
From: ict.architecture@northyorks.gov.uk on behalf of Selby District Council via Selby District Council <donotreply@selby.gov.uk>
Sent: 04 April 2022 11:35
To: localplan
Subject: Form submission from: Escrick Neighbourhood Development Plan Comments Form

Submitted on Monday, April 4, 2022 - 11:35 Submitted by anonymous user: 90.252.121.86 Submitted values are:

Name: Laurence Weatherly

Section / Page / Paragraph: Policies H4, H5, H6, H7, BEH2; Escrick Design Code

Comment Type: Object

Comment and proposed changes to the Plan - Please set out your reason(s) for your response to the above question, setting out any changes you think are needed to be made to the Neighbourhood Plan:

Submission on behalf of Escrick Park Estate by Turnberry Consulting.

Escrick Park Estate is pleased to submit this response to the Escrick Neighbourhood Development Plan Submission Consultation 21 February – 4 April 2022. Escrick Park Estate continues to welcome the production of the Neighbourhood Development Plan (NDP). It submits this response in the context of its previous submission during the public consultation on the Pre-Submission draft of the Escrick Neighbourhood Development Plan and Escrick Design Code, dated July 2021.

Escrick Park Estate notes that the NDP has been revised in several areas in response to the comments it submitted in July 2021, particularly with respect to the natural environment. However, the Estate remains of the opinion that numerous policies in the Escrick NPD incorrectly conflate Escrick Parish with Escrick Village, meaning that policies which are relevant only to Escrick Village are applied across the entire parish. For this reason, the Estate objects to these policies as they are currently worded. These objections are intended to bring clarity to the plan and improve its relevance and utility as a document to manage development within the Parish. The policies in question are listed below:

- Policy H4 – wording should be amended to clarify that proposals in Escrick Village must adhere to the space standards set out in the Escrick Design Code.
- Policy H5 – wording should be amended to clarify that proposals for residential development in Escrick Village should meet the conditions listed in this policy.
- Policy H6 – wording should be amended to clarify that development proposals in Escrick Village should be in accordance with the principles and parameters set out in the Escrick Design Code.
- Policy H7 – wording should be amended to clarify that proposals for infill housing, replacement dwellings or backland development in Escrick Village should add to the coherence and integrity of the village and should adhere to the principles set out in the Escrick Design Code.
- Policy BEH2 – wording should be amended to clarify that proposals for new developments in Escrick Village will be expected to ‘reflect and reinforce the overall palette of designs and character of the village’ and ‘Demonstrate how the recommendations of the Escrick Design Code have been incorporated into the proposal’.

Many of these requested amendments reflect a similar objection to the Escrick Design Code, namely that it should be applied solely to Escrick Village, not Escrick Parish as a whole. The Design Code draws on the urbanism, architecture, materials, heritage, biodiversity, landscape and other qualities associated with Escrick Village to set out guidance and best practice for new builds, housing extension and alterations. It tracks the evolution of the village and uses this history to set Design Guidelines for development. At no point does it justify the extension of these Guidelines, which rightly apply to Escrick Village, to the remainder of the Parish.

The Design Code notes that ‘the aim Design Code [sic] is to ensure that any future development and change in the parish is based on an understanding of the area’s past and present’. But by drawing only on the historic development and urbanism of Escrick Village and seeking to apply rules based on that settlement to the whole Parish, areas of which have characters different to Escrick Village, the Design Code risks overwhelming the diversity found across the Parish with a set of guidelines that do not take into account the whole of the area’s past and present.

Indeed, as the Design Code notes, Escrick Parish straddles two landscape character areas: York Fringe East, characterised by the Escrick Moraine, and the Skipwith Lowlands, comprising extensive areas of flat farmland. Escrick Village is located within York Fringe East, and the description of this area in the Design Code discusses the character of settlements within this region.

By contrast, the Design Code does not address the character of settlements in the Skipwith Lowlands area. A Design Code based on the qualities of Escrick Village, a settlement in the Escrick Moraine area, should not be used to control development in the Skipwith Lowlands region.

Escrick Park Estate acknowledges the Escrick Design Code contains many laudable Design Guidelines which draw on close analysis of Escrick Village as well as national best practice. However, it cautions against the imposition of Design Guidelines based on Escrick Village to the whole of Escrick Parish and therefore objects to the application of the Design Code as it is currently proposed.

Notification under Regulation 19 - Please indicate if you would like to be notified of the local planning authority's decision under Regulation 19 in relation to the Escrick Neighbourhood Development Plan, to make (or adopt) the Plan under Section 38A(6) of the 2004 Act.: Yes