

24th May 2022

Dear Mr Whitehead,

Thank you for your further request for clarification of the Escrick Neighbourhood Plan (ENP) in your letter dated 12 May 2022. Please find our response below. We have written at length as this policy area is of great concern to our local community.

- **Community concerns voiced throughout consultation**

Concerns on the following three topics consistently appeared during consultation as the high priority items to drive the scope, shape and content of a Neighbourhood Plan for our community.

- a) **Highway capacity and Road Safety** – the A19 which bisects our parish, has long been perceived to be at capacity with queuing traffic. Any major development that would increase traffic volumes – be it housing, commercial or industrial – would be resisted. Consequently, this affects policy for the parish, not just within the Development Limits of the village.
- b) **Housing Development** – ensuring that all future developments are small scale and proportionate to existing house numbers in the Parish.
- c) **Local Services** – The local shop and post office within the centre of the village closed a few years ago; the community would like to see these services restored. This would be sustainable and obviate the need to travel to other larger villages or into York or Selby for basic local services.

- **Background to housing development in our Plan**

The only main settlement is Escrick Village at the northern end the parish. This is a Tier 2 village of 300+ houses, with established Development Limits that are constrained by being surrounded by the York Green Belt. For this reason, Selby District Council has previously rejected large scale housing allocations (of 18.79 ha and 21.13 ha respectively) promoted to enlarge the village.

However, the community does support small scale growth and the development of small sites; but only on a limited scale and of a size that is reasonably proportionate to existing housing numbers. Escrick parish includes small groups of houses located at Hollicarrs and other groups of estate cottages at Whinchat and Menagerie Farm. These and other similar locations may be acceptable locations for future small scale development – especially where they are located within existing buildings that are suitable for conversion.

The future development of infill and ad-hoc small sites could potentially allow a more balanced mix of dwellings to be provided, allowing for young people to

move to the village and for older people to ‘trade down’ and stay within the community.

This view of small scale development was emphasised during consultation when the community consistently quoted the ‘beautiful rural environment and open countryside’ as the primary reason they enjoyed living in Escrick.

So whilst the immediate area surrounding Escrick village is located within the York Green Belt, the majority of the land within the Parish to its south has no environmental protection (except for those areas designated Sites of Importance for Nature Conservation). Consequently the remainder of the Parish - c70% of the Parish area - that is rural in nature, with well established woodland and agricultural land (important for future food production in the UK, and local employment), also needs to be protected from inappropriate large scale development.

- **The key issue – the possibility of a new town on our doorstep**

Escrick village is a Tier 2 Village, with established Development Limits that are constrained by being surrounded by the York Green Belt. For this reason, Selby District Council has previously rejected large scale housing allocations (of 18.79 ha and 21.13 ha respectively) promoted to enlarge the village.

As part of the creation of the new Selby Local Plan which will supersede existing district policies, a ‘call for sites’ exercise has resulted in 3 locations in the district being identified as possible housing sites in future during the term of our Neighbourhood Plan. One of these sites, a large new settlement (Heronby c 4000 houses) is proposed for the South West of the Parish. This is essentially a new town and is so large it crosses into an adjacent Parish.

The proposed development lies within the Vale of York consisting of rural agricultural land and woodland; it is inappropriate development land for sustainability, environmental and ecological reasons. In our view, large scale developments that either require land to be taken out of the Green Belt or to leapfrog the Green Belt into the open countryside within the Parish are seen as inappropriate. They would be harmful to the local community, as well as being contrary to both national and local planning policy, which directs development to more sustainable locations.

The residents of the Parish feel that Escrick Policy H1 should represent objections voiced by both the Parish Council and the community. Therefore it must address the possibility of a future new town on their ‘doorstep’, sited outside the existing Development Limits for Escrick, which would adversely affect their two main concerns stated in a) and b) on page 1; traffic and large scale development

An additional concern is that making Policy H1 apply to Escrick village only - and not include the parish as a whole - would provide a major inconsistency in the ENP scope. All other policies being parish wide.

- **Aims of Policy H1 in our Plan**

- To be consistent with existing National, Regional, and ENP planning policy guidance which reinforce support for woodland, farming and environmental concerns
 - To cover the area of both Development Limits - and the area outwith the Development Limits – ie the whole of Escrick Parish
 - To support appropriate small-scale development within the Parish.
 - To ‘future proof’ our Plan to prohibit the building of a new town within our Parish boundary as which would not be sustainable and is contrary to current and emerging national planning policy
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- **A way forward...**

Bearing in mind the tremendously useful and collaborative dialogue between ourselves, Selby DC Planning and yourself thus far in clarifying our Plan – we wondered whether a revised policy wording and narrative, could form the basis for moving forward. This would build on the suggestions already made by yourself but add a couple of additional points.

- a) Rephrase the policy - our additional thoughts in **BLUE** - around your original suggestion as follows...

Policy H1 – Housing Development

There are no new housing land allocations for the Plan period. New residential development within the *Escrick Neighbourhood Plan area* will be limited to small scale developments proportionate to Escrick *Parish house numbers overall* and reflect *both the role of the village* in the settlement hierarchy *and the rural nature of its hinterland*.

- b) Extend the narrative to incorporate your comments as follows – your additions now incorporated and changes shown in **BLUE**

There are no new housing land allocations within the Escrick Plan Area in the current Selby District Local Plan 2005 and the Selby District Core Strategy Local Plan 2013.

Selby District Council has identified the need for future housing development to be closely aligned to existing and recently approved major employment centres and where further economic growth can be achieved; for example: built next to

areas of major economic growth within in the District e.g. to Selby Town, and the major settlements on the A1 and M62 growth corridors, Church Fenton and Sherburn in Elmet. We support this pragmatic and eco-sensitive view. We support that investment and the economy must be closely linked to the location of investment in new housing to assist in meeting climate change objectives.

The NDP engagement activity directs us that local people do not want large numbers of houses to be built in Escrick Parish. They support some small scale growth for local people or those wishing to become part of the community providing it is proportionate to Escrick and its level of infrastructure. [The types of housing developments appropriate within Development Limits within Escrick village include conversions, replacement dwellings, redevelopment of previously developed land and the in-filling of gaps within a continuous frontage.](#)

[Large scale developments in Escrick parish are not appropriate and will not be permitted.](#)

We hope that this note has assisted informing you of our position. If you have any further queries please contact me at any time.

Yours Sincerely,

Tudor Rees
Escrick NDP Team Leader
Escrick Parish Council