Floor Plans, Section, Elevations - As Proposed

scale @ A2: 1:100 date: September 2022

drawn: ABR checked:

job no: BRO.A 2022.01 drawing no: 104

issue status: Planning revision:

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info@edwardsonassociates.com

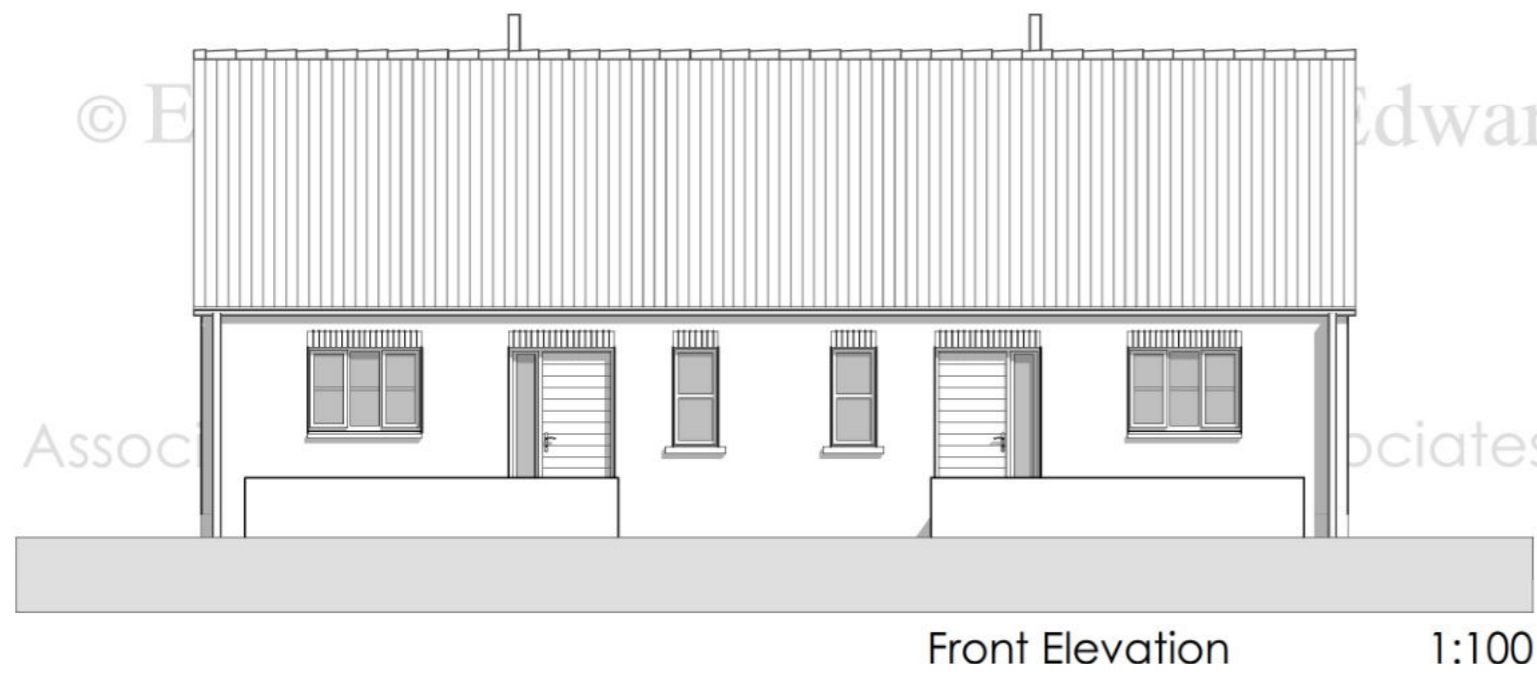
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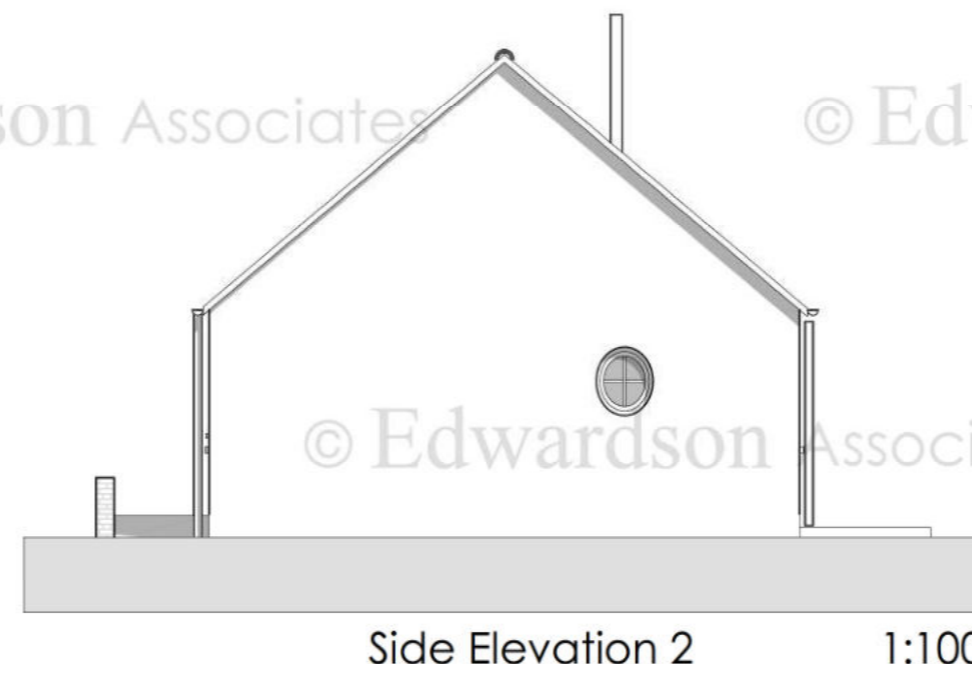
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Front Elevation 1:100

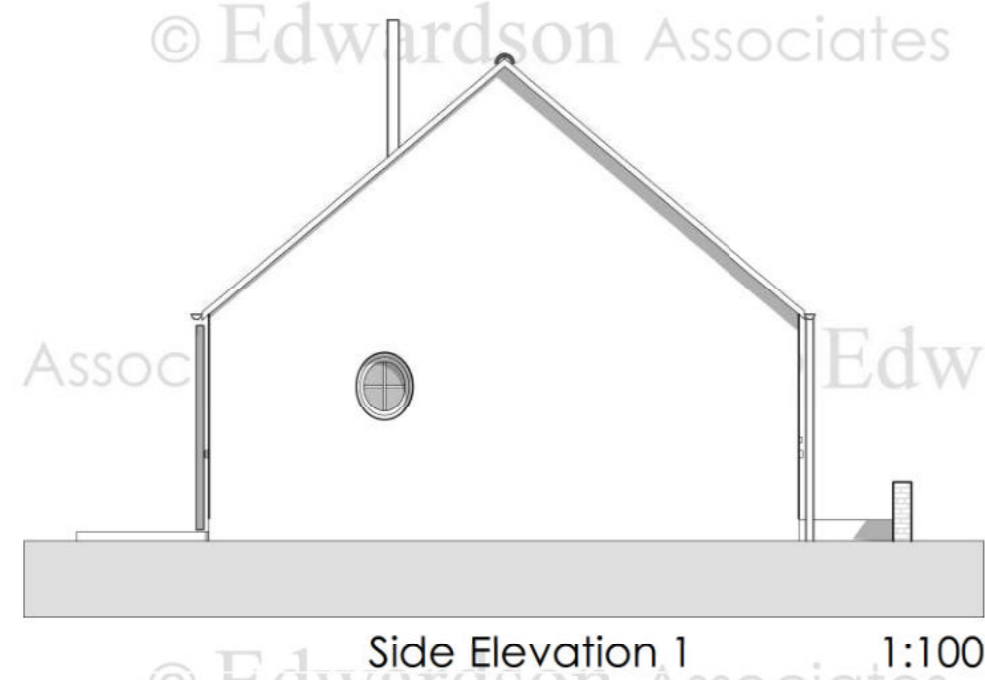


Side Elevation 2 1:100

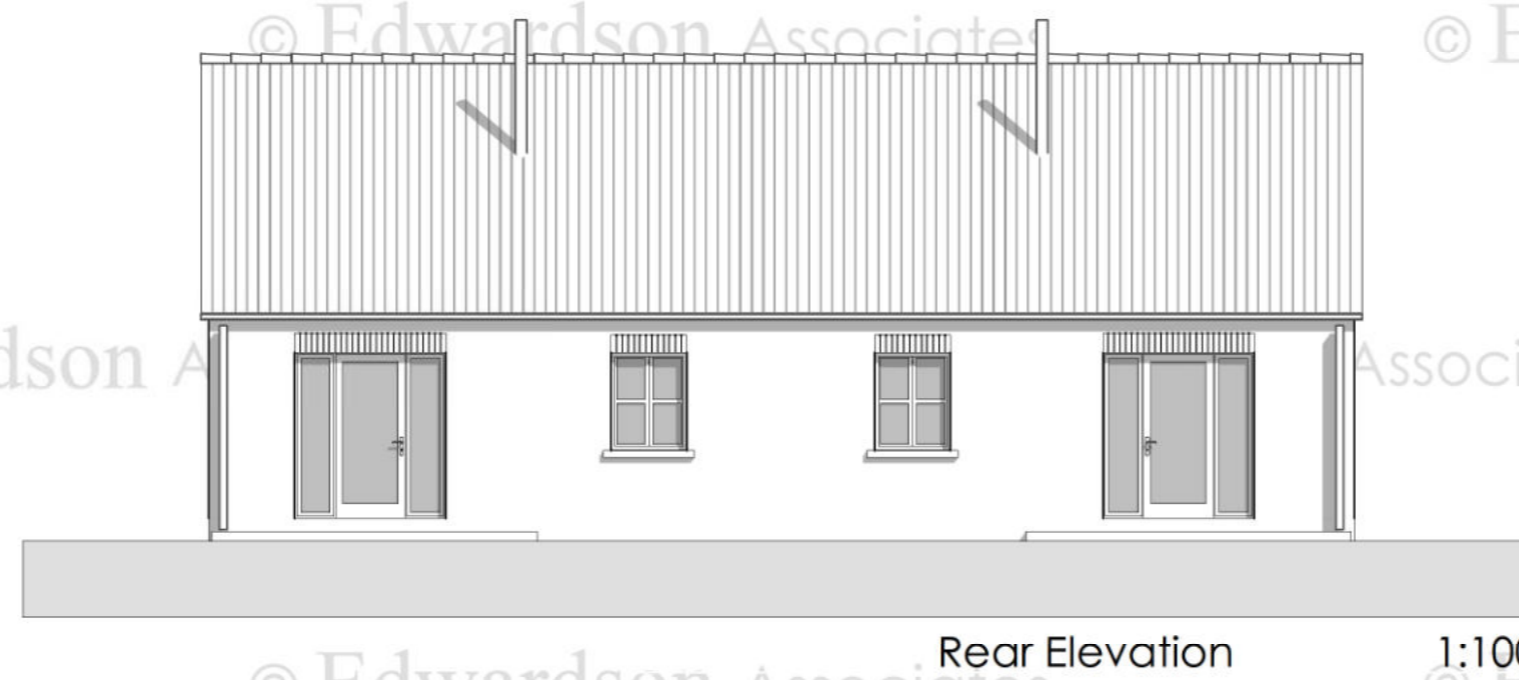
Housetype A
1 Bed Semi-detached Bungalow
Dwellings 01 and 02

NOTES
Do not scale from this Drawing.
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Work and materials to be in accordance with the Building Regulations where appropriate and to comply with relevant British Standards. Materials to agree with Planning Conditions.
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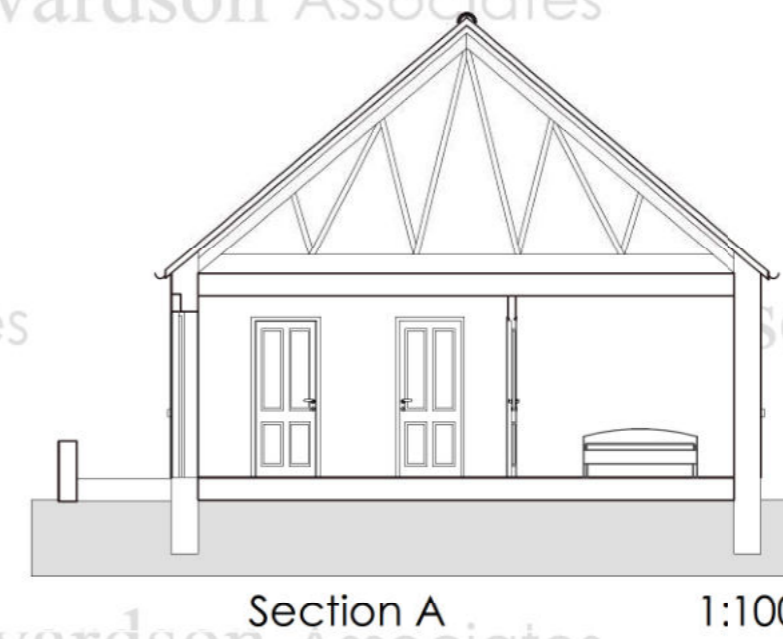
- NOTES**
1. New walls to be reclaimed/reclaimed style red brick. Roof to be natural clay interlocking pantiles.
 2. All windows/ doors to be of UPVC construction and set in deep (minimum 100mm) reveals. Colour to be agreed upon with the area planning team.
 3. Existing Highway access to be utilised and upgraded to form highway access for development
 4. Surface water drainage to discharge to existing Yorkshire Water Surface Water sewer in Main Street.
 5. Foul water to mains drains.
 6. Proposed floor level at 150mm above existing site level.
 7. Parking to be as shown.



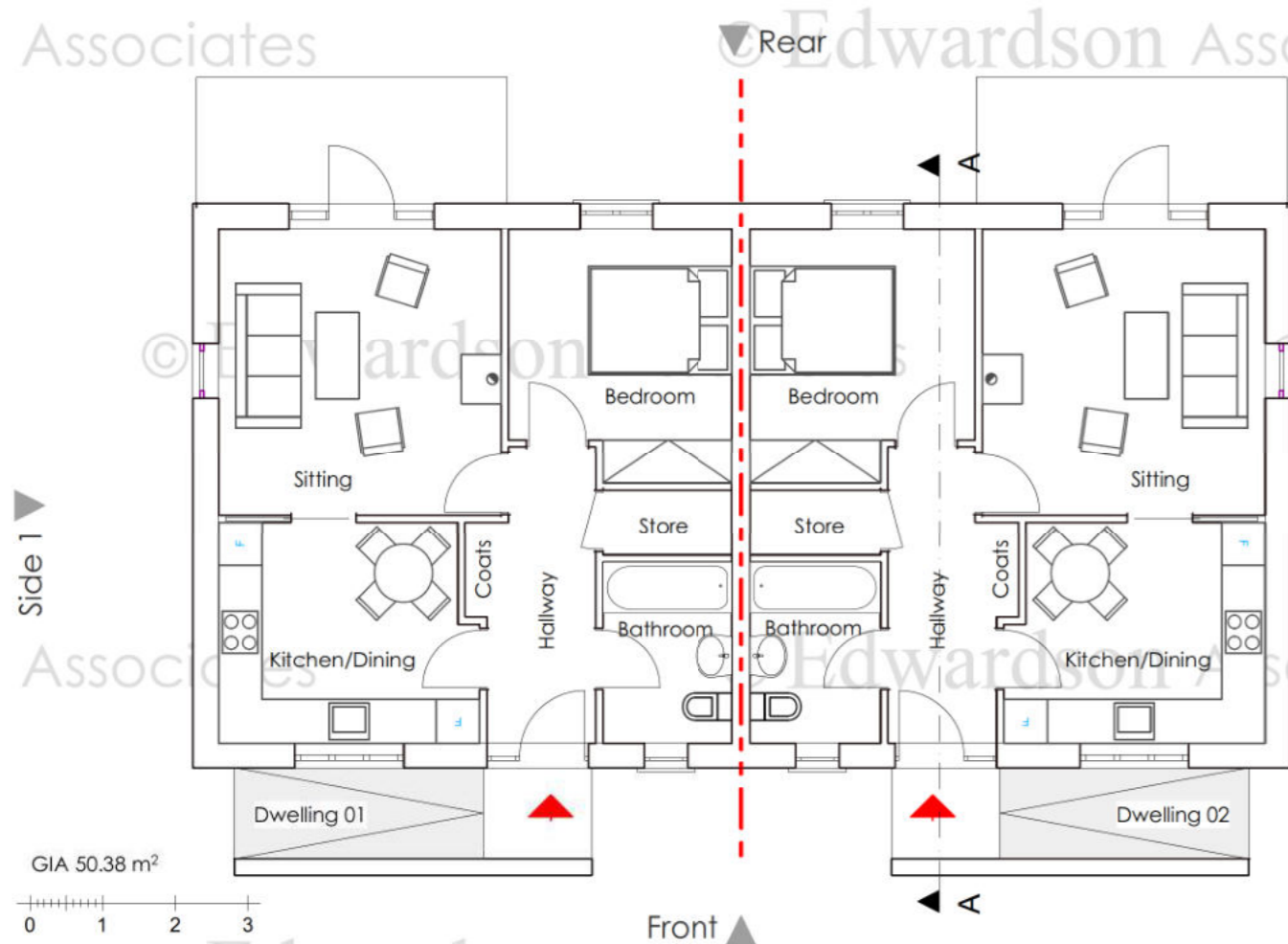
Side Elevation 1 1:100



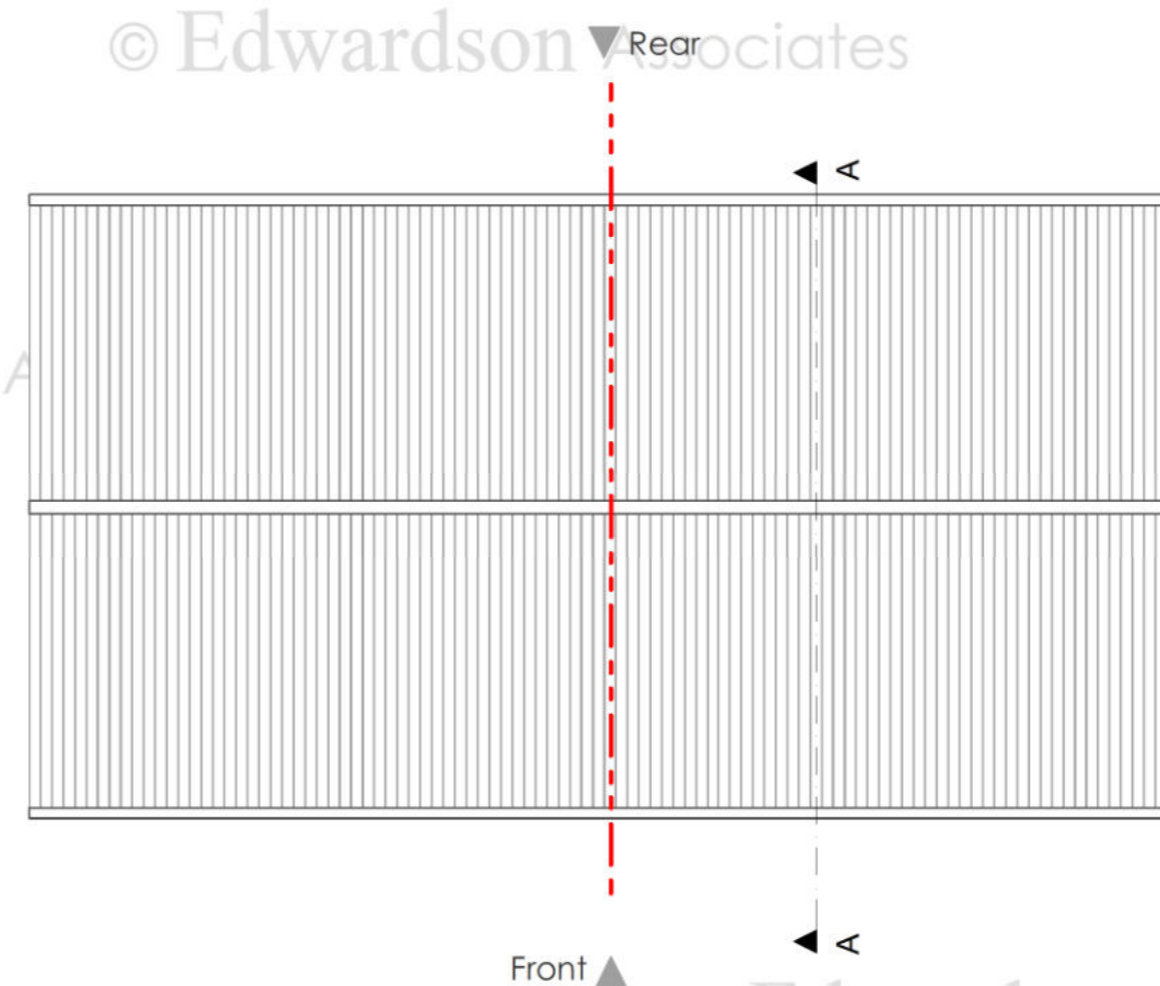
Rear Elevation 1:100



Section A 1:100



Ground Floor 1:100



Roof 1:100

rev: notes: date: by:

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project: Proposed erection of residential development (7 dwellings), comprising 6no. first homes and 1no. market dwelling at Land West of 138, Main Street, Eton, East Riding of Yorkshire, HU17 7PQ

client: Alistair Brown

drawing title: Dwelling 01, 02: Floor Plans, Section, Elevations - As Proposed

scale @ A2: 1:100 date: September 2022

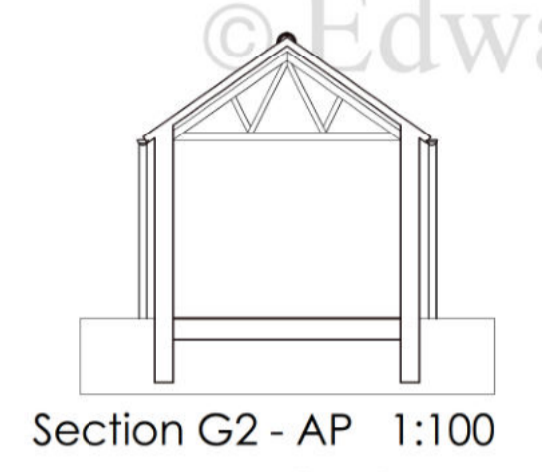
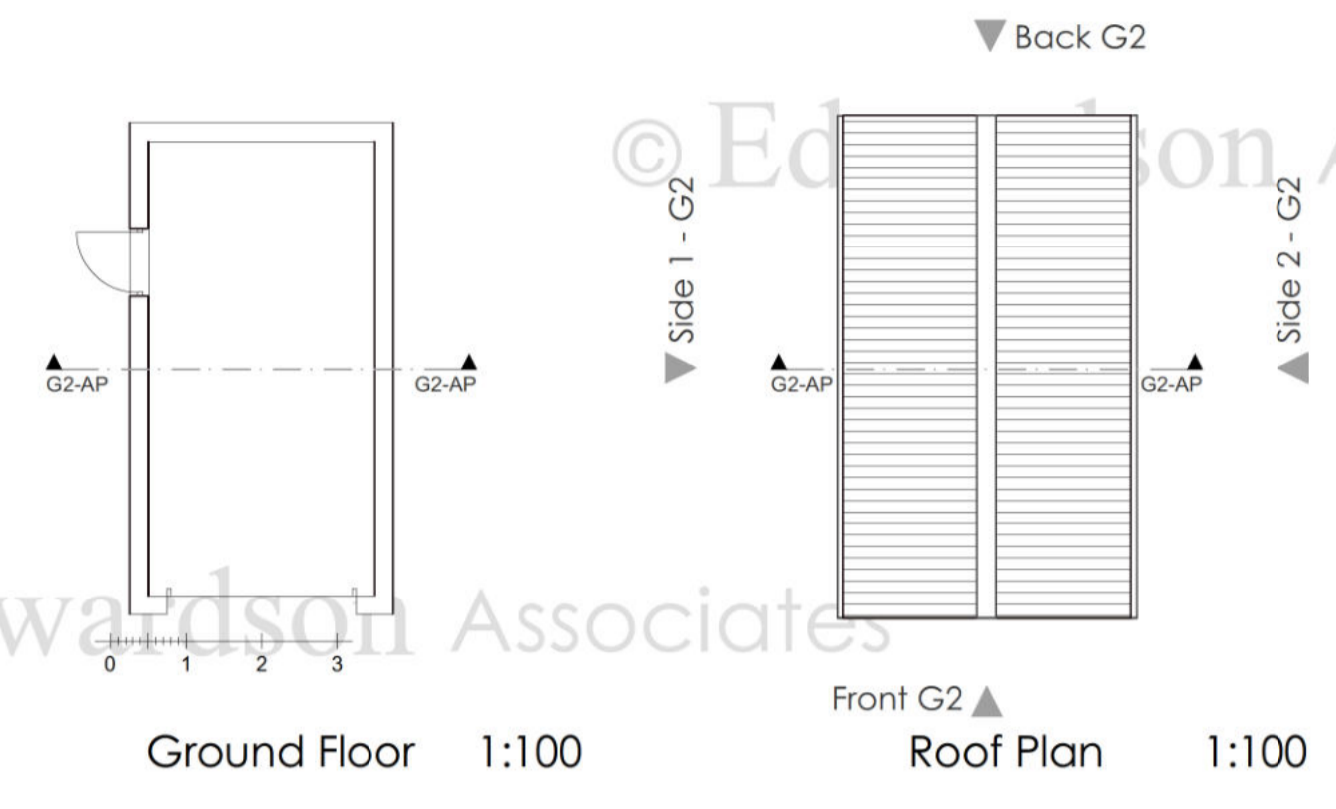
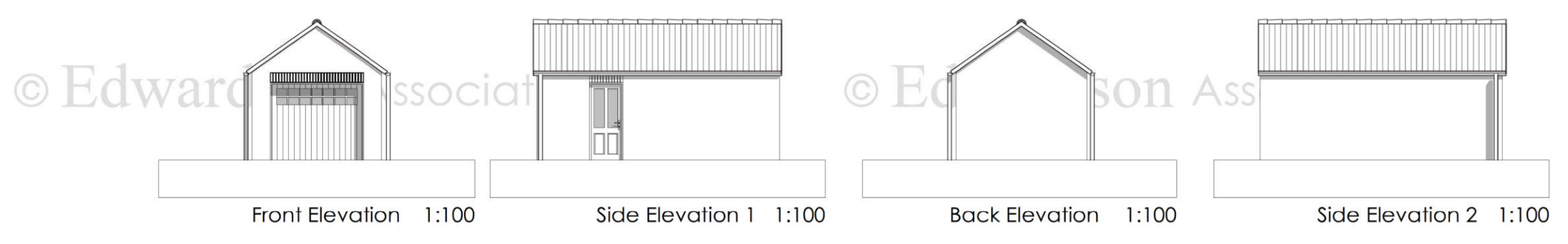
drawn: ABR checked:

job no: BRO.A 2022.01 drawing no: 102

issue status: Planning revision:

Paddock House, 10 Middle Street South, Driffeld, East Yorkshire, YO25 6PT
tel: 01377 249720 fax: 01377 259052
info@edwardsonassociates.com

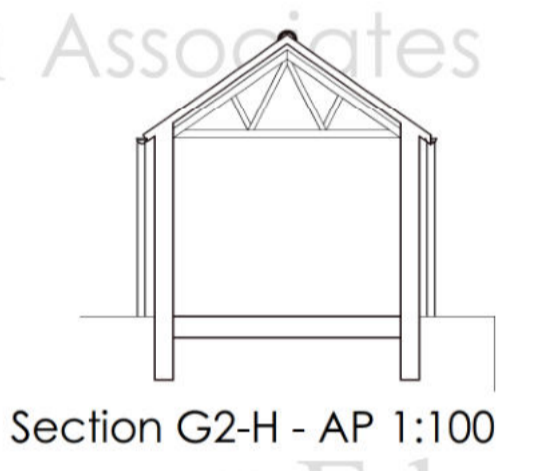
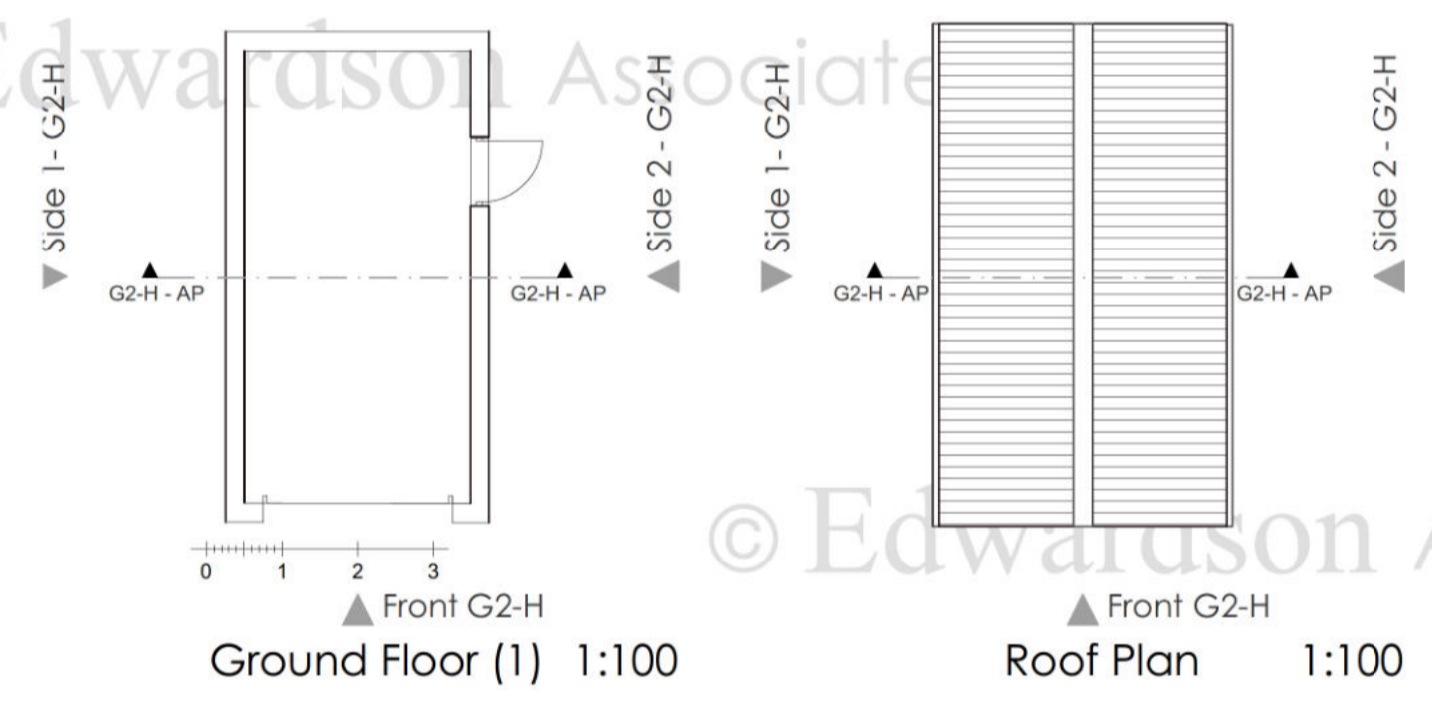
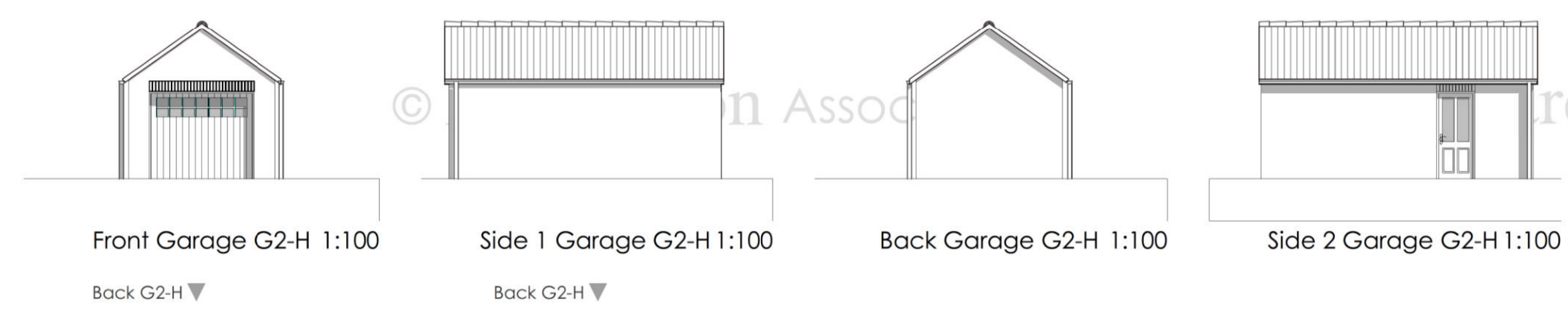
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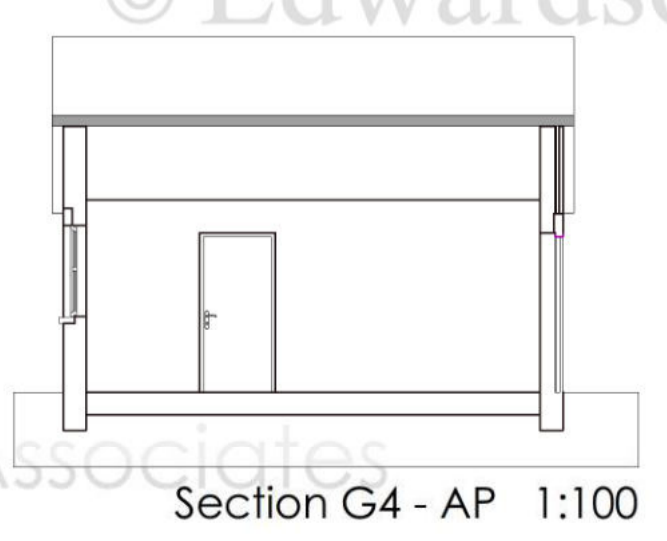
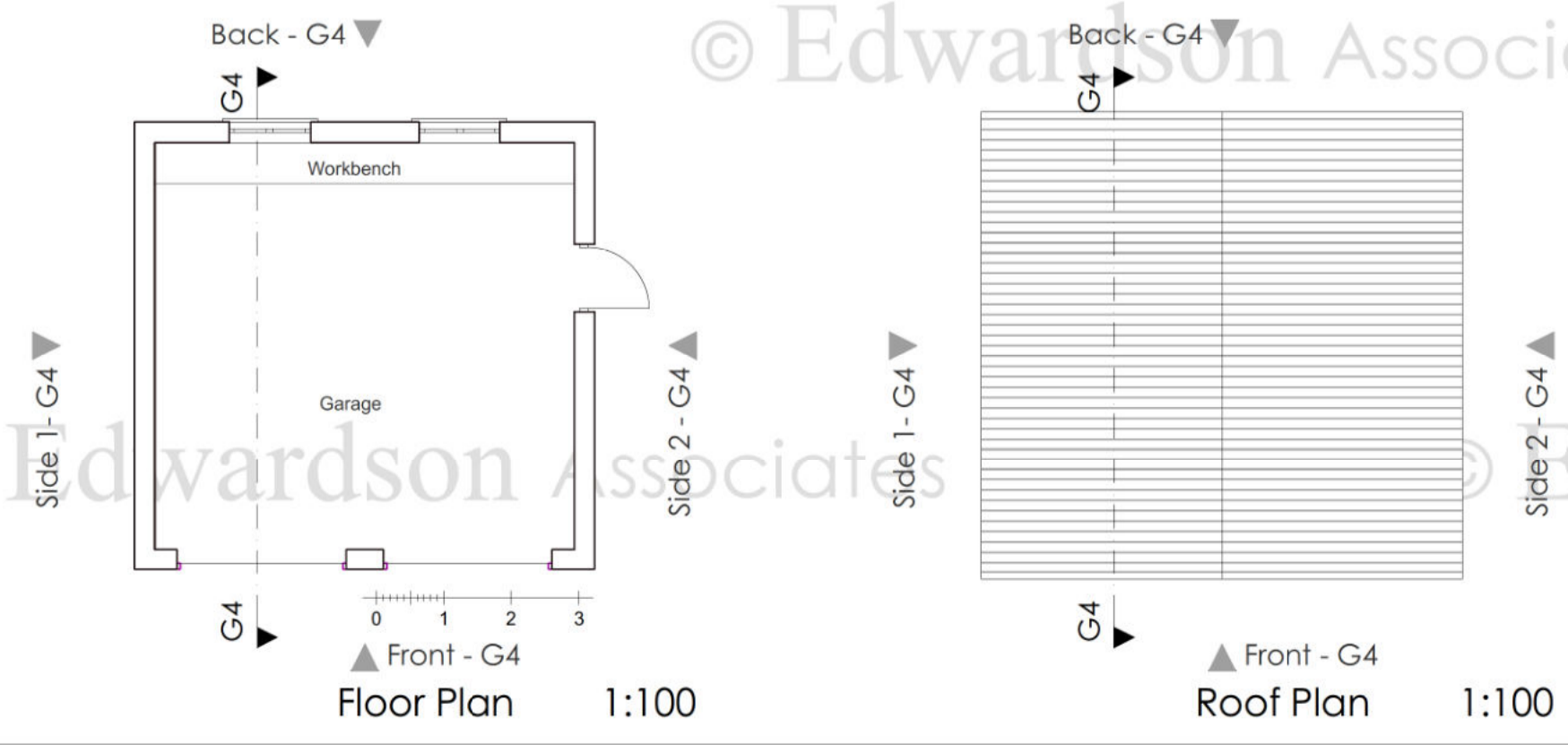
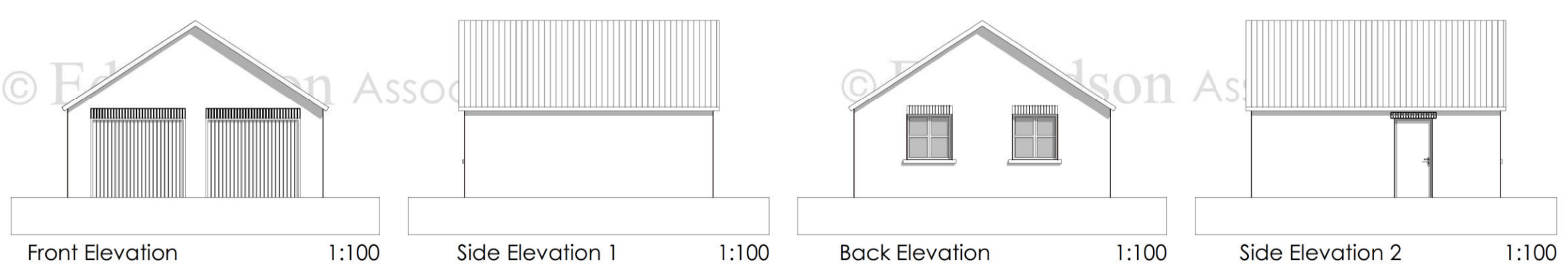
Garage Type 2

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- NOTES**
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 5. Foul water to mains drains.
 6. Proposed floor level of 150mm above existing site level.
 7. Parking to be as shown.



Garage Type 2 - handed



Garage Type 4

Garage Type 4

rev: notes: date: by:

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project: Proposed erection of residential development (7 dwellings), comprising 4no. first homes and 3no. market dwelling at Land West of 138, Main Street, Eton, East Riding of Yorkshire, HU17 7PQ
 client: Alistair Brown
 drawing title: Garages Type G2 and G2-handed, Type G4; Floor Plans, Section, Elevations - As Proposed
 scale @ A1: 1:100 date: September 2022
 drawn: ABR checked:
 job no: BRO A 2022.01 drawing no: 105
 issue status: Planning revision:

Padlock House, 10 Middle Street South
 Driffield, East Yorkshire, YO25 6PT
 tel: 01377 249720 fax: 01377 259052
 info@edwardsonassociates.com
 www.edwardsonassociates.com



Parish Precept Calculator

Please select your Parish area in the Drop Down list (GREEN CELL) and then complete ONE of the tables based on your preference to calculate the precept (ONE OF THE BLUE CELLS) and you will see the precept analysis compared to previous year below. Please only complete the coloured cells for your Parish

PARISH AREA	TAXBASE		% change	PRECEPT		BAND D		% change
	2023/24	2022/23		2023/24	2022/23	2023/24	2022/23	
Etton	138.80	139.30	-0.36%	£6,095.00	5,716.87	43.91	41.04	6.99%

For determining the precept by **choosing a precept figure**

Council Tax Base Figure for 23/24	138.80
Example Precept	£ 6,095.00
Band A (6/9 of band D)	£29.27
Band B (7/9 of band D)	£34.15
Band C (8/9 of band D)	£39.03
Band D charge (precept)	£43.91
Band E (11/9 of band D)	£53.67
Band F (13/9 of band D)	£63.43
Band G (15/9 of band D)	£73.18
Band H (18/9 of band D)	£87.82

For determining the precept by **choosing a band D charge**

Council Tax Base Figure for 23/24	138.80
Example Precept	£0.00
Band A (6/9 of band D)	£0.00
Band B (7/9 of band D)	£0.00
Band C (8/9 of band D)	£0.00
Band D charge (precept)	
Band E (11/9 of band D)	£0.00
Band F (13/9 of band D)	£0.00
Band G (15/9 of band D)	£0.00
Band H (18/9 of band D)	£0.00

Proposed Etton Parish Council Budget 2022/23

	2021/22 Outturn	2022/23 Budget	22/23 Predicted Outturn	Notes on 22/23 Spend	Proposed 2023/24 Budget	Notes on 2023/23 Budget
Expenditure						
Clerk's Salary	1210.19	1150	1150		1265	9% increase
Admin/Expenses / Printing	385.61	360	360		350	
Audit Fees	200	220	215		231	
Hire of Village Hall	66	120	80		100	
Subscriptions	35	8.75	35		35	
Insurance	737.54	400	400		410	
Grants / Section 157 / Entertainment	1056.43	1125	2,611.41	Jubilee - £1216 (grant £500), Pub Nights £1051 (grant £1051) Christmas Tree and switch on £260	1000	£260 Xmas, £200 Picnic, £500 coronation
Footway Lighting	1195.06	1500	2,919.83	£2219 Service Level Agreement, £700 for installation of new post	2219	Budget Matched at 2022/23 SLA Rates. Expect to increase but don't know what %.
Pond / War Memorial / Open Spaces	3553.69	1300	14,422.46	Fit Defib £200, Paint Benches £340, Gardening £550, £1000 Church Way resurfacing, £12,000 pond project (£11300 grant), £380 life saving device and storage	1100	Gardening £600 plus £500 pond fence
Total Expenditure	8439.52	6190.62	22193.7		6710	
Income						
Interest	0.89	4	15		15	
Precept	5540	5716.87	5716.87		6095	6.99% increase for residents on Precept (extra £378)
Donations/Grants	158.76	0	12700	£500 Jubilee, £1051 pub night, £11130 pond	0	
Draw from Reserves	2739.87	469.75	3700.37		600	
Total Income	8439.52	6190.62	22132.24		6710	
End of Year Reserves	6455	5985.25	2754.63		2154.63	

Etton Parish Council Precept Amounts

Indicative Figures for Precept Increase - 2023/24 (0.36% Lower Council Tax Base)

% Increase	Council Tax Band D Payment	Total Council Precept	£ increase to Precept
0	41.04	5692.19	-24.68
1	41.45	5753.26	36.39
2	41.86	5810.17	93.3
3	42.27	5867.08	150.21
4	42.68	5923.98	207.11
5	43.09	5980.89	264.02
5.99	43.5	6037.9	321.03
6.99	43.91	6094.71	377.84
7.99	44.34	6151.65	434.78
8.99	44.73	6208.52	491.65
9.99	45.15	6265.43	548.56

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PARISH AREA	TAXBASE		% change	PRECEPT		BAND D		% change
	2022/23	2021/22		2022/23	2021/22	2022/23	2021/22	
Etton	139.30	135.00	3.19%	£5,716.87	5,540.00	41.04	41.04	0.00%

For determining the precept by choosing a precept figure

Council Tax Base Figure for 21/22	139.30
Example Precept	£ 5,716.87
Band A (6/9 of band D)	£27.36
Band B (7/9 of band D)	£31.92
Band C (8/9 of band D)	£36.48
Band D charge (precept)	£41.04
Band E (11/9 of band D)	£50.16
Band F (13/9 of band D)	£59.28
Band G (15/9 of band D)	£68.40
Band H (18/9 of band D)	£82.08

For determining the precept by choosing a band D charge

Council Tax Base Figure for 21/22	139.30
Example Precept	£0.00
Band A (6/9 of band D)	£0.00
Band B (7/9 of band D)	£0.00
Band C (8/9 of band D)	£0.00
Band D charge (precept)	
Band E (11/9 of band D)	£0.00
Band F (13/9 of band D)	£0.00
Band G (15/9 of band D)	£0.00
Band H (18/9 of band D)	£0.00

Precept of	£5,716.87
will be paid in the following installments:	
30th April	2,858.44
30th September	2,858.44

Parish Precept Calculator

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PARISH AREA	TAXBASE		% change	PRECEPT		BAND D		% change
	2023/24	2022/23		2023/24	2022/23	2023/24	2022/23	
Etton	138.80	139.30	-0.36%	£6,265.00	5,716.87	45.14	41.04	9.99%

For determining the precept by choosing a precept figure

Council Tax Base Figure for 23/24	138.80
Example Precept	£ 6,265.00
Band A (6/9 of band D)	£30.09
Band B (7/9 of band D)	£35.11
Band C (8/9 of band D)	£40.12
Band D charge (precept)	£45.14
Band E (11/9 of band D)	£55.17
Band F (13/9 of band D)	£65.20
Band G (15/9 of band D)	£75.23
Band H (18/9 of band D)	£90.28

For determining the precept by choosing a band D charge

Council Tax Base Figure for 23/24	138.80
Example Precept	£0.00
Band A (6/9 of band D)	£0.00
Band B (7/9 of band D)	£0.00
Band C (8/9 of band D)	£0.00
Band D charge (precept)	
Band E (11/9 of band D)	£0.00
Band F (13/9 of band D)	£0.00
Band G (15/9 of band D)	£0.00
Band H (18/9 of band D)	£0.00

Precept of	£6,265.00
will be paid in the following installments:	
28th April	3,132.50
29th September	3,132.50

January / February 2023

Expenditure Authorised outside of the meeting for Noting

Payee	Detail	Total Cost	VAT
Aschcourt	Pond Dredging	6,000	1,000
Clerk	Reimbursement of Two Poppy Wreaths	44.98	
HMRC	Clerk PAYE	106.80	
Clerk	Jubilee Photobook	24.98	
Clerk	DoxZoo Reimbursement - Pub Night Newsletter (September)	22.45	
Clerk	DoxZoo - Meeting Papers	39.01	
Clerk	Jubilee Canvas	37.98	6.33
Mire Beck Nursery	Wildflowers	249.50	41.58
Etton Village Hall	Village Hall Hire - Pub Oct Pub Nights	100.00	
Ark Wildlife Ltd	Wildlife Encouragement Boxes	145.35	24.23
Stephen Aitcheson	Equipment Hire / Licenses - Pub Nights	63.00	
Clerk	Defib Batteries	33.98	5.66
Clerk	Reimbursement for Deep Mud / Deep Water Signs	15.07	
Hotham Family Trust	Payment for Replacement Fence - Pond Project	350.00	
Mires Beck Nursey	14 X 5 litre Trees	210.00	35.00
Karl Elliot	Purchase of Copper Beech for Pond	82.80	13.80
Clerk	Reimbursement refreshments for Xmas Tree Lighting	110.64	
ERYC	Street Lighting SLA	2,663.80	443.97

Income to Note

From	Description	Total (£)
FCC Communities	Pond Project Reimbursement	5715.12
ERYC	Final Pub Night Payment	380.25
Residents	Pond Donations	550
Church	Poppy Wreath Donation	20

Expenditure to Authorise

Item	Description	Total (£)	VAT (£)
1) Alan Bravey	January and February Salary	107.92	
2) HMRC	January and February PAYE	71.20	
3) Cllr Holmes	Xmas Tree Purchase	150	