



Escrick

Neighbourhood
Development Plan



2021 - 2035

DRAFT FOR REFERENDUM

FOREWORD BY CHAIR

Welcome to the Neighbourhood Development Plan (NDP) for Escrick Parish.

We are fortunate to live in a very attractive and distinctive area of North Yorkshire. Escrick Parish has a rich and diverse heritage, going back to the Domesday Book, and it continues to attract visitors, tourists and new residents. The Parish also supports a cross section of businesses of different sizes and sectors.

Neighbourhood Development Plans are not designed to prevent development, but to ensure that development is of appropriate scale and character within each Neighbourhood Plan area. The underlying aim of our Plan is to seek to ensure sustainable development that meets the needs of current and future generations, whilst protecting, nurturing and enhancing the natural, built and historic environment.

Work started in October 2017 when the project team was formed. Our core team consists of a wide cross section of talent and skills from inside and outside the Parish including, Parish Councillors, Escrick Parish residents and planning consultants from Integreat PLUS, who we appointed to guide and advise us through the process. In addition we have mobilised and engaged with over 100 stakeholders who contributed with online responses, comments and ideas throughout the process.

Their participation has included; advice, guidance, website creation and content, social media content, reviewing documents, posting flyers through letterboxes, attending public events, completing surveys and questionnaires. All of this work undertaken against the disruptive backdrop of the Covid 19 pandemic

Conserving and enhancing the natural and built environment will not only improve the lives of local people, but can further strengthen the economy through tourism and business.

The Plan, which covers the period 2022- 2035, provides an important opportunity to ensure that future development is well planned and takes account of the views and aspirations of the local community.

In addition we would like to thank Locality for providing the grant funding that has enabled production of this Plan and supported our journey through the process. It is also important to acknowledge that all of the key contributors to the Plan have done so in their own time as volunteers. The professional deliverables, plans and policies that now constitute our Plan are a testament to their enthusiasm and tenacity.

We believe our Neighbourhood Plan will make a lasting contribution to maintaining and improving our local community for today's and tomorrow's residents and business stakeholders.

Richard Rowson.....Chair of Escrick Parish Council
Tudor Rees.....NDP Project Leader

We would also like to thank the following:

- Members of the NDP project team
- Other Escrick Parish councillors
- The many village residents who have contributed in various ways
- The village societies who have contributed in many ways
- Escrick heritage group
- Escrick Park Estate
- The many local business stakeholders
- Adjacent Parish Councils
- Selby District Council
- North Yorkshire County Council



VISION

Our Vision for the Parish:

- A well maintained, vibrant Parish, where people take pride in their community
- Retaining the rural character, access to open spaces and community for various ages and demographics
- Retain good transport links to the wider area
- Improve cycle connectivity within the Parish and to the wider cycle network
- Mitigating the impact of through traffic on the community
- Supporting local businesses that provide local employment amenity to residents
- Support appropriate scale growth that complements the existing character, and supports the sustainability of Parish services
- Maintain and enhance local services and amenities to support a strong sense of community amongst all age groups and demographics
- Promote a community where families can afford to live and want to stay
- A community that is safe, and feels safe, to its residents
- A community that adapts to a changing world, whilst respecting its rural agricultural Estate heritage.

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LIST OF POLICIES BY TOPIC

COMMUNITY & FACILITIES

- CF1 Community facilities
- CF2 Local Green Spaces

HOUSING

- H1 Housing development
- H2 Sustainable design & construction
- H3 Housing mix
- H4 Homeworking
- H5 Siting, scale & density of new development
- H6 Design
- H7 Infill, backland & replacement dwellings

ECONOMIC DEVELOPMENT

- ED1 Small business development
- ED2 Village amenities
- ED3 Reuse of redundant buildings
- ED4 Agriculture
- ED5 Digital connectivity
- ED6 Business development

MOVEMENT & TRANSPORT

- MT1 Traffic flow along A19
- MT2 Car parking
- MT3 Pedestrian & cycle connections

NATURAL ENVIRONMENT

- NE1 Green infrastructure
- NE2 Green space connectivity

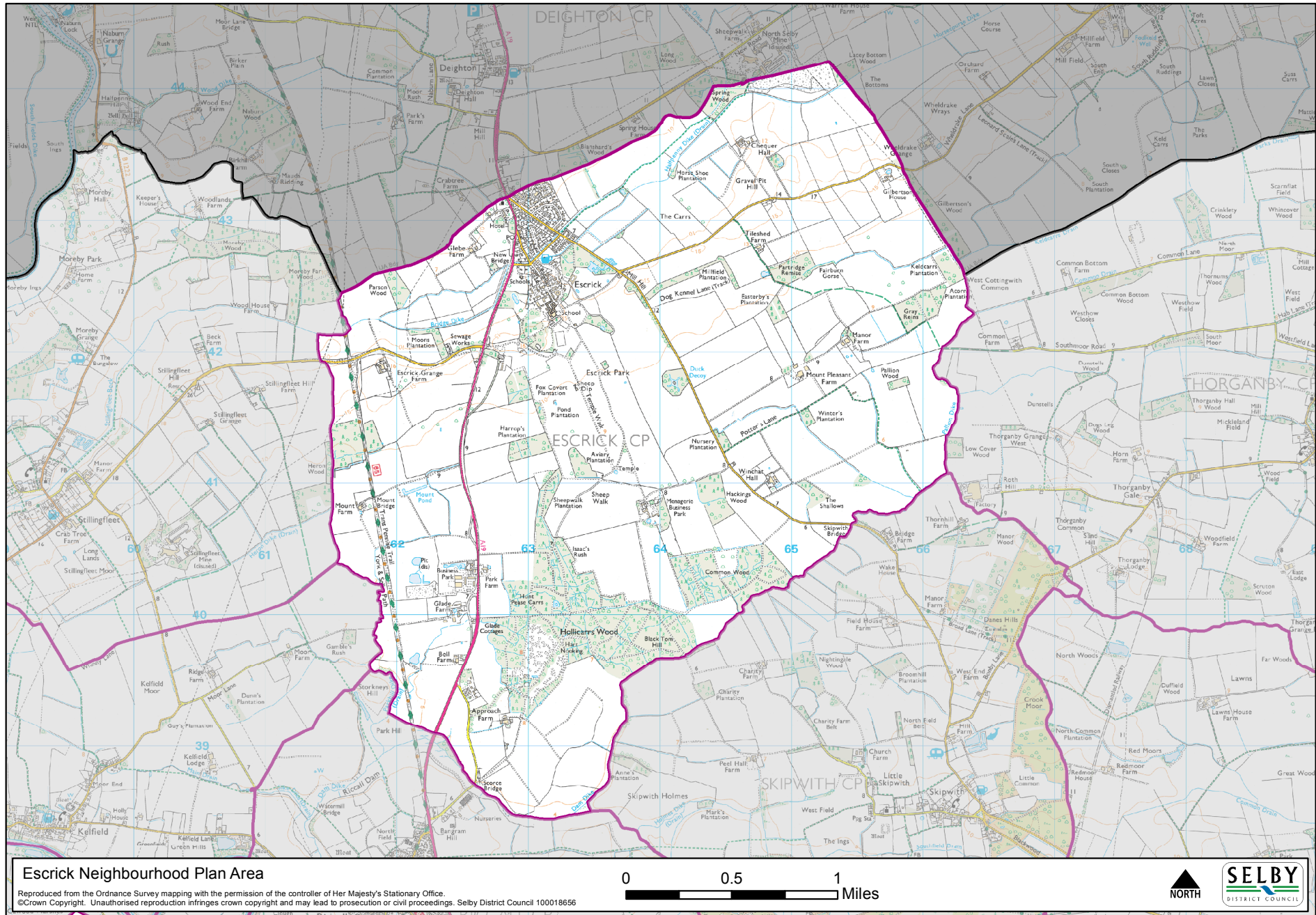
BUILT ENVIRONMENT & HERITAGE

- BEH1 Drainage & flood prevention
- BEH2 Respecting traditional design
- BEH3 Historic rural environment
- BEH4 Streets & street scene

1.0 INTRODUCTION

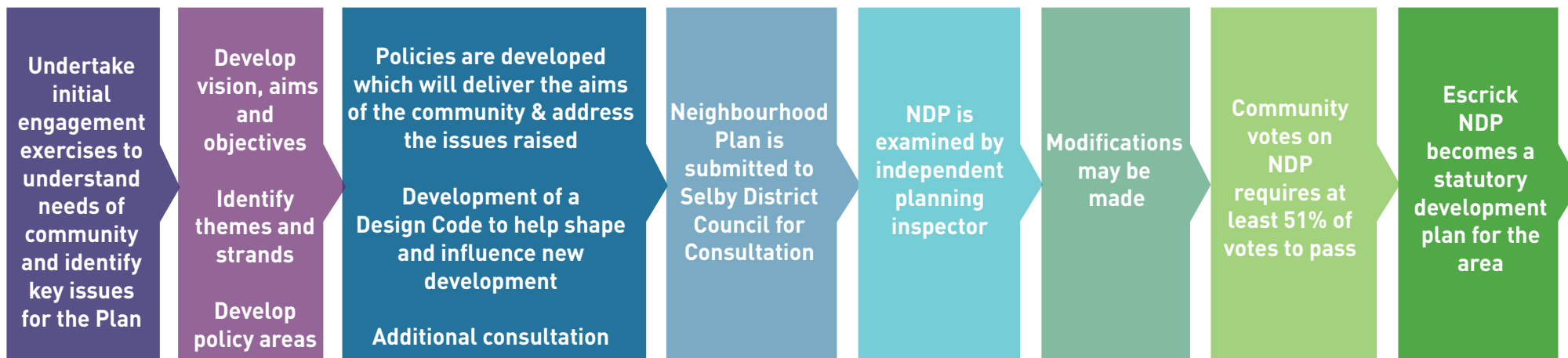
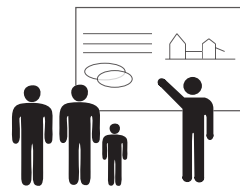
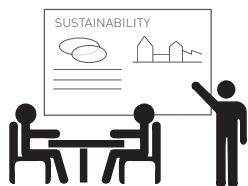
1.1 INTRODUCTION

- 1.1.1 The Neighbourhood Plan covers the whole of the Civil Parish of Escrick as indicated on the Boundary Map.
- 1.1.2 The Escrick Neighbourhood Plan Area was formally approved by Selby District Council (SDC) on 9th November 2017 in accordance with the Localism Act, 2011, and the Neighbourhood Planning Act (General) Regulations, 2017.
- 1.1.3 The Plan has been produced on behalf of Escrick Parish Council (EPC) in accordance with the above-mentioned statutory provisions together with guidance contained in the National Planning Policy Framework, (“NPPF”) and Planning Practice Guidance (“PPG”), issued by the Ministry of Housing, Communities and Local Government (“MHCLG”).
- 1.1.4 The strategic planning policy background to the Neighbourhood Plan is provided by the adopted Selby Core Strategy 2013.
- 1.1.5 The Neighbourhood Plan covers a period to 2035. The Neighbourhood Plan may be updated and refreshed to reflect any changing district or national planning policies.

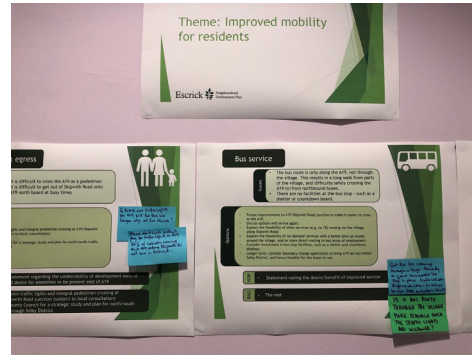


1.2 PROCESS

INTRODUCTION



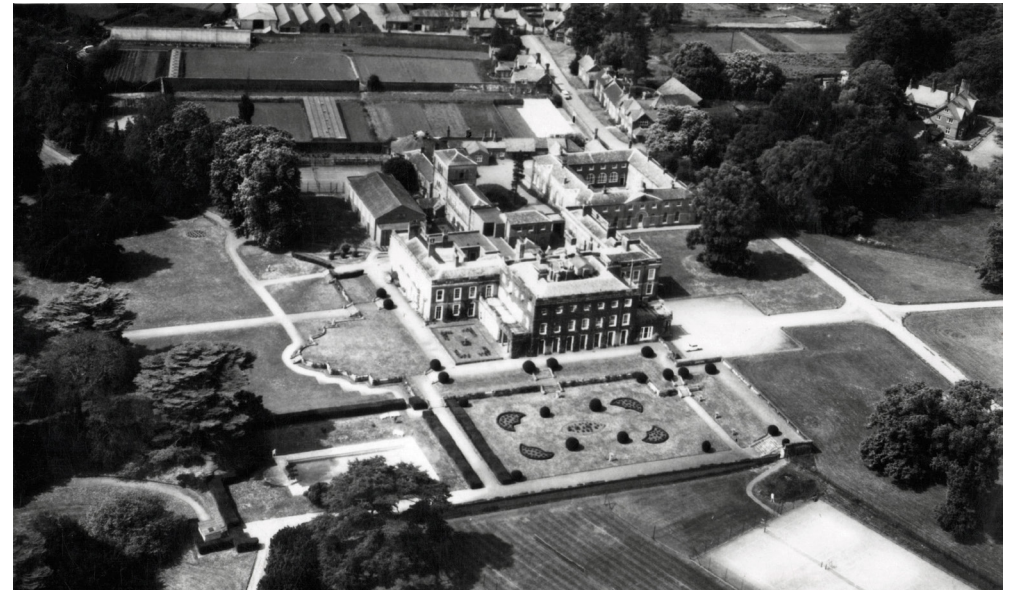
1.2 PROCESS



- Designation of Neighbourhood Plan Area - November 2017
- Appointment of consultants - January 2018
- Initial consultation exercises - Spring/Summer 2018
- Reflecting on consultation comments - Summer 2018
- Developing the plan - 2018 - 2019
- Design Code consultation - 2019
- Refining the plan - 2020
- 6 week public consultation - June 2021
- Responding to comments - August 2021
- Amendments - September 2021
- Strategic Environmental Assessments - September 2021
- Formal submission to Selby DC - November 2021

1.3 HISTORY OF ESCRICK

- 1.3.1 Escrick's history is thought to have begun in the Saxon period, as a small settlement on the moraine formed at the end of the last ice age. Escrick remained small throughout the medieval period. The moraine ridge (which runs roughly along the present Stillingfleet Road, and through what is now Queen Margaret's towards Wheldrake) would have provided an area of dry land above the more waterlogged lands of the Vale of York. The ridge was also a key route between the River Ouse at Riccall (the limit of navigation at the time from the North Sea) and York and Stamford Bridge.
- 1.3.2 The first documentary evidence of Escrick comes from the Domesday Book of 1086 but archaeological finds suggest that the area may have been occupied for nearly 4000 years. During the medieval period, the village was known as "Ascri" (Ash Ridge), but by 1600 the name Escrick was in use.
- 1.3.3 In 1086 Escrick consisted of two estates which were brought together between 1145 and 1219 when St Helen's Abbey granted the land to the de Lascelles family.
- 1.3.4 In 1668, it was bought by Sir Henry Thompson, a notable Merchant Adventurer of York and ancestor to the present estate owning family. In over 800 years this is the only time the estate has been sold. This sense of continuity and stability has contributed significantly to the relationship between church, village and estate. It is this relationship that has created the unique heritage of Escrick.



Top- Escrick Hall and Park

Bottom- Main Street



1.3 HISTORY OF ESCRICK

- 1.3.5 Sir Henry's great grandson, Beilby Thompson, inherited the Estate in 1742. Under this ownership the village extended north towards York; the Church was relocated from beside the Hall to its present site on the York Road (A19); and most of the former site of the village was cleared and became the grounds of Escrick Hall (now part of Queen Margaret's School).
- 1.3.6 Part of this reorganisation involved an Act of Parliament in 1776 stopping the main village street at the gates to the Hall and creating a by-pass. The village's sylvan character also evolved from the time of enclosure when the open land became parkland. The bridge over the dyke was also constructed in 1776.
- 1.3.7 In the late 1770s the village was reshaped, and establishing the hall with its own grounds with some separation from the rest of the village. The village was effectively relocated north of its former location - with the former site of the village becoming the grounds of Escrick Hall which later became home to Queen Margaret's school.



Top- Alms houses

Bottom - Escrick Hall



1.4 ESCRICK TODAY

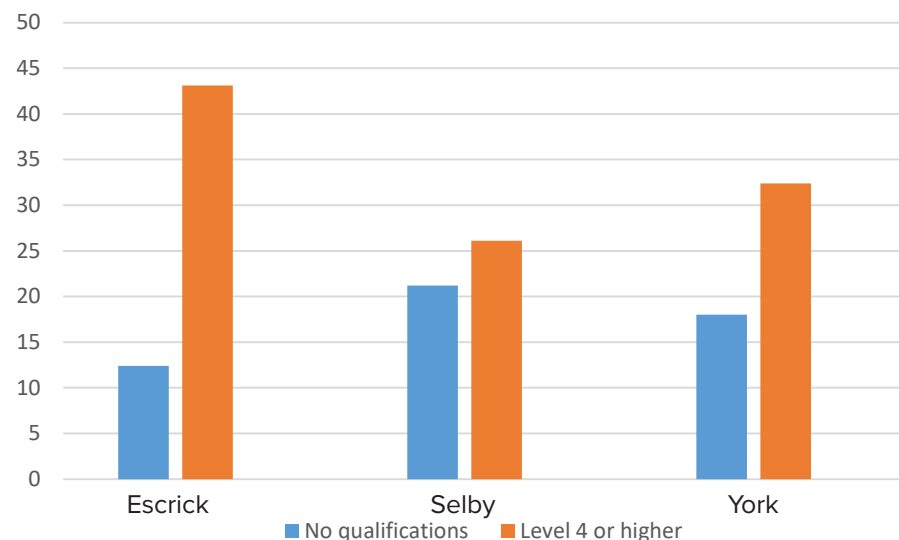
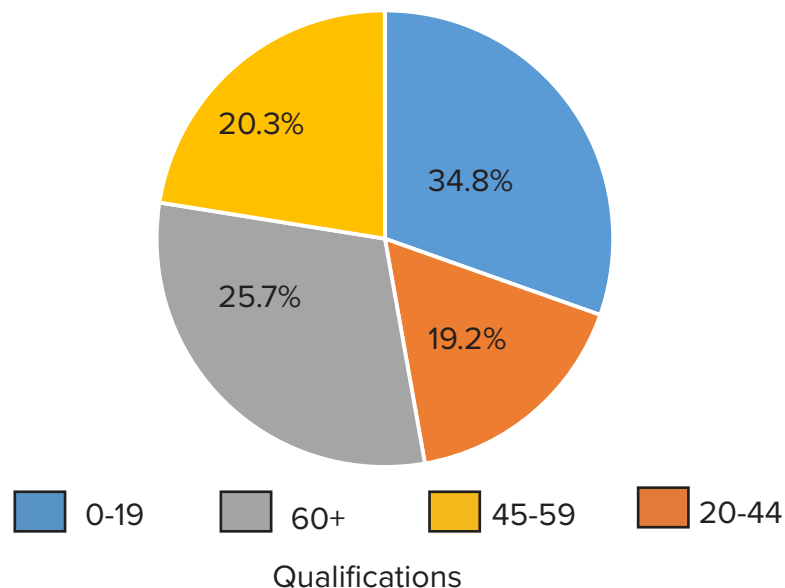
- 1.4.1 The Parish of Escrick covers approx. 9 square miles in total. Escrick village is the main settlement located at the northern boundary of the Parish some 7 miles south of York and 7 miles north of Selby. The Parish has 1,100 residents across just over 370 households and is surrounded by agricultural land, much of which forms part of the 8,000 acre Escrick Park Estate. A large part of the village is included the Escrick Conservation area.
- 1.4.2 The village enjoys an active social calendar, including summer and Christmas fairs, a 10k run, quiz nights, carols on the green, bonfire/fireworks and various other social events. There are many clubs and societies including Mother's Union, Tennis Club, Yorkshire Womens' Institute, Swimming Club, Young Farmers Association, and many more.
- 1.4.3 The village has a range of local facilities including St Helen's Church, its own doctors surgery with pharmacy. It also has a private nursery and private secondary school together with public primary school facilities. There are two village pubs, a village club, and two restaurants within Escrick.
- 1.4.4 The Village Hall is well-equipped and is well-used by local groups and organisations. Escrick and Deighton Club was established in 1908, originally known as Escrick Institute.
- 1.4.5 Tennis courts and playing fields within the village provide opportunities for sports and recreation.
- 1.4.6 Escrick Parish is home to a variety of businesses including agricultural and rural enterprises, clay extraction, light industrial and workshop based industries at Escrick Business park - sited on the former brickworks, leisure and holiday parks, and smaller retail businesses.



1.4 ESCRICK TODAY

- 1.4.7 2011 census data provides some insights into the demographics and makeup of the Parish. Although 8 years old - it is the most comprehensive and accurate data available at the Parish level.
- 1.4.8 There are a number temporary residents in our community. Queen Margaret's School boarders number around 200 pupils and Hollicars lodges with around 300 people.
- 1.4.9 Of the 1,078 residents in 2011, 375 were aged 19 or under. The next largest age group in the village was over 60s with 277. There were 219 residents aged 45-59. By a fraction the smallest age group was 20-44 with 207 residents.
- 1.4.10 Car ownership in the Parish is higher than the average for both Selby and York this supports existing data that the working population commutes to work. Only 9.7% of households in Escrick did not have access to a car or van, compared to 26.1% in York and 14.9% in Selby. Escrick also has a higher proportion of people with access to more than one car or van with 59.1%, than the average for Selby 45.4% and York 27.2%.
- 1.4.11 77.6% of residents in Escrick were owner occupiers with 19.2% living in private rented accommodation. 1.9% of residents lived in social rented accommodation with the remaining residents living rent free 1.4%.
- 1.4.12 Escrick had a lower proportion of residents with no qualifications with 12.4%, when compared to the average for Selby, 21.2%, and York, 18%. There was also a greater proportion of residents in Escrick with qualifications of level 4 or higher, 43.1%, than in Selby, 26.1% or York, 32.4%.

Age of residents in 2011



1.5 ENGAGEMENT

INTRODUCTION

In 2018 initial engagement exercises were undertaken to gain a critical understanding of the key local issues and aspirations. In total there 109 responses were received to the Neighbourhood Plan survey which represents around 25% of the 400 surveys that were circulated. Comparison of respondent's demographics demonstrated that the surveys received equate to a fairly representative cross-section of the community in line with census data for the Parish.

OVERVIEW

- 93% of respondents were residents, with the remainder being associated with local businesses.
- The highest response relating to resident's economic activity was retired with 44%.
- Of the 40% of respondents that work full-time, 63% commute to work outside of the Parish, with 18% working in the parish. 10% of respondents regularly work from home, and 8% occasionally work from home.
- 52% of households that responded include residents aged over 60. The second most common age group in households is 41-59 with 37.7%. Young people aged up to 21 are present in 36.4% of households. Of respondents, young adults aged 22-40 represent the smallest age group in the parish at 19.5%.

KEY ISSUES

Initial engagement identified several key issues for the plan to address and helped establish local priorities relating to how Escrick develops in the future:

WHAT ISSUES SHOULD THE PLAN ADDRESS? (98 RESPONDENTS)

no. of responses

1. Transport	(95)
2. Conservation & environment	(92)
3. Community facilities	(88)
4. Green & open spaces	(88)
5. Flood risk	(87)
6. Housing	(86)
7. Local business	(83)
8. New building design	(82)

WHAT DO YOU MOST VALUE ABOUT ESCRICK? (102 RESPONDENTS)

1. Location, proximity to Leeds, York & Selby	(45)
2. Facilities & amenities including doctors & school	(42)
3. Community, people, friendly	(30)
4. Countryside, rural nature & green spaces	(25)
5. Quiet & peaceful	(20)
6. Leisure&recreation opportunities	(18)

1.5 ENGAGEMENT

WHAT DO YOU LIKE THE LEAST ABOUT ESCRICK? (102 RESPONSES)

- 1. A19 (traffic, speeding, junctions & crossing) (62)
- 2. Lack of shops, post office, cafe (23)
- 3. Smell from abattoir (8)
- 4. Skipwith Road traffic issues (8)
- 5. Poor street lighting (6)
- 6. Unkempt parts of village (6)
(hedges, trees, verges, footpaths)
- 7. Carr lane - school pick up (5)
- 8. Location of bus stop (4)
- 9. Lack of affordable housing (3)
- 10. Declining community spirit (3)
- 11. Not diverse range of ages in village (3)
- 12. Poor cycle path connectivity to wider network (3)

WHAT TYPE OF NEW HOMES ARE NEEDED? (93 RESPONSES)

- 1. Medium sized family houses (3-4 bedrooms) (62)
- 2. Smaller homes (1-2 bedrooms) (50)
- 3. Homes suitable for older people (44)
- 4. Large executive houses (23)

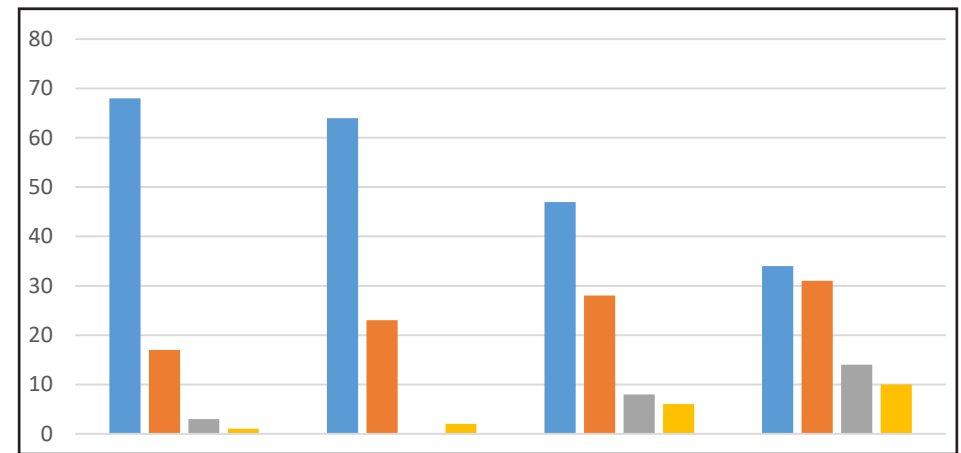
HOW SHOULD NEW DEVELOPMENT BE ACCOMMODATED? (104 RESPONSES)

- 1. Village extension (62)
- 2. Infill development (41)

IMPORTANT DESIGN FEATURES FOR NEW DEVELOPMENT (74 RESPONSES)

- 1. In keeping with existing stock (28)
- 2. Green spaces and green infrastructure (19)
- 3. Local materials (11)
- 4. Sustainable & energy efficient (8)
- 5. Garages, parking (6)
- 6. Mix of housing styles (6)

FACTORS THAT CONTRIBUTE TO THE CHARACTER OF ESCRICK (89 RESPONSES)



Green spaces Rural character / environment Conservation area Building design



1.5 ENGAGEMENT

KEY ISSUES

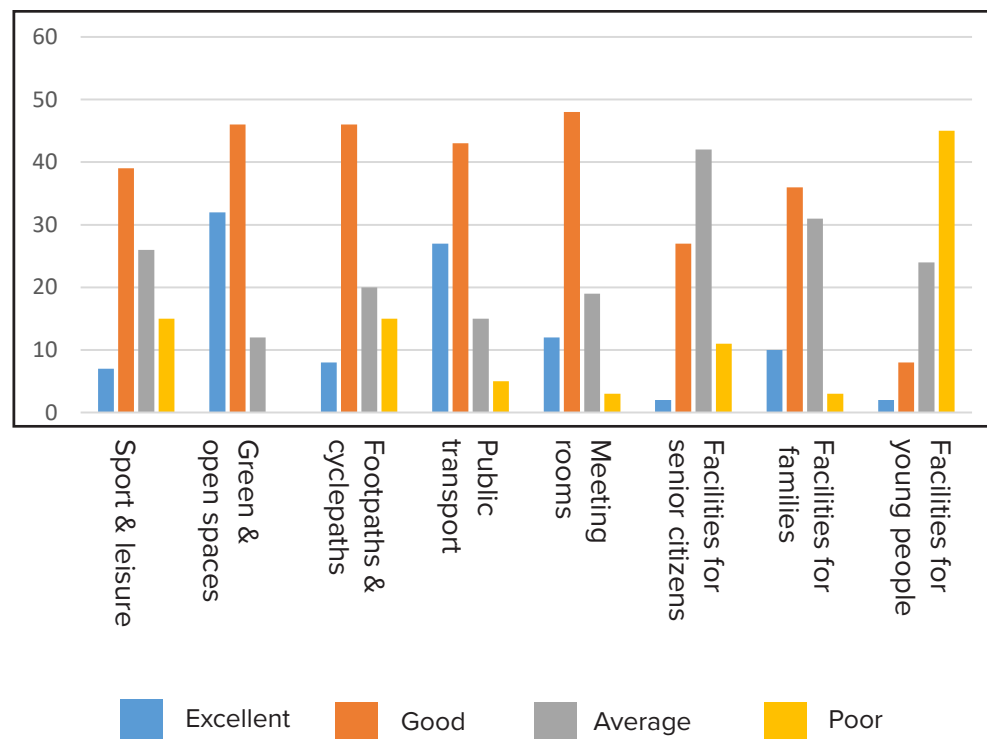
WHAT TYPES OF NEW BUSINESS ARE APPROPRIATE FOR ESCRICK? (75 RESPONSES)

- 1. Local shop / post office (24)
- 2. Food, eateries, cafe (17)
- 3. Extension of business centre (6)
- 4. Small tech, professional business (5)
- 5. Rural / agricultural business (5)
- 6. Leisure and recreation (5)
- 7. Small workshops , light industry (3)

WHAT TYPES OF NEW BUSINESS ARE NOT SUITABLE FOR ESCRICK? (64 RESPONSES)

- 1. Manufacturing, heavy industry, warehousing (28)
- 2. Anything with HGVs (26)
- 3. Industry that creates noise, pollution or waste (21)
- 4. All types of business (6)
- 5. Entertainment / leisure (3)
- 6. Large companies / chains (2)
- 7. Abattoir (1)
- 8. Betting shops (1)
- 9. Supermarket (1)

HOW DO YOU RATE LOCAL FACILITIES AND SERVICES? (90 RESPONSES)



1.6 VISION

Escrick Parish will retain and further develop the characteristics that make it a desirable place to live and work. Specifically this includes:

- A well maintained, vibrant Parish, where people take pride in their community
- Retaining the rural character, access to open spaces and community for various ages and demographics
- Retain good transport links to the wider area
- Improve cycle connectivity within the Parish and to the wider cycle network
- Mitigating the impact of through traffic on the community
- Supporting local businesses that provide local employment amenity to residents
- Support appropriate scale growth that complements the existing character, and supports the sustainability of Parish services
- Maintain and enhance local services and amenities to support a strong sense of community amongst all age groups and demographics
- Promote a community where families can afford to live and want to stay
- A community that is safe, and feels safe, to its residents
- A community that adapts to a changing world, whilst respecting its rural agricultural Estate heritage.



1.7 OBJECTIVES

What we need to do to deliver the vision

Given community feedback and engagement, and in order to realise our Vision for 2035, we have identified six objectives, which will guide our work in the years ahead. These objectives will provide the context for the Neighbourhood Plan policies described later in this document and may also inform a variety of projects delivered locally. They are not listed in any order of priority.

OBJECTIVE 1: SUPPORT, ENHANCE AND ADD NEW COMMUNITY FACILITIES

- To ensure our primary school continues to flourish and is able to provide outstanding facilities
- To ensure there are outstanding pre-school facilities serving the Parish
- To support the Village Hall and Escrick and Deighton Club to enable them to host outreach cultural, educational activities and other services for the community
- To support other existing community facilities, community interest groups, and encourage new ones for older and younger residents

OBJECTIVE 3: CONSERVE AND ENHANCE OUR ENVIRONMENT, LANDSCAPE, HERITAGE ASSETS AND BIODIVERSITY

- To maintain and enhance countryside character and heritage protection across the parish
- To maintain, enhance and publicise the history of and heritage assets within the Parish
- To enhance the protection afforded to non-designated features in the landscape which are valued by the community

OBJECTIVE 2: SUPPORT SUSTAINABLE LEVELS OF NEW HOMES THAT PROVIDE FOR THE NEEDS IN THE COMMUNITY AND SUPPORT KEY FACILITIES AND SERVICES

- To enable sustainable growth of the community through appropriate levels of new home construction in appropriate scale developments that meet the needs of existing and future residents
- To ensure that any new housing does not have an adverse effect on infrastructure, including sewerage, roads, and other utilities

OBJECTIVE 4: PROMOTE SMALL BUSINESS GROWTH AND SUPPORT EXISTING BUSINESSES IN THE PARISH

- To support new opportunities for homeworking where possible
- To support farming where this is sustainable
- To support new services in the village
- To avoid new large scale development, high environmental impact industry

1.7 OBJECTIVES

What We Need To Do To Deliver The Vision Continued

OBJECTIVE 5: CONSERVE AND PROTECT OUR HIGH QUALITY BUILT ENVIRONMENT

- To maintain and enhance our village green spaces
- To avoid inappropriate infill and backland development, maintaining the open aspect of the Parish
- To protect the historic environment of the conservation area
- To reflect traditional heritage design in new housing and to embrace 'green' concepts whilst celebrating our rural heritage

OBJECTIVE 6: MANAGE THE IMPACT OF TRAFFIC FLOWS ON THE A19 AND SKIPWITH ROAD

- Develop a safe crossing facility for pedestrians and cyclists crossing the A19
- To pursue and enhance measures to control speeds and traffic noise in and out of the village
- To enhance safety for traffic accessing the A19 from side roads
- To review and monitor the safety of access and exits to the business parks on the A19
- To maintain strong links with other agencies involved in the management of the transport infrastructure through the parish

2.0 COMMUNITY FACILITIES

INTRODUCTION

2.0.1 Escrick residents highly value their existing facilities and services which contribute greatly to the day-to-day life of parishioners and provides opportunities for leisure and recreation for both residents and visitors alike.

2.0.2 Recreational options along with social facilities are numerous and play an important role in village life in supporting the mental health and physical wellbeing of our community. Escrick Village Hall and the Escrick & Deighton Club (and its surrounding green space) host and support a variety of community groups and activities covering all ages and interests. Outdoor open spaces such as the Village Green, Recreation ground and playground, and areas such as Gashouse Plantation and the various public and permissive footpaths also add greatly to the life of villagers.

2.0.3 This policy section highlights facilities that are important to the community. Some facilities such as health and education are already protected by North Yorkshire County Council and are therefore not included here.

2.0.4 The information listed on pages 22 and 23 shows the location of a selection of the village amenities available to the community.

2.0.5 Escrick is connected with regard to Public Transport to the major centres of York and Selby. Here national rail and coach services provide excellent onward transport connections. Local buses depart south on the A19 to Escrick Business Park / Park Court and Selby, and north to The Designer Outlet and York. The frequency of service is every fifteen minutes at peak times or typically one hour intervals at times of lower use.

COMMUNITY & FACILITIES

AIMS & OBJECTIVES

2.1.1 The aims and objectives of this policy section are to:

- Retain and enhance existing facilities
- Support the development of new community facilities, especially those aimed at younger people and senior citizens
- Protect, and where possible, enhance green and open spaces

INITIAL ENGAGEMENT

2.1.2 Engagement responses indicated that residents rated facilities and services as their second favourite thing about Escrick and a large number of respondents (88%) felt the Plan should contain policies around community facilities.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

2.1.3 Areas with an adopted Neighbourhood Plan receive 25% of CIL funds generated in their areas. Escrick Parish Council will utilise any CIL funds received towards the following: Crossing/highway/ road safety improvements, community shop/retail services, and sports / leisure provision or any other emerging local project.



COMMUNITY & FACILITIES

CF1 - COMMUNITY FACILITIES

Existing community facilities and services, as identified below, will be protected, for continued community use:

- a) **Escrick Village Hall**
- b) **Escrick & Deighton Club & adjacent green space**
- c) **Tennis courts**
- d) **Cricket pitch & club house**
- e) **Queen Margaret's School Swimming pool & sports facilities**
- f) **Black Bull Public House**
- g) **Parsonage Hotel, Cloisters Spa and Health Club**
- h) **Fat Abbot Public house**
- i) **St Helen's Church**
- j) **Allotments (behind St Helen's church)**

The Development of additional community facilities, especially where there is no current provision, and in particular those aimed at young people and senior citizens, are encouraged within and adjoining the village (or within reasonably close proximity of it), including sports pitches and facilities, allotments and/or green spaces for recreational use.

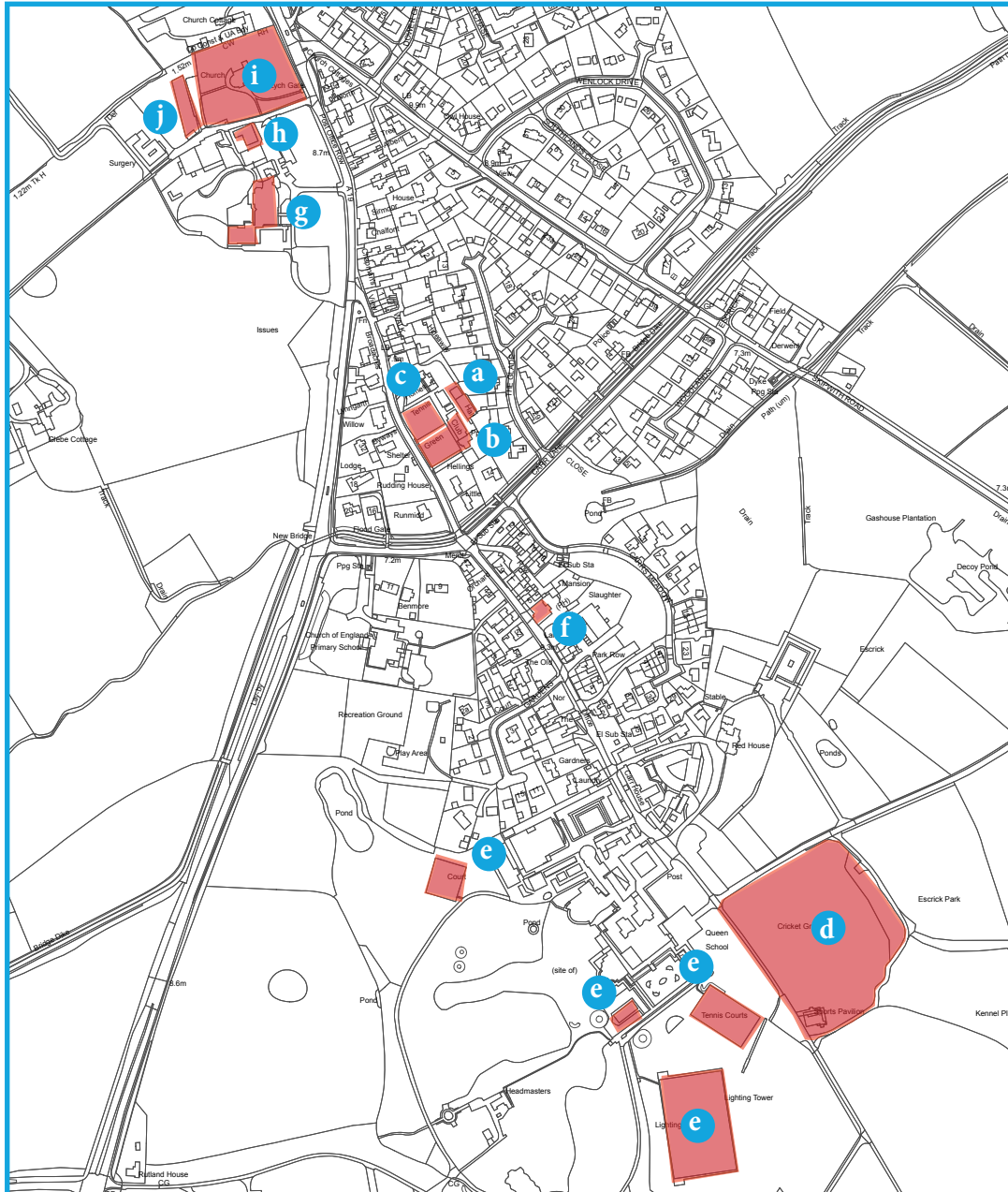
Proposals that seek to remove community facilities will be opposed except where alternative provision is provided to an equivalent or superior standard in an appropriate and equally convenient location within reasonably close proximity to the existing community.

The loss of a commercially operated facility or service will not be supported unless it can be shown to be no longer economically viable for its current use and has been marketed at an independently agreed price by a property professional for at least a year as a community use or other suitable employment or service trade uses and it is verified that no interest in acquisition has been expressed.

2.2.1 It is critical to the sustainability of the village community to retain, and where possible, enhance community facilities in Escrick. These identified facilities play an important role in the day-to-day lives of residents and visitors. The Community 'facilities' outlined include those that may be commercial services, but offer important access to additional meeting places and recreation services for residents of the parish.

2.2.2 There are many Bridleways and Permissive rights of way that offer excellent walks for all ages, plus adjacent to the Parish is the Sustrans Cycle track Network, part of the Trans Pennine Trail, that provides a safe vehicle free cycling / pedestrian route between York and Selby for all levels of ability.

COMMUNITY & FACILITIES



COMMUNITY & FACILITIES

CF2 - LOCAL GREEN SPACES

The following sites as identified on the map, are to be designated **Local Green Spaces**, and will be given protection from future development consistent with the **Green Belt policy** in section 13 of the **NPPF**. Development will not be permitted other than in very special circumstances. Enhancement of these sites, including improved amenity, access, or biodiversity enhancements will be given due consideration, provided the openness of the Green Belt is preserved.

- A) **Village green**
- B) **Recreation ground and play area**
- C) **Gashouse plantation**
- D) **Woodland buffer & QM pond**
- E) **St Helens Church precinct & associated Allotments**
- F) **Green space alongside Bridge Dike**

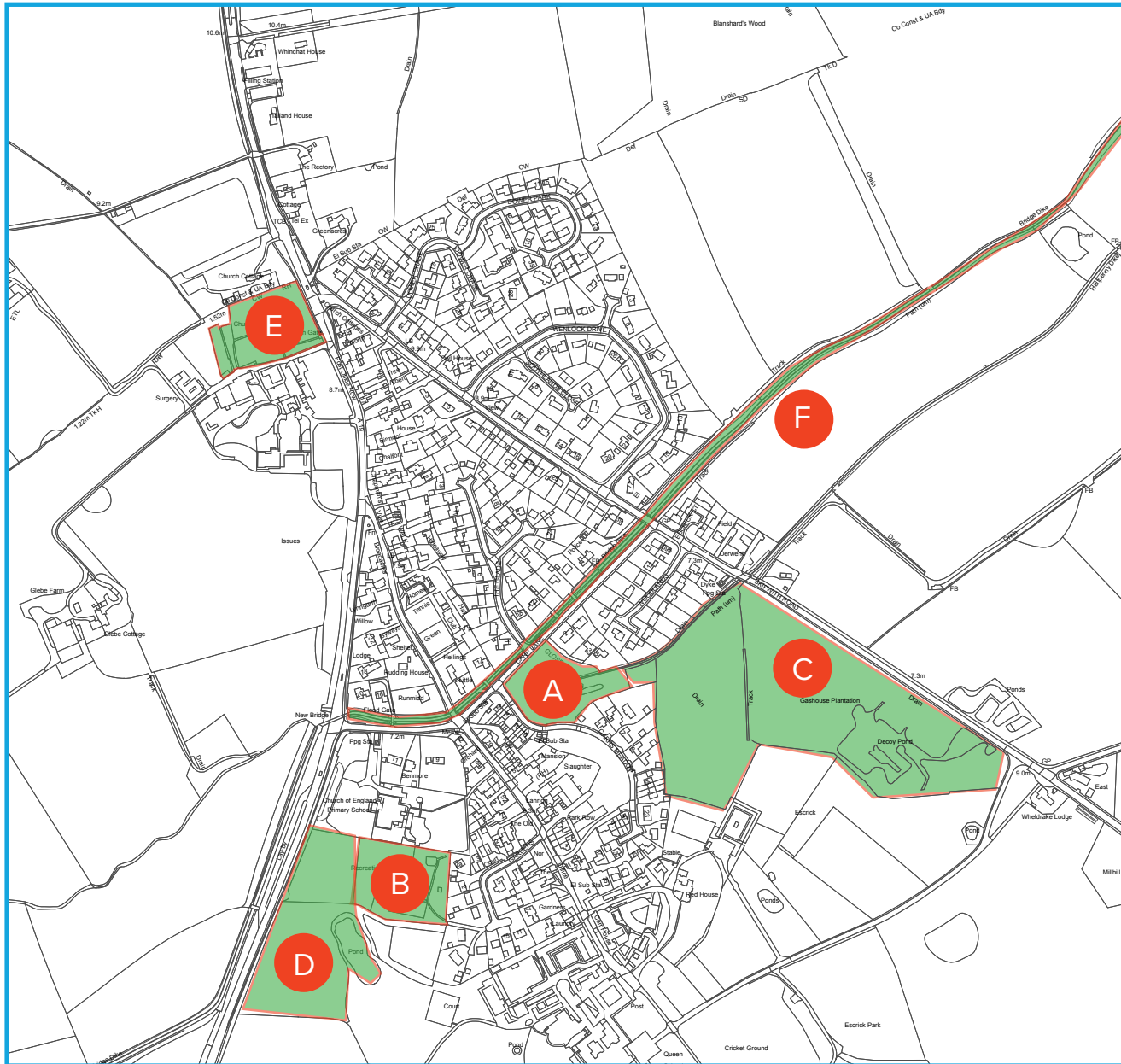
2.3.1 These green spaces contribute greatly to local amenity, recreation, wildlife and biodiversity, and complement the setting of historical buildings. These spaces have been selected based on their importance to the community and contribution they make to the character and distinctiveness of the village adding significant quality to the day-to-day lives of residents.

2.3.2 Paragraph 102 of the National Planning Policy Framework (NPPF) states Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.



COMMUNITY & FACILITIES



Map showing proposed Local Green Spaces included in policy CF2.

- A) Village green
- B) Recreation ground and play area
- C) Gashouse plantation
- D) Woodland buffer and QM pond
- E) St Helens Church precinct & associated Allotments
- F) Dike

See Appendix for Local Green Space assessments

3.0 HOUSING POLICIES

INTRODUCTION

3.0.1 Escrick village sits at the northern boundary of the Parish. It is identified as a Tier 2 Village, with the allocation of land for new housing of an appropriate scale reflecting each settlement's role. Policy HG1 (Meeting Local housing Needs) of the Preferred Options Local Plan sets out the approach to how housing will be distributed across the settlement hierarchy. In the case of Escrick it is enveloped by Green Belt and as such there is currently no proposal to allocate land for growth. However, sites with unimplemented planning permissions at the base date of the emerging plan (31 March 2020) will be allocated for the remainder of the plan period.

3.0.2 Therefore, as set out in the table under paragraph 7.11 of the Preferred Options Local Plan, it is proposed to allocate one unimplemented planning permission for the remainder of the plan period in Escrick village. The current approach is to not allocate any further land for development in Escrick village in light of the Green Belt constraint, however, there may be opportunities for infill development outside of the Green Belt.

3.0.3 In a wider context it is important that any new housing built in Escrick Parish is of a high quality, reflecting the distinctive heritage and rural character of the village, taking into account the Conservation Area's detailed description, along with the needs of the local community both now and in the future.

3.0.4 To this end as part of the NDP, we have developed detailed Design Codes for the Parish. This will provide applicants, designers and developers in the future with detailed guidelines and standards that they must meet for any new housing developments, whether on small sites or infill plots, as well as for house extensions.

3.0.5 A summary of the evolution of housing estates of significant size that have provided additions to the housing stock of the village over the last fifty years can be viewed in the Appendix - 'Escrick – Major housing developments'.

3.1.1 AIMS & OBJECTIVES

- To encourage appropriate levels of development in appropriate locations
- Encourage a greater mix of house types to better meet local needs
- To support new opportunities for and create suitable environments for homeworking
- To retain and create suitable living environments to live, work and play within the home, with appropriate space standards both internally and externally
- Encourage high quality design throughout the Parish, in keeping with the existing stock of housing and buildings and that reflect the character and ethos of in Escrick Conservation Area

INITIAL ENGAGEMENT FEEDBACK

3.1.2 To gauge local preference on what form any new development should take in Escrick, people were asked whether they would prefer infill development or a village extension. Village extension was preferred over infill receiving 59% of responses compared to 41% for infill.

3.1.3 There was a broad acceptance that Escrick can support additional housing, possibly beyond the allocated figure. However any development should only be an incremental increase in line with, and proportionate to, the existing stock of 370 properties. Managing the level of future development will help sustain the village, ensuring facilities and services remain viable.

3.1.4 Consideration needs to be given to making sure that the local highway network, where it is impacted, can cope with what would be an increase in demand. North Yorkshire County Council regard the A19 to be at capacity at times on both weekdays and weekends. Concerns about A19 traffic are the most commonly raised issues by residents at the initial consultation. It is essential that new development is of a scale that does not significantly increase issues on the local highway network.

3.1.5 There is a growing awareness that developers must incorporate sustainable, eco friendly and green energy concepts in any new housing stock and there is support for retro-fitting of these features for existing properties wherever appropriate to meet some of the objectives of the Escrick Village Design Code.

HOUSING

H1 – HOUSING DEVELOPMENT

There are no new housing land allocations for the Plan period.

New residential development within the Development Limits should be limited to a scale proportionate to Escrick and reflecting its role in the settlement hierarchy.

Outside of the Development Limits, residential development will not be supported other than the replacement or extension of existing buildings or entry-level exception sites to meet rural affordable housing need.

3.2.1 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.

3.2.2 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.

3.2.3 The types of housing developments appropriate within Development Limits include conversions, replacement dwellings, redevelopment of previously developed land and the in-filling of gaps within a continuous frontage. New residential developments, other than entry-level exception sites, are not appropriate outside of the built-up area of the village in view of the rural character of the Parish. There are no new housing land allocations within the Escrick Plan Area in the adopted Selby District Core Strategy Local Plan 2013.

3.2.4 As set out in the table under paragraph 7.11 of the Preferred Options Local Plan, it is proposed to allocate one unimplemented planning permission for the remainder of the plan period in Escrick. The current approach is to not allocate any further land for development in Escrick in light of the Green Belt constraint.

HOUSING

H2 - SUSTAINABLE DESIGN & CONSTRUCTION

From initial concept any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes the provision of:

- **High quality, thermally efficient building materials that maximise energy efficiency.**
- **Energy generation from solar panels, where appropriate, should be included.**
- **Home heating generation from renewable sources, this is especially relevant to Escrick given there is no natural gas supply pipeline to the village.**
- **Design and position of renewable technologies should be appropriate to its setting, in proportion to the property and its neighbours, and result in no undue adverse effects on the residential amenity of neighbouring properties. Where necessary, applications should be accompanied by a visual impact assessment such as in sensitive locations such as near listed buildings or within the Escrick Conservation Area.**
- **Where appropriate, developments should include sustainable drainage systems (SuDS) and other flood mitigating and grey water solutions.**

3.3.1 The Plan encourages and supports proposals for new housing to be designed and built to high levels of energy efficiency and sustainable construction. Renewable energy provisions, including solar panels are encouraged providing visual impact assessments are undertaken to demonstrate there will be no negative impact on the visual amenity of its setting. To reduce any impact on the street scene or frontage of properties it is encouraged that infrastructure such as heat pumps are located to the side or rear of properties.



HOUSING

H3 - HOUSING MIX

Proposals for major new housing developments of 10 or more dwellings or 0.5 hectares or more will be expected to provide a mix of dwelling types, sizes and tenures based on the latest evidence of local needs.

3.4.1 Engagement results indicated local preference was to secure housing that meets the needs of the whole community. This includes smaller properties for first time buyers or those wishing to downsize (1-2 bedrooms), medium-sized family housing (3-4 bedrooms) and housing to support the needs of older people (single level housing and/or accessible housing).

H4 - HOMEWORKING

New housing developments will be encouraged to provide adequate internal space for members of a household to study or work from home.

Reasonable levels of private outside amenity space should also be provided / retained to support mental health and wellbeing. Proposals should adhere to the space standards set out in the Escrick Design Code.

3.5.1 The long-term impact on businesses and their employees of the Covid-19 pandemic in the UK still remains to be seen. What can be predicted with some certainty is that the pattern of work is likely to change, with the role of a daily commute to the office diminishing and a consequent rise in homeworking.

3.5.2 The Neighbourhood Plan is keen to promote this type of economic activity through thoughtful building design and dedicated space in new housing can help to encourage and support this. The experience of lockdown during Covid-19 has made it clear that many homes are not designed to accommodate the increasing trend of desk based homeworking. The provision of this feature in new developments will be desirable to employers and employees alike, hence all new homes should provide adequate space to facilitate this type of working practice for all members of a household in the future. Reasonable levels of private outside amenity space also need to be provided / retained to provide for mental health wellbeing.

3.5.3 The inclusion of homeworking facilities does not permit the use of a property for commercial purposes and any home working which would lead to a significant impact on the amenity of the area could require additional planning permission to change the use of the building.

3.5.4 Adequate internal space is defined as sufficient space to include a desk, chair, and storage space. Generally 4sqm is sufficient.

HOUSING

H5 - SITING, SCALE & DENSITY OF RESIDENTIAL DEVELOPMENT

Proposals for residential development within the defined Development Limits should:

- **Respect existing settlement size, along with key elements of the village, including its local distinctiveness, character and form.**
- **Include, appropriate to development size, additional road safety measures on the A19/Skipwith Road junction and/or traffic calming measures through Escrick itself.**
- **Should be well sited in terms of connection to the highway network to maximise safety and minimise through traffic in the village on the A19 and Skipwith Road.**
- **Promote and facilitate safe and convenient pedestrian and cycle access and movement in the village, including to public transport connections and connections with the wider network of footpaths, cycle tracks and bridleways locally.**
- **Integrate well with the landscape, designed to a density appropriate to its rural setting, including in relation to neighbouring developments. All mature garden planting should be retained where possible as part of any plan for development of land.**

3.6.1 This policy seeks to ensure that proposals for any new residential development is well sited both in terms of its connectivity to, and impact on, the highway network and to the pedestrian and cycle infrastructure locally.

3.6.2 Proposals are encouraged to be well integrated with the landscape, and be appropriate in terms of scale and density with the rural environment. Mature trees and hedges make up much of the character of the village as well as providing habitats for local wildlife.

HOUSING

H6 - DESIGN

Development proposals should be in accordance with the principles and parameters set out in the Escrick Design Code to ensure that all development respects and reinforces the character and distinctive qualities of the Parish. All planning applications will be expected to reference the design code to show how it has been applied.

3.71 Escrick has a rich history and heritage which is present in the built environment throughout the village. The Conservation Area covers a large part of the village itself and therefore requires new development to respect and reinforce the defining characteristics of the village. Character assessments and design guidance is included in the Escrick Design Code to assist applicants in the design of new developments and/or modifications to existing properties.

3.72 The Escrick Design Codes provides guidance for all sizes of development: large size developments, smaller discrete developments, infill developments and existing property extensions. Applicants proposing to develop property in the Parish should always refer to the Escrick Design Code before making any planning application and reference how it has been applied in any submission.

H7 - INFILL, BACKLAND & REPLACEMENT DWELLINGS

Within the Development Limits proposals for infill housing, replacement dwellings or backland development will be supported provided they add to the coherence and integrity of the village and adhere to the principles set out in the Escrick Design Code. Wherever possible, existing trees should be retained.

3.81 Escrick receives many applications for infill, replacement and backland developments. These types of development can erode the qualities and character of the village if poorly designed and can negatively impact residential and public amenity space. Design Guidance has been provided in the Design Code which demonstrates the key principles for these types of schemes and should be referred to in any application.



4.0 ECONOMIC DEVELOPMENT

INTRODUCTION

4.0.1 Escrick is home to a variety of employment categories such as traditional agriculture, educational, rural enterprises, professional services, hospitality/services, and leisure.

4.0.2 Over the years, local office space and light industrial business units have been created at Escrick Business Park / The Menagerie / Park Court and Whinchat Hall. With changing social and economic trends these locations are well placed to continue to fulfil the future needs of the local business community. A map showing the locations within the Parish of these sites 'Escrick Business centres map' can be found in the Appendix to this document. In the aftermath of the Covid 19 pandemic most observers accept that there is no absolute need to commute on a daily basis to a remote fixed place of work for many people of employment age. Many people will continue to work from home, albeit potentially on a part time basis, with local office and serviced meeting spaces likely to become increasingly in demand.

4.0.3 This being the case, we see it as key that utility communication technology providers ensure that there is superfast Broadband and Mobile and reliable phone connectivity to the latest standards (including 5G) for all inhabitants of the Parish in the very near future.

4.0.4 The contribution that agriculture makes in our rural community must not be overlooked. It continues to be significant - and has been a key part of our local community for generations. We estimate that agriculture and related businesses within the Parish, have revenues in excess of £1million and that their contribution to the wider food chain and economy is significant. We wish to encourage and support all local agriculture and related business within the Parish both now and into the future.

ECONOMIC DEVELOPMENT

4.1.1 AIMS & OBJECTIVES

- Continue to support suitable small scale business development at Escrick Business Park, The Menagerie, Escrick Grange, Park Court and Whinchat Hall and / or other suitable sites as they arise.
- Support new services and facilities in appropriate locations in the village, for example a shop including Post Office facilities
- Avoid new large scale, high environmental impact industry
- Support farming and farm diversification where sustainable and of low environmental impact

INITIAL ENGAGEMENT

4.1.2 The data recorded and detailed below from our NDP Parish survey is from a time prior to the Covid 19 pandemic. Clearly the number of people commuting to a fixed place of work will have decreased since the time of the survey, just as the number working from home will have increased.

- The majority (63.3%) of full-time workers commute outside of the Parish for work
- A small number (18%) of respondents work within the Parish
- A small number (10%) of respondents regularly work from home
- A very small number (8%) occasionally work from home

4.1.3 The village already has a number of services however there was general support for adding small-scale businesses, especially amenities, that would enhance the day-to-day life of residents.

4.1.4 In appropriate locations respondents also felt expansion of office based industries, rural enterprise and small scale light industry was acceptable, where suitable parking and other necessary facilities could be provided, and where there would be no adverse environmental / amenity impact to surrounding uses, including residential.

4.1.5 Survey feedback strongly indicated that any economic activity that leads to a significant increase in vehicular traffic, HGVs, pollution, noise or waste within the Parish is not acceptable as this would have an adverse impact on the quality of life in the Parish as a whole, and in particular the residential amenity of the village and other smaller settlements.

ECONOMIC DEVELOPMENT

ED1- SMALL BUSINESS DEVELOPMENT

Proposals for new small-scale spaces of economic activity based around existing business hubs will be supported provided they do not result in harm to the rural character or amenity of the area.

Applications for new development should demonstrate how the proposal supports and facilitates sustainable travel.

The development of co-working, flexible or managed business workspace within the Parish, of appropriate scale, design and use is encouraged and will be supported.

4.2.1 The Parish already has a number of areas perfectly suited for small business development as already stated. Initial engagement responses indicated a willingness to support and promote Escrick for small-scale business development in appropriate Use Classes, recognising the positive impact businesses can have on the sustainability of the Parish. This provision of working space already exists at Escrick Business Park, The Menagerie, Park Court and Whinchat Hall. Subject to suitable design and necessary supporting infrastructure (such as parking, services, drainage, broadband / mobile services etc), small scale expansion of these existing business centres would be supported.

4.2.2 Design should be compatible with the Design Code that forms part of this NDP. In addition, with planning approval agreed, these facilities may expand further. Small scale expansion of facilities

at these and other similar locations, whether by additional conversion of redundant agricultural buildings or development of new small units will be supported, so long as the proposals are compatible with the Design Code that forms part of this NDP.

4.2.3 The NDP vision and policy mirrors the survey feedback in that it is felt it would be inappropriate and detrimental to the Conservation Area and character of the village as a whole to support proposals that would lead to increased HGVs, waste, pollution and noise in Escrick Parish.

ECONOMIC DEVELOPMENT

ED2 - VILLAGE AMENITIES

Development proposals that support the day-to-day needs of residents including retail and service outlets will be supported.

These should be located in a suitable central location in the village, to the east of the A19 where the majority of parishioners reside.

4.3.1 Respondents to initial engagement suggested the desire for additional village amenities that would support their day-to-day needs. At present there are only limited services and amenities in the village requiring residents and businesses to travel outside the Parish.

4.3.2 The vast majority of residents live to the east of the A19 so it is suggested any proposals for village amenities be located on this side of the village to reduce the need to cross the A19, however they should be situated at appropriate locations.

ED3 - REUSE OF REDUNDANT BUILDINGS

Proposals for the reuse of redundant or under-used buildings for economic, residential or community uses will be supported, providing the proposal:

- **Is sensitively designed and respects the character of the building and its setting, and;**
- **Can demonstrate the proposal will not lead to a significant increase in levels of local road traffic including additional vehicular traffic and HGV movement.**

4.4.1 Reusing existing buildings is a more sustainable approach to economic development than building new premises. Appropriate enhancing of local buildings can also contribute to the conservation of the Parish and its built environment.

4.4.2 This policy seeks to strike a balance between supporting and encouraging economic development as stated, but also retaining and where possible enhancing, the local built environment. Where a redundant building is brought back into productive use, the renovation and/or conservation of that location should be done sensitively and seek to retain original features where possible. An example of this approach is The Menagerie development where existing agricultural buildings have been given a new lease of life, providing employment opportunities with minimal impact to the local environment.

ECONOMIC DEVELOPMENT

ED4 - AGRICULTURE

Support will be given to proposals for diversification of agricultural or other land-based rural businesses providing the proposal:

- **Supports an existing agricultural or rural business**
- **Does not have a significant impact on production or lead to the loss of best and most versatile agricultural land and does not harm the character of the area**
- **Does not result in significant increase in traffic movements, particularly HGVs**

ED5 - DIGITAL CONNECTIVITY

All new developments should be designed to connect to high quality communications infrastructure. Support will be given for proposals that help to provide improved or additional connectivity and associated infrastructure for the Parish as a whole.

4.6.1 The policy aim is to facilitate a local way of working that reduces the need to make unnecessary journeys to a remote business base, with all the environmental benefits that brings. This social change, that accelerated during the Covid -19 pandemic, will encourage future growth in local facilities which in turn will lead to a more vibrant, self sustainable community.

4.5.1 This policy seeks to support any necessary diversification of rural and agricultural enterprise whilst also supporting the retention of the best and most versatile agricultural land. This to ensure it can remain in productive use, and contribute to future food supplies whilst also recognising the future of the Agricultural Industry is changing and becoming increasingly uncertain.

4.5.2 Farm diversification for certain uses can be undertaken under permitted development rights. (Class R (agricultural buildings to a flexible commercial use), Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.)



ECONOMIC DEVELOPMENT

ED6 - BUSINESS DEVELOPMENT

Proposals for further development on or adjacent to existing business locations will be supported provided that the following criteria are met:

- **The proposal is for small-scale business units**
- **Adequate parking arrangements are incorporated.**
- **Improvements are to be made to the A19 junction where relevant and required**
- **There is no significant environmental impact, including noise, on nearby uses**

4.7.1 The purpose built Escrick Business Park on the A19 is a major hub for businesses in the Parish. This development is complemented nearby by Park Court along with The Menagerie and Whinchat Hall which host a number of businesses in buildings that have been converted from their original design purpose and which are presently fully occupied. These four locations host the largest number of small and medium sized enterprises in the locality, and along with farms and Escick Park Estate represent the major business generating enterprises in the Parish. As businesses adapt to and recover from the effects of the Covid-19 pandemic, demand for office space and industrial units is strong in the Parish.

4.7.2 Although the present business occupation levels of at Escrick Business Park leaves some opportunity for a variety of business ventures to settle and grow here in our Parish, further capacity may be required. Over time, according to demand, small scale expansion in these locations or in other suitable similar premises and in suitable locations will be encouraged.

4.7.3 Directly behind Escrick Business Park are two larger industrial scale operations for clay extraction and landfill that have in recent times seen increasing amounts of HGV movements each week. These operations along with Escrick Business Park share the same entrance and exit in and out of the site onto the A19. There are major concerns at the amount of traffic these uses generate and recent planning approvals for long term extraction and filling operations in these locations will exacerbate this further. Any future business expansion in this area must be for uses that do not generate large amounts of HGV traffic but would be suitable for small business use. If a further phase of development of business is to be developed in this location, improvements to the intersection with the A19 must be provided as a condition of approval.



SUMEC UK

SUMEC UK
GOODS IN
and
GOODS OUT

COURIER DELIVERIES

WORKSHOP

Cautipon
Fork-Lift
Trucks in
operating

5

5.0 MOVEMENT & TRANSPORT

INTRODUCTION

5.0.1 Located equidistant between the City of York and Selby town, Escrick is situated next to the A19, one of the key road networks linking northern towns and cities and their rural hinterland. Whilst providing both private and public transport links for the residents of Escrick, increased volumes of traffic and the roads close proximity to the village, combined with the lack of any safe pedestrian crossing point across it, have been cited as key issues by residents. Located to the west of the village, the A19 dissects key amenities located in the parish from the main residential area, undoubtedly having a negative effect on access, use and local amenity. Any proposal that would increase traffic volumes along the A19 would not be supported unless outweighed by the local benefits.

5.0.2 Limited to focus on land-use planning issues, some areas linked to transport and movement reside outside of the scope of this Neighbourhood Development Plan. However, the opportunity to include statements, actions and projects that reflect the local needs and desires of the community are included. Key Transport & Movement issues that need to be examined for potential improvement, that are brought to the attention of the Parish Council, will be assessed in conjunction with NYCC, SDC and other key stakeholders.

MOVEMENT & TRANSPORT

5.1.1 AIMS & OBJECTIVES

- To secure improvements to the A19 enabling both safer pedestrian and cycle crossing whilst also providing better connectivity to amenities and onward cycle, pedestrian and public transport routes, especially for the young and old.
- To investigate and establish what new measures can be implemented to improve safety conditions for traffic accessing the A19 primarily from, but not limited to, the Skipwith Road junction.
- Ensure appropriate levels of parking and garaging are provided in new developments in a safe and timely manner.
- Ensure any new planning proposals do not increase issues around problem traffic flow and in particular, but not limited to, amenities such as schools and leisure facilities including hotels / Public Houses, restaurants, Escrick Business Park, Caravan Parks, clay extraction, sports facilities etc, and at / near sensitive junctions.
- Regular reviews regarding vehicular and HGV use of Skipwith Road.

5.1.2 INITIAL ENGAGEMENT

Citing the villages location in proximity to the City of York, Selby and the City of Leeds, as one of the things most liked about living in Escrick, 61% of residents caveated this by stating issues surrounding the A19 - including volume of traffic and access onto the A19 - was one of the things they liked least about the village with many residents indicating this as a priority area for improvement.

MOVEMENT & TRANSPORT

MT1 - TRAFFIC FLOW ALONG A19

Development proposals within the Parish that will result in a major increase in the volume of traffic on the A19, will not be supported unless evidence is provided by the Applicant and/or District and County Council that measures to address traffic safety and congestion will be part of any proposal made.

5.2.1 Both the City of York Council and Highways England recognise there are issues with congestion on the A19. Repeatedly raised as a key issue by residents, the volume and speed of traffic on the A19 was regularly cited as their least favourite thing about Escrick; in addition to comments about the difficulties accessing and crossing the A19 either by car and foot respectively which residents have safety concerns over.

5.2.2 In this instance, major increase is defined as ‘generating more than 50 additional daily movements’.

5.2.3 Escrick Parish Council will liaise with the relevant authorities and organisations to assess the viability, deliverability and cost efficiencies and dependencies of a project aimed at improving accessibility and safety for both residents and commuters on the A19. Significant local support exists for the implementation of such a project.

5.2.4 This would include working closely with Highways England, North Yorkshire County Council, Selby District Council and other key stakeholders.



MOVEMENT & TRANSPORT

MT2 - CAR PARKING

Proposals for developments are expected to provide sufficient off-street parking for vehicles, in line with NYCC parking standards, minimising the need for any on street parking needs.

Where garages are being included as part of any development proposal, they should be located to the side or rear of the property or be integrated.

Developments within the village should respect, support and encourage any moves to improve traffic flows and road safety within the village. This includes the provision of vehicle turning facilities, where required, to provide safe access and egress, and maintain safety for other road users and pedestrians.

On-site secure cycle storage and the provision of electric vehicle charging points should be provided in all new developments.

5.3.1 To maintain the high quality built environment and street scenes of the village, it is important to ensure any new development proposals provide adequate off-street parking provision to reduce or limit any increase in on-street parking and unsafe parking practices. Where garages are provided it is essential they are large enough to store vehicles and provide enough space for the homeowner to use safely.

5.3.2 New developments should carefully consider access to existing roads. Well designed measures such as traffic islands, chicanes, or other techniques to encourage improved traffic flow and safety are supported. The NDP encourages the installation of both secure cycle storage - as part of schemes to promote sustainable transport methods and EV charging points within the Parish.



MOVEMENT & TRANSPORT

MT3 - PEDESTRIAN & CYCLE CONNECTIONS

The creation of new or the enhancement and/or extension of existing cycle lanes and footpaths within the Parish is encouraged and will be supported.

Proposals for new pedestrian and cycle infrastructure should seek to connect with the existing provision and seek to contribute to the wider network to aid connectivity and permeability both within the Parish and the surrounding area.

5.4.1 Predominantly a commuter village, with 63% of respondents working outside of the Parish, many residents are dependent on personal vehicle use. Although this has reduced post Covid-19 and may change again in the near future. With many facilities and services within the Parish rated as 'Good', the NDP is keen to further promote and enhance specific areas, especially sustainable and active travel methods including walking and cycling.

5.4.2 'Improvement to cycle/footpaths' are amongst the top priorities cited by respondents as an issue they would like addressed. Deficiencies in the current route networks prevent more residents from utilising the existing cycle and footpaths both for recreation and access to local shops. Currently the A19 does not have a safe pedestrian crossing or cycle lane for much of its length.

5.4.3 Provision of new connections to existing routes can help encourage greater use of these networks, not only to support healthy communities but also go some way in helping reduce carbon emissions.





ESCRICK

6.0 NATURAL ENVIRONMENT

INTRODUCTION

6.0.1 Surrounded by the York Green Belt, Escrick Parish is home to a rich variety of flora, fauna and wildlife providing a high quality natural environment enjoyed by residents and visitors alike.

6.0.2 Highlighting the quality of this environment, within the Escrick Parish Neighbourhood Plan area alone there are five sites designated as “Sites of Importance for Nature Conservation” (SINC). These sites consist of four woodland areas and one area of water:

- Gashouse Plantation
- Common Wood
- Hollicarrs Wood
- Sheepwalk Plantation
- Pond south of school playing fields

6.0.3 Escrick Parish is also home to Heron Wood, a site over 400 years old, now designated as ‘Ancient Woodland’. The Parish also contains many other woodland environments worthy of note from a conservation perspective, a list of which can be found in Appendix section. Both within these woodland environments and in the village itself, the Woodland Trust have specifically identified a number of ancient trees for conservation.

6.0.4 The NDP supports all conservation of existing trees and planting of new trees throughout the Parish.

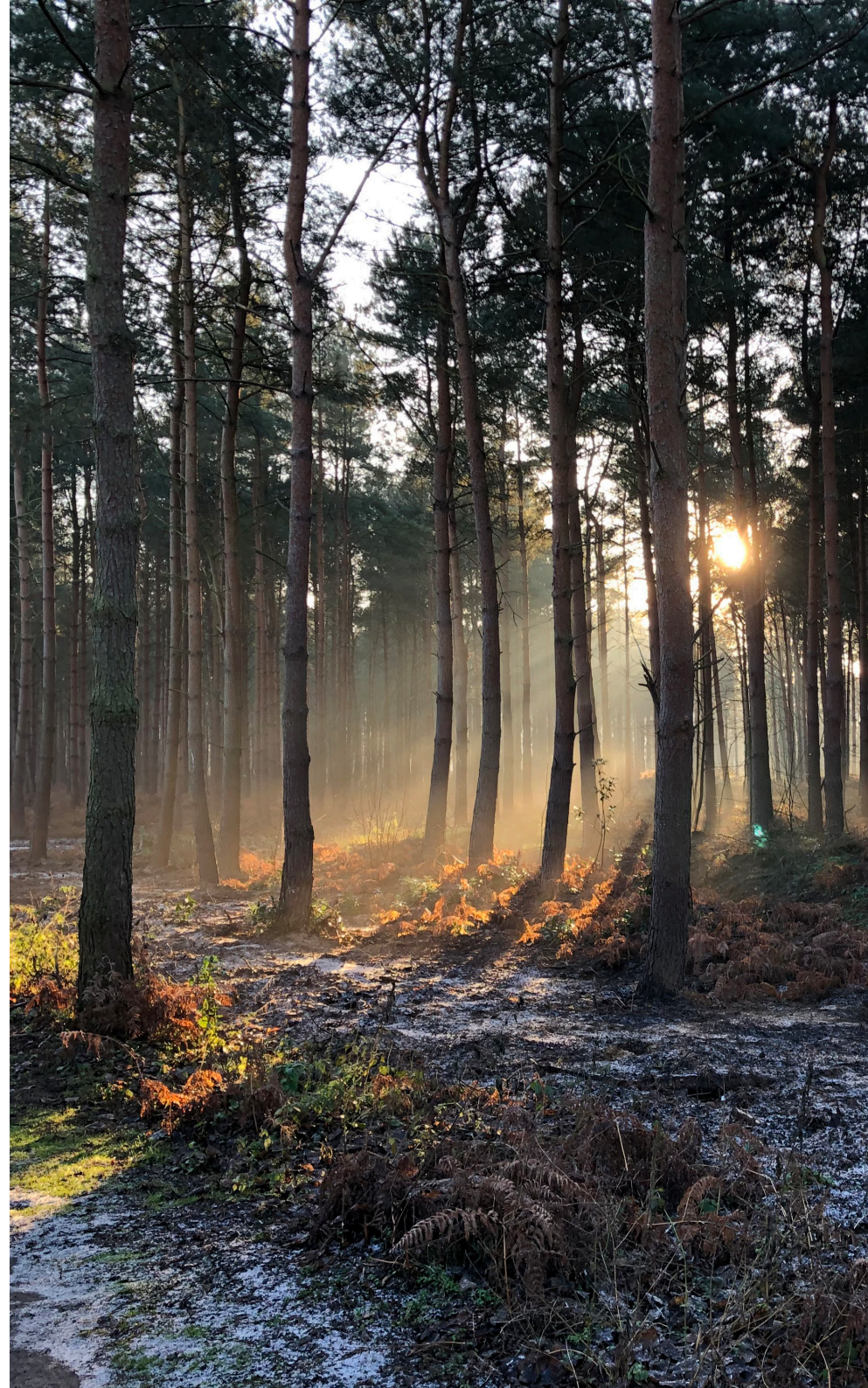
NATURAL ENVIRONMENT

6.1.1 AIMS & OBJECTIVES

- To maintain and enhance countryside character and heritage protection across the Parish.
- To enhance the protection afforded to non-designated features in the landscape which are valued by the community.
- Support the extension and enhancement of the green infrastructure network.
- To ensure any new site development has the least impact of the existing natural environment

INITIAL ENGAGEMENT

6.1.2 Respondents to the NDP questionnaire rated Countryside, Rural, Green Spaces as the fourth feature they most liked about Escrick. However, when asked about the issues they'd like the NDP to address, Conservation & Environment and Green & Open Spaces ranked second and fourth respectively with both issues receiving c.90% of respondents' preference.



NATURAL ENVIRONMENT

NE1 GREEN INFRASTRUCTURE

New development will be expected to:

- **include provision of multi-functional green infrastructure, and where possible, connect with the existing provision of green infrastructure, including Sites of Importance for Nature Conservation and existing woodlands;**
- **not to sever existing green infrastructure networks, and must avoid areas of high ecological value;**
- **achieve Biodiversity net gain of at least 10%;**
- **replace any trees which are proposed to be removed due to development at a ratio of at least 1:1. Where new or replacement tree planting cannot be achieved within the site, a suitable location within the Plan area should be sought. Replacement planting should consist of native species and be consistent with guidance provided by SDC and/or Natural England;**
- **ensure that the design and management of green infrastructure respects and enhances the character and distinctiveness of an area with regard to habitats and landscape types;**
- **include space for community food growing such as allotments or orchards, where possible.**

6.2.1 Green infrastructure is the term used to describe the network of natural spaces and corridors within our Parish and beyond. Escrick has a strong and varied provision of green infrastructure throughout the Parish which contributes not only to the distinctive rural character of the village, but also plays an important role in supporting local wildlife and biodiversity.

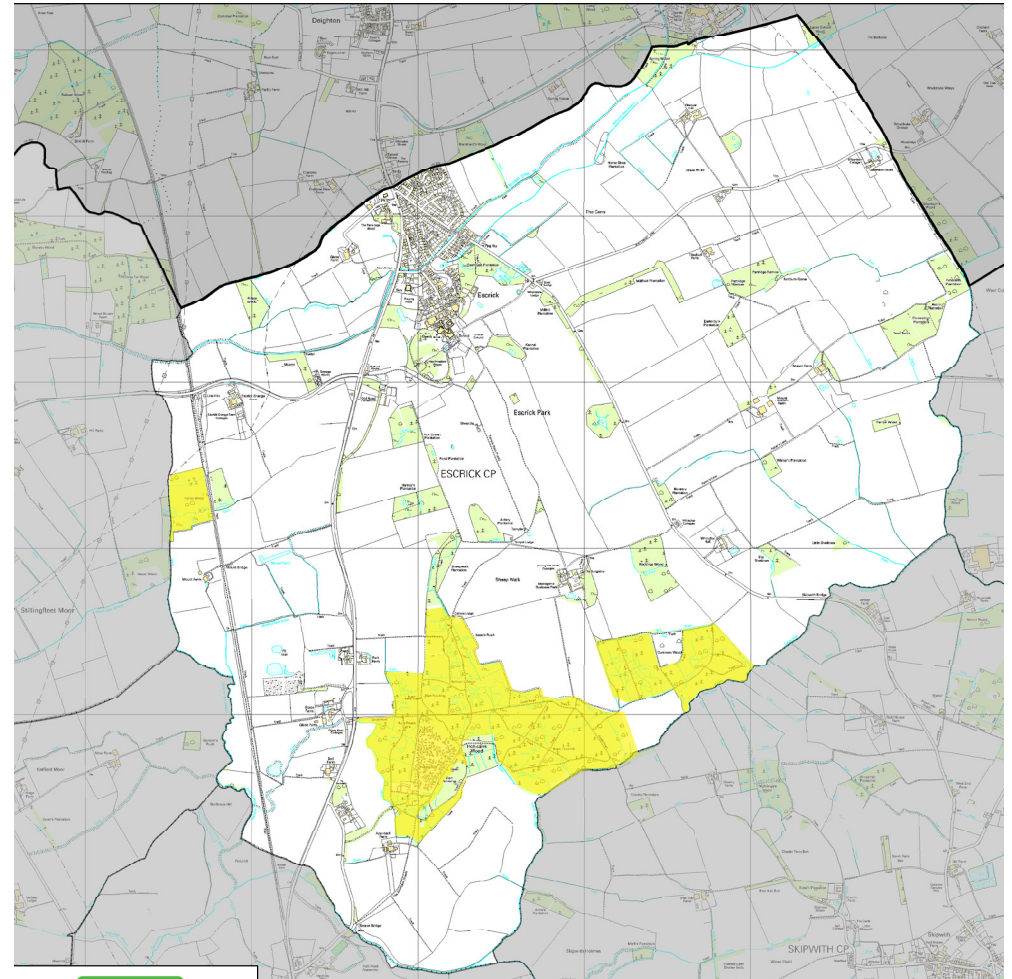
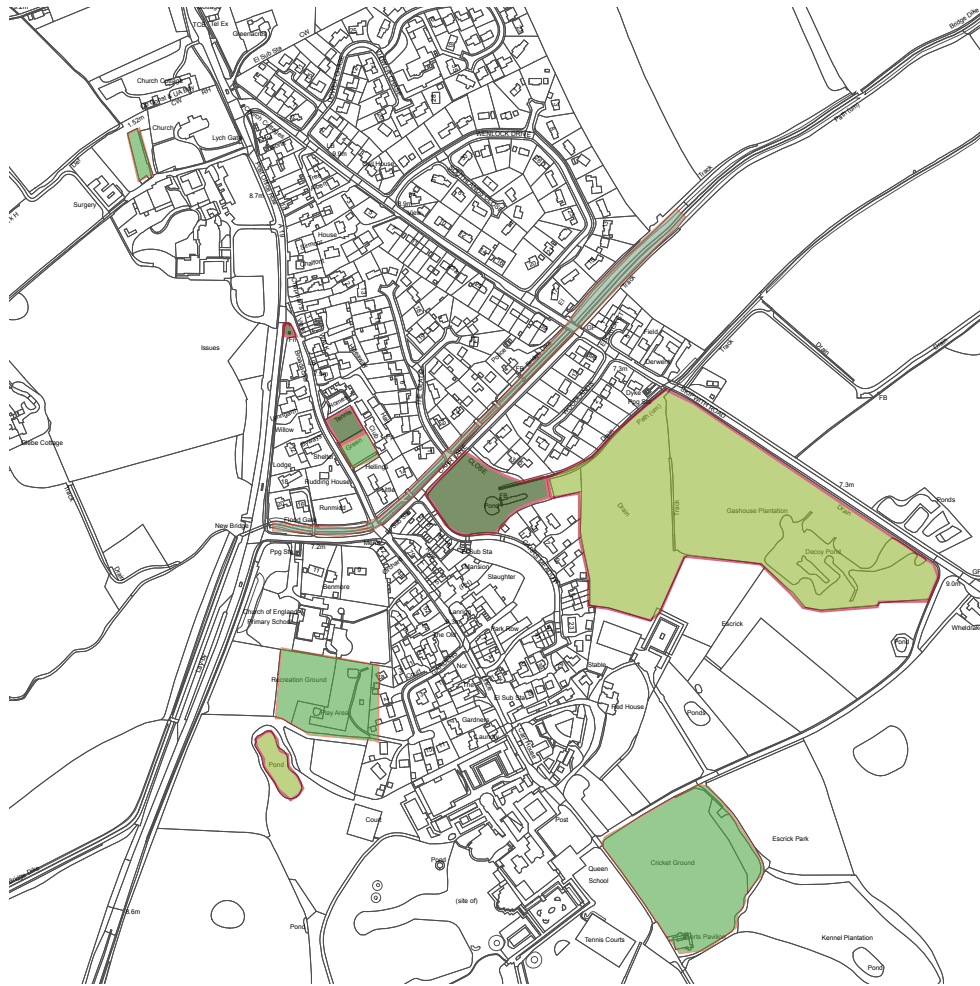
6.2.2 Green infrastructure assets in the Parish include open spaces such as parks and gardens, allotments, woodlands, fields, hedges, lakes, ponds, playing fields, as well as footpaths, cycle-ways or watercourses.




6.2.3 Providing areas for recreation, education and habitats for wildlife, these assets also deliver environmental benefits such as flood defence, surface water management and absorption of air pollution. Were they not to exist, life in the Parish would be very different and it is for this reason that these natural and semi-natural areas are identified as part of the basic 'infrastructure' that enables us to live as we do.


6.2.4 A primary objective of this policy is to connect and/or reconnect areas of green infrastructure to enable wildlife to move more freely. This can also contribute to creating a series of interlinked spaces which can then be enjoyed by residents and visitors alike for recreational or leisure purposes.

6.2.5 Proposals are encouraged to be developed in line with 'Building with Nature' principles. www.buildingwithnature.org.uk

Maps showing different types of green infrastructure in Escrick



-  Local amenity space
-  Site of Importance for Nature Conservation
-  Recreational Open Space

-  Ancient woodland

NATURAL ENVIRONMENT

NE2 - GREEN SPACE CONNECTIVITY

Proposals for the creation, enhancement or re-wilding of green spaces to provide leisure, recreational, carbon sequestration or biodiversity benefits to the local area are encouraged and will be supported.

6.3.1 There is increasingly more awareness around the health and environmental benefits of creating and enhancing a wide range of habitat types and the positive impact they can have on biodiversity. By doing this we can create tomorrow's ancient woodland, restore lost wild-flowers and renew pollinator habitats.

6.3.2 The Parish already has an innovative, nationally recognised, habitat creation project established at Three Hagges Woodmeadow and run by the Woodmeadow Trust. Escrick Parish Council are keen to identify additional, suitable, areas for habitat creation on marginal or otherwise appropriate land.



7.0 BUILT ENVIRONMENT & HERITAGE

INTRODUCTION

7.0.1 Established as an Estate Village over 350 years ago, and the main settlement in the Parish, Escrick is rich in both history and heritage. In the years since, the village has undergone a number of transformations yet throughout has maintained many of its original charms and features. Much of this transformation has occurred during the past 60 years, since when the village has slowly extended with the last significant development - Carr Meadows - taking place in the mid-1990's.

7.0.2 Maintaining the Parish's character is paramount as reflected by the majority of the village sitting within the Conservation Area. Coupled to this, Escrick currently has 18 Listed Buildings or structures located within the village Conservation Area boundary.

7.1.1 AIMS & OBJECTIVES

- Maintain the heritage and history of the Conservation Area and local rural environment
- Ensure any development proposals respect and reinforce the distinctive character of Escrick, integrate well with its setting, and adhere to the Escrick Design Code
- That any new development is of a commensurate scale and provides a range of housing types to accommodate the required needs of the Parish
- Ensure any development has a strong focus on pedestrian and cycle access, movement and connections within the parish and to other settlements
- Promote best practice in terms of street scene layout, setting and design, including safety, connectivity and usability
- Ensure any development is built in a sustainable way, provides appropriate drainage and flood mitigation and does not add to existing issues
- Ensure extensions and alterations to properties are in keeping with the local character

BUILT ENVIRONMENT & HERITAGE

INITIAL ENGAGEMENT

7.1.2 When asked about what they considered to be the 'Important design features' of the village, the number one response received to the initial engagement survey stated that any new housing developments should be 'in keeping with existing stock'.

7.1.3 Sitting second in the list of priorities was the need for the village to retain all existing green spaces and infrastructure. With an extensive public and permissive footpath network surrounding the village, any new development must not interfere or affect access to these.

7.1.4 Recognition of the need for additional housing was also amongst the top five issues listed as needing addressing by respondents. When asked what type of housing they'd like to see built the majority of respondents stated the need for more medium and smaller sized dwellings.



BUILT ENVIRONMENT & HERITAGE

BEH1 DRAINAGE & FLOOD PREVENTION

New development should not add to the overall level of flood risk in the Parish. Applications should demonstrate how flood mitigation and water management will be achieved and should follow the principles below:

- **Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not increased.**
- **Sustainable Drainage Systems (SuDS) as an alternative to conventional drainage is preferred and will be supported, provided that they can be shown to be suitable in the intended location and that such systems will be properly maintained.**
- **Unnecessary culverting and the constriction of watercourses and their immediate environs will not be supported.**
- **Enhancements should be made to the existing local sewerage system/ or water distribution network and to provide additional capacity where required.**

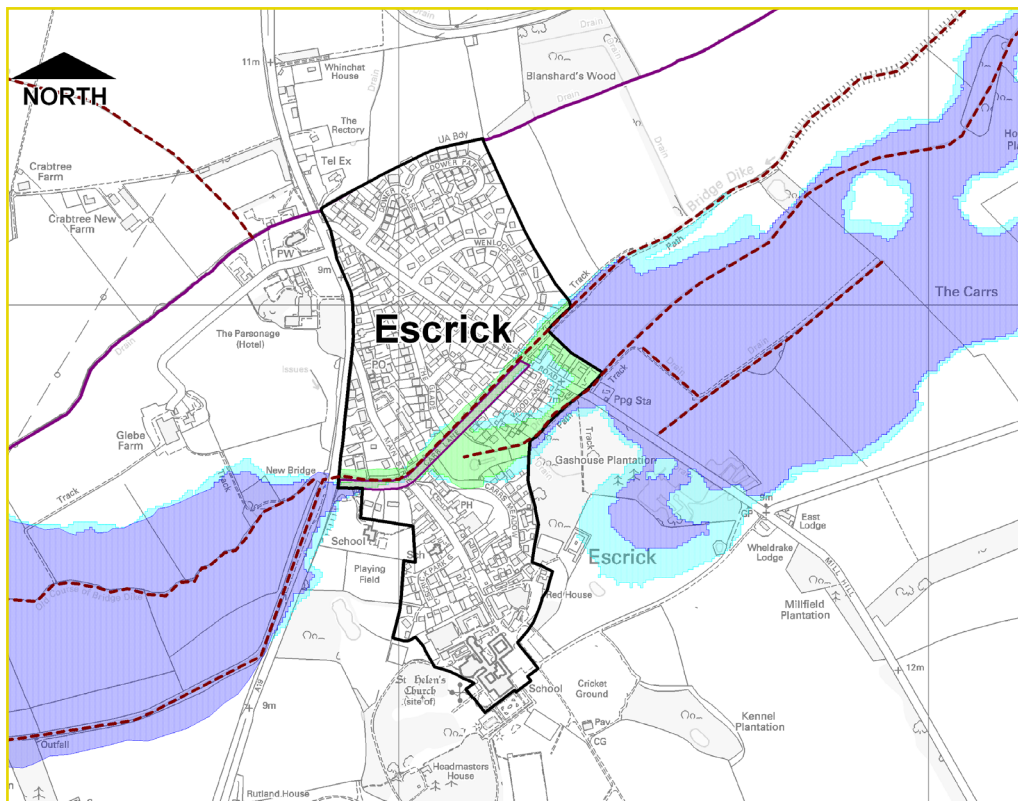
7.2.1 The NPPF sets out the approach to flood risk and the sequential test. SDC sequential test Developer Guidance Note October 2019 should also be referred to which sets out the steps taken when applying the test. Technical guidance on the creation of SuDS can also be found on the SDC website.


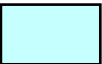
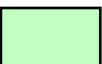



7.2.2 Parts of Escrick, primarily along Bridge Dike, are within flood zone 2, 3a and 3b. This is illustrated on the map opposite.

7.2.3 It is important new development does not increase the likelihood of flooding, sewerage overflow or level of surface water.



BUILT ENVIRONMENT & HERITAGE



-  Flood zone 1 - Less than 1 in 1000 years floodplain
-  Flood zone 2 - 1000 year floodplain
-  Flood zone 3a - 100 year floodplain
-  Flood zone 3b - functional floodplain
-  Footpath
-  Village boundary



Escrick flooding in 1979



Historic flooding in Escrick - date unknown

Flood mapping data is updated regularly by the Environment Agency and the latest flood mapping is available online <https://flood-map-for-planning.service.gov.uk/> which should be used to inform planning applications.

BUILT ENVIRONMENT & HERITAGE

BEH2 - RESPECTING TRADITIONAL DESIGN

Proposals for new developments within the Escrick Conservation Area or within its setting will be expected to:

- **Reflect and reinforce the overall palette of designs and character of the village and the wider rural traditional agricultural vernacular of the Parish;**
- **Respect and respond to existing building materials, heights, layout, orientation, amenity space, density, scale and massing;**
- **Ensure boundary treatments are in keeping with the tradition of the Parish and primarily involve hedgerows formed by native species;**

7.3.1 This policy relates primarily to residential development within the core of the village settlement itself, both inside and adjacent to the Conservation area.

7.3.2 It is vitally important that any new development within, or adjacent to, the Conservation Area reflect and reinforce the best of principles of good design, distinctive character and quality of existing housing.

7.3.3 Reference should be made to the Escrick Design Code for detailed guidance on what such undertakings would involve, including; materials, style of housing, sustainability etc...



BUILT ENVIRONMENT & HERITAGE

BEH3 - HISTORIC RURAL ENVIRONMENT

Proposals for developments that have an undue adverse effect on the historic rural character of the Parish will not be supported.

Any proposals for development outside of current development limits must be of a suitable scale, sensitively designed, particularly where it is visible in open landscapes, and should utilise appropriate planting and screening to minimise visual intrusion.

7.4.1 This policy seeks to discourage development proposals that would negatively impact the historic character of the village.

7.4.2 With much of the current housing located within the agricultural area surrounding Escrick having originally been built for those working on the land, any new development should be sympathetic to the size, scale and style of these existing buildings - this also applies to any development of buildings for business use purposes. This policy also seeks to ensure the sensitive siting of any such development with appropriate levels of space provided. To protect the visual rural landscape, plans should also include appropriate tree planting or screening as deemed necessary.

BEH4 - STREETS & STREET SCENE

All development proposals should be strongly focussed on the provision of safe pedestrian walkways enabling access to all local amenities and facilities. Improvements to ensure the provision and implementation of these safety measures include, but are not limited to;

- **The provision of, and where necessary, improvements to footpaths, pavements, paths and street lighting to facilitate safe and convenient movement for pedestrians;**
- **Limiting and reducing unnecessary street signage where it is safe and practical to do so; and**
- **Ensuring that streets, footpaths and pavements are accessible and safe for all, including those with mobility issues or users of wheelchairs or prams and opportunities to enhance or extend walking and cycling routes have been included.**

7.5.1 Included to ensure Escrick provides the highest standards of pedestrian safety, the condition and provision of pavements within developments, new and old, will continue to be monitored by the Parish Council. For any new developments, the inclusion of cycle lanes will also be promoted with the desire being to connect these to existing infrastructure.

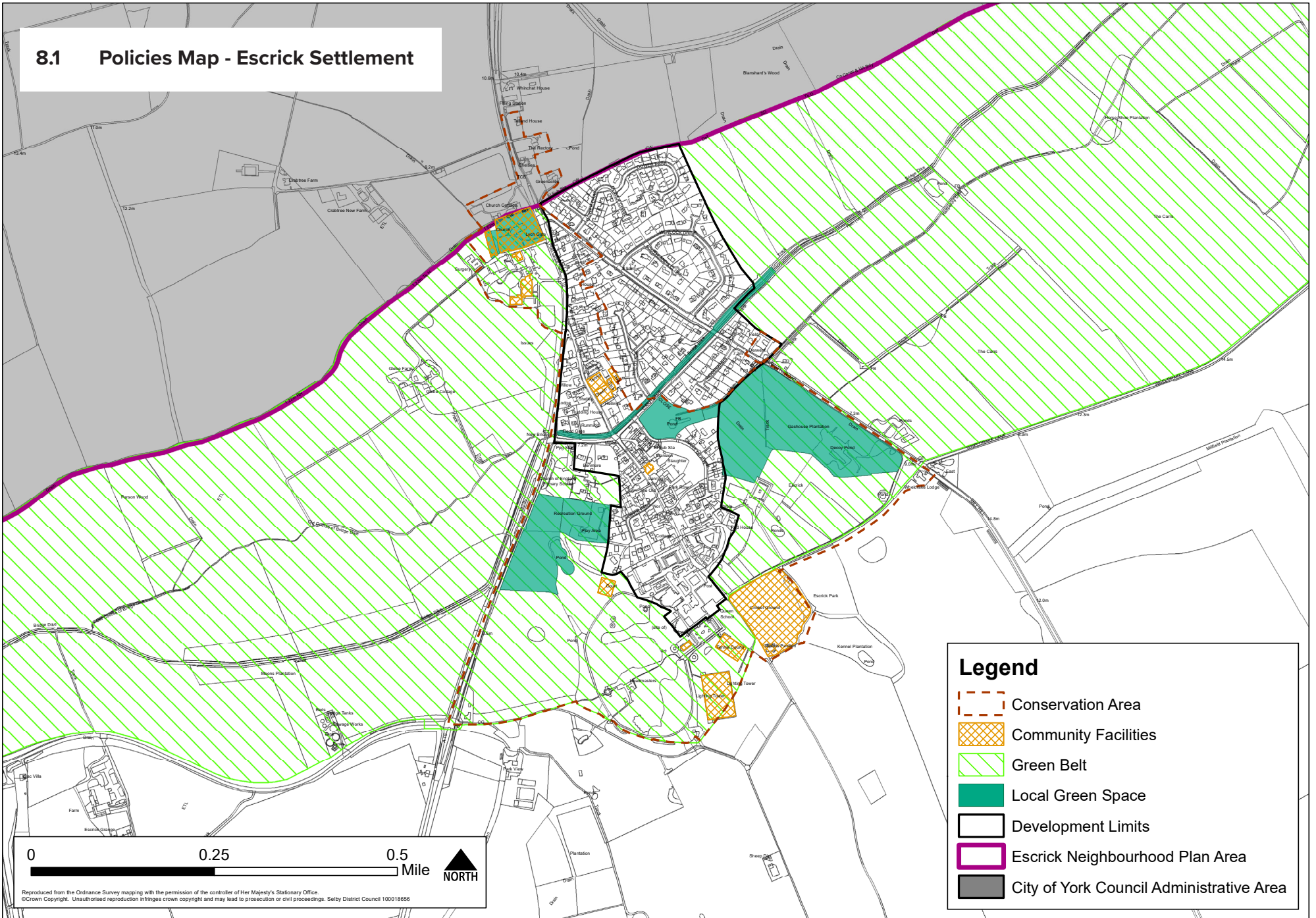
7.5.2 A core part of the 'look and feel' of the village, the planting of verges at roadsides is encouraged and totally consistent within other areas of the Parish.

8.0

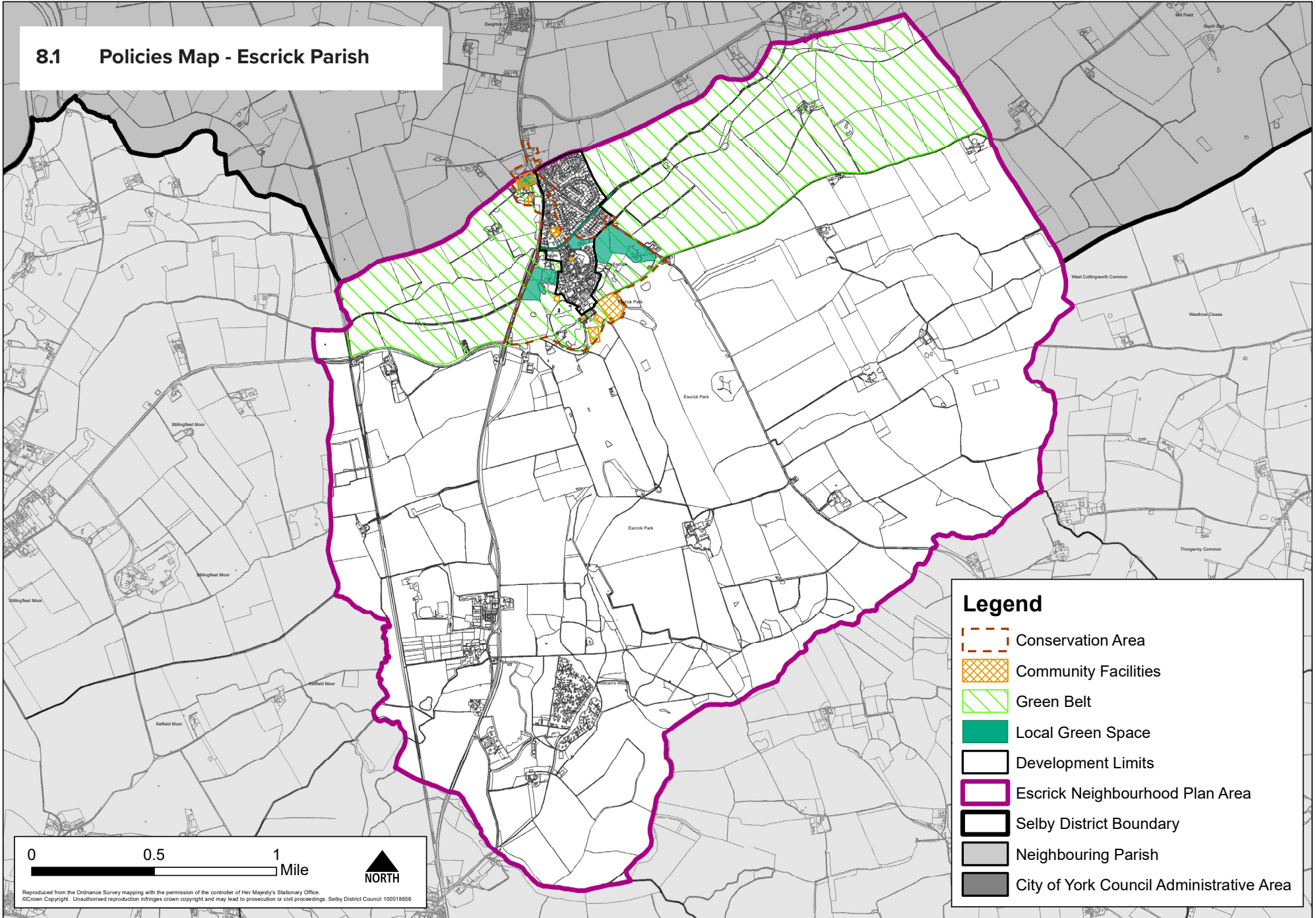
APPENDIX

- 8.1 Policies Maps
- 8.2 Local Green Space assessments
- 8.3 Map of core settlement movement network
- 8.4 Map of housing character areas
- 8.5 Map of housing development in Escrick village
- 8.6 Map of key businesses
- 8.7 Map of green spaces
- 8.8 Community aspirations

8.1 Policies Map - Escrick Settlement




8.1 Policies Map - Escrick Parish



Legend

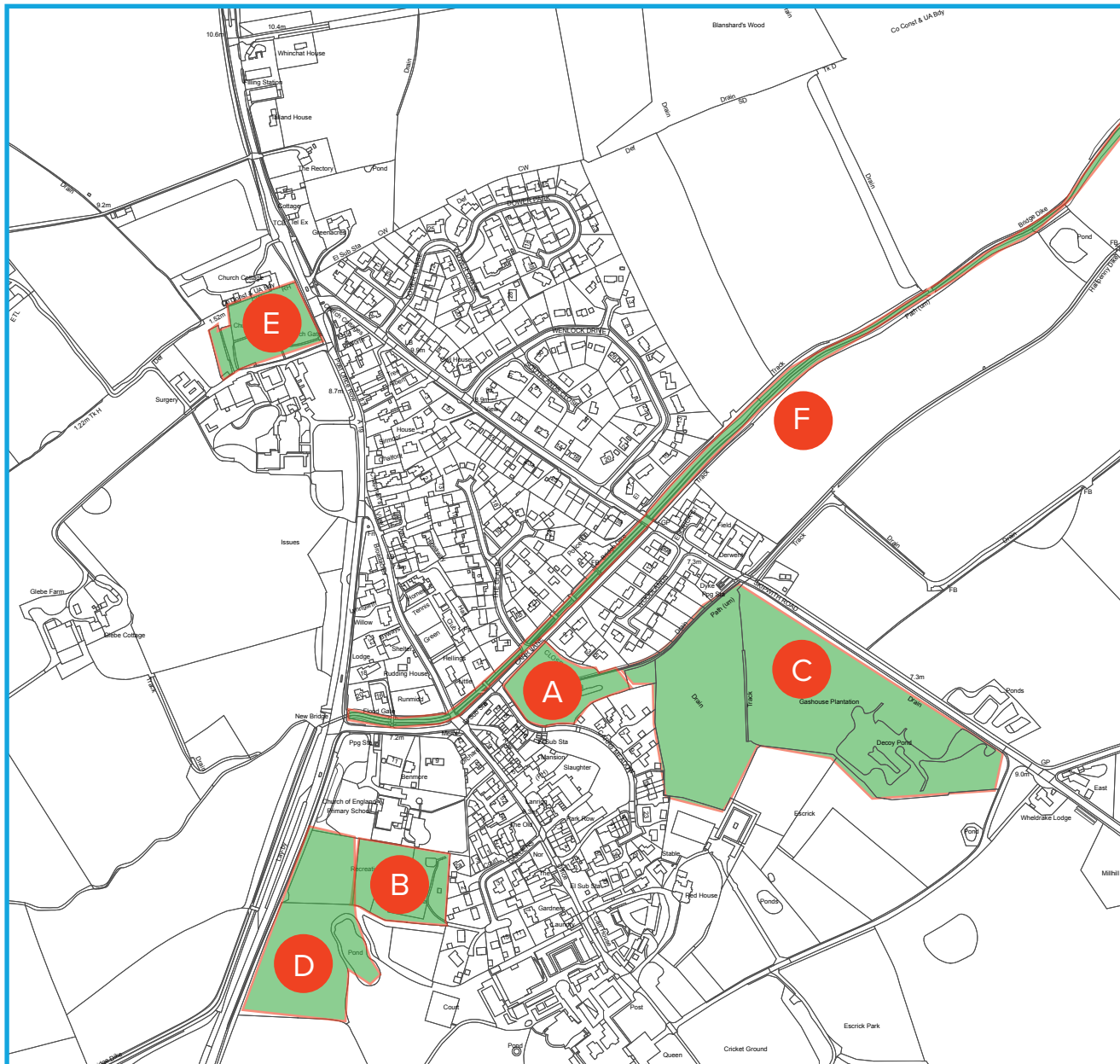
-  Conservation Area
-  Community Facilities
-  Green Belt
-  Local Green Space
-  Development Limits
-  Escrick Neighbourhood Plan Area
-  Selby District Boundary
-  Neighbouring Parish
-  City of York Council Administrative Area

0 0.5 1 Mile

 NORTH

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8.2 MAP OF ALL GREEN SPACES ASSESSED



8.2 LOCAL GREEN SPACE ASSESSMENT: A

Site name & reference letter	Village Green (Ref. A)
Location	Land between Carr Lane and Carrs Meadow
Size (hectares - ha)	0.76 ha
Proximity to community served (ref NPPF 100a)	The site is in the village centre and is therefore in close proximity to the community it serves.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	<p>The Village Green is a locally important site that provides recreational value to the community. Events are held on the site throughout the year in addition to the space being used informally by residents.</p> <p>There is a pond on site and mature planting which contributes to the wildlife richness.</p> <p>The site is designated as Local Amenity Space by SDC.</p>
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The site provides many opportunities to the local community for recreation and amenity and is well-used by residents. The site also provides biodiversity benefits with the existence of a pond and mature vegetation.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

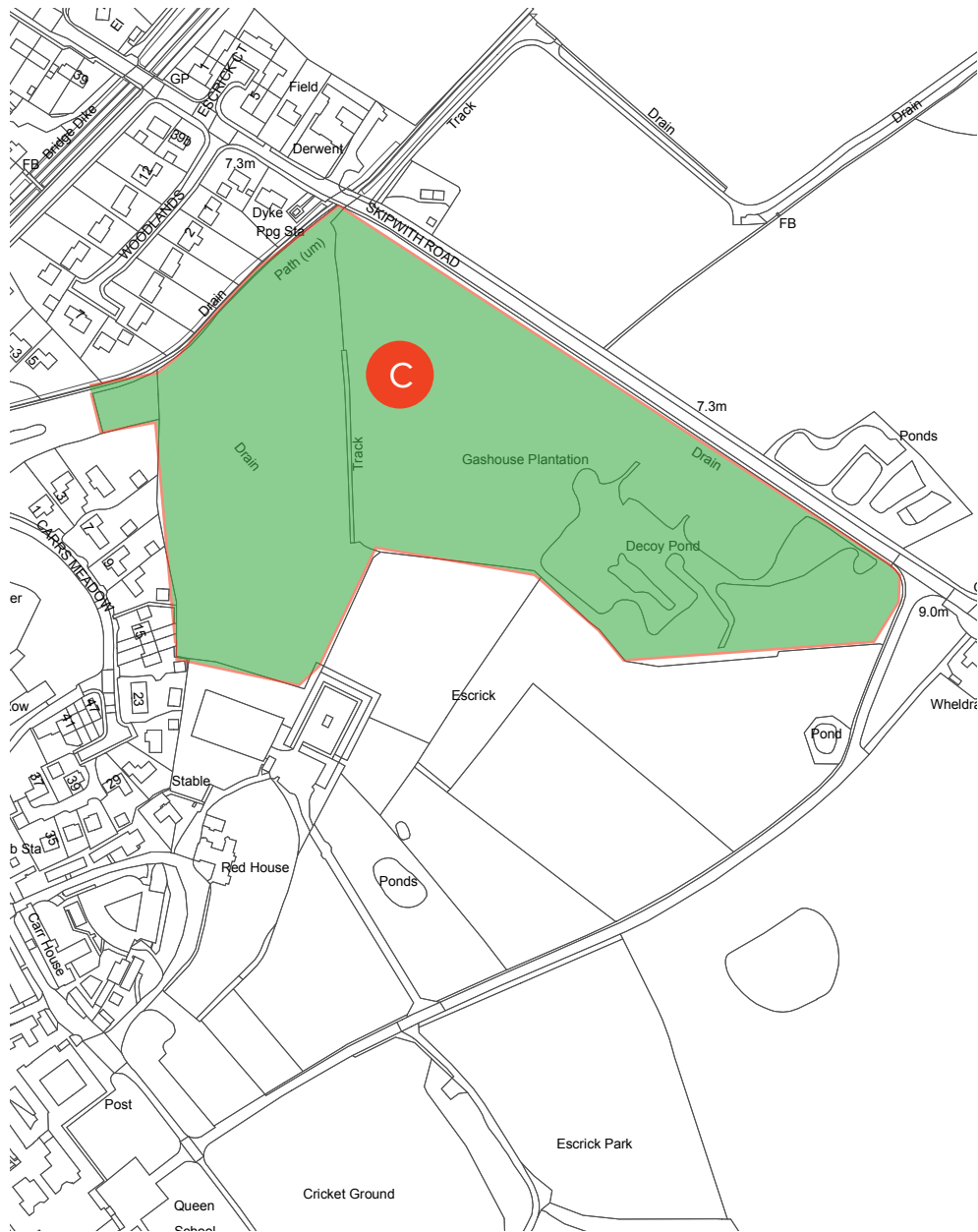


8.2 LOCAL GREEN SPACE ASSESSMENT: B

Site name & reference letter	Recreation Ground and Play Area (Ref. B)
Location	Land south of C of E Primary School
Size (hectares - ha)	0.79 ha
Proximity to community served (ref NPPF 100a)	The site is slightly to the west of the village centre and is therefore in close proximity to the community it serves.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	<p>The site is designated as Recreational Open Space by SDC. The Recreation Ground and Play Area is the primary space in the village that provides recreational opportunities to residents of all ages. Within the site is play equipment, outdoor gym, and a small football pitch/basketball hoop.</p> <p>The site is also bounded by mature woodland which contributes to the richness of wildlife locally.</p>
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The Recreation Ground and Play Area is leased by Escrick Parish Council from Escrick Park Estate on a medium-term lease. It is equipped with play equipment targeting under 12s, zip wire, small football pitch, woodland walk and den building area. Publicly accessible for residents during daylight hours. A separate charity (Escrick Playing Fields Association) exists to raise funds for ongoing maintenance and enhancement of the facility.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

8.2 LOCAL GREEN SPACE ASSESSMENT: C

Site name & reference letter	Gashouse Plantation (Ref. C)
Location	Off Skipwith Road
Size (hectares - ha)	5.9ha
Proximity to community served (ref NPPF 100a)	The site is to the east of the Village centre and is in close proximity to the community it serves. The site is bounded by housing on its southwest and northwest edges with a cut-through linking it to Carrs Meadow to the southwest.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	The site is designated as a Site of Importance for Nature Conservation The site is popular with dogwalkers and is well-used for recreation locally. The site is rich in wildlife and has many biodiversity benefits.
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The site provides many wildlife and biodiversity benefits and provides recreational opportunities to residents.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

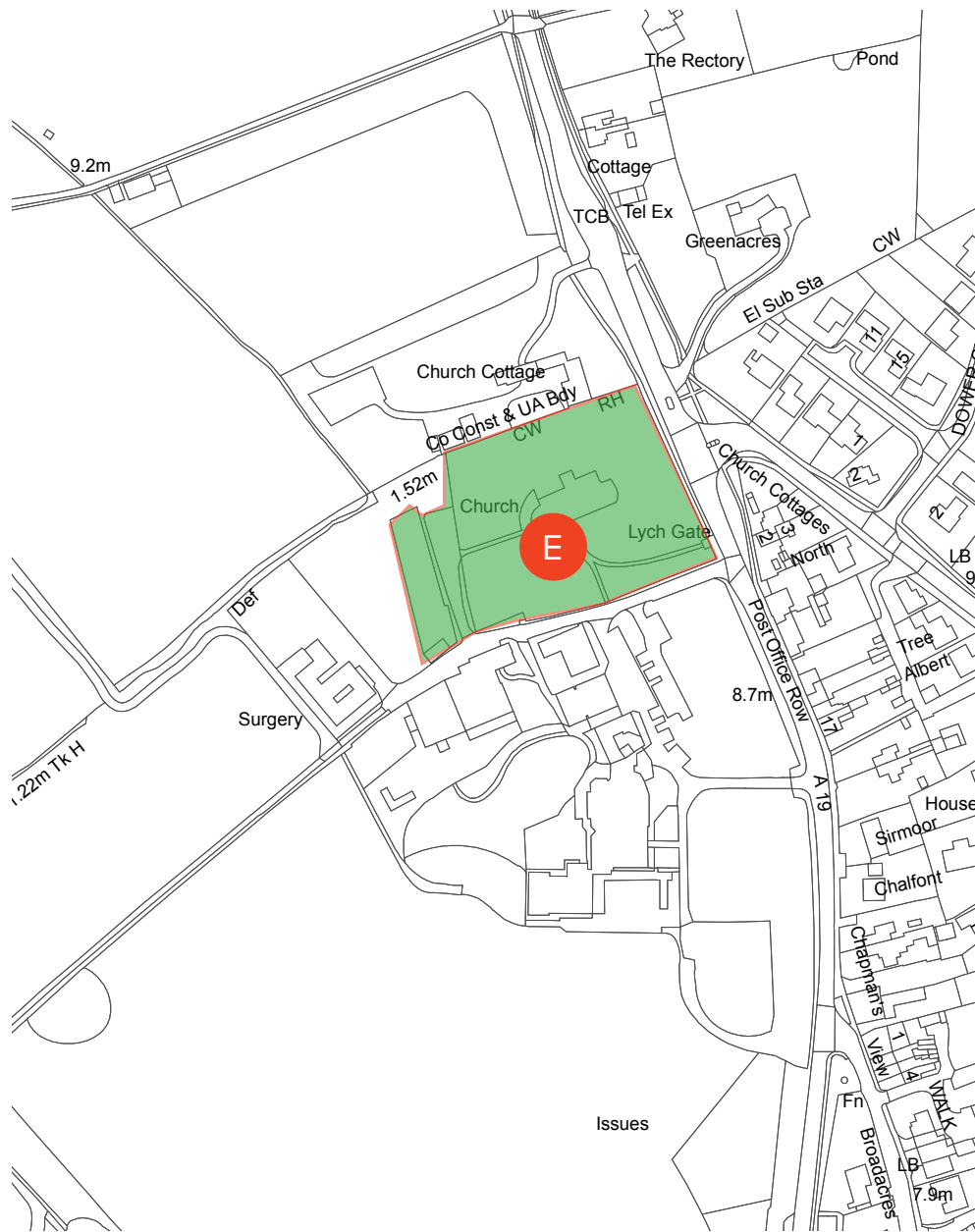


8.2 LOCAL GREEN SPACE ASSESSMENT: D

Site name & reference letter	Woodland buffer and QM Pond (Ref. D)
Location	East of A19
Size (hectares - ha)	2.1ha
Proximity to community served (ref NPPF 100a)	The site is adjacent to the Recreation Ground and Play area and is in close proximity to the community it serves
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	<p>The QM pond is designated as a Site of Importance for Nature Conservation. The pond contributes to the historical significance of the QM school grounds and parkland.</p> <p>The woodland buffer plays an important role by screening the village from the A19, reducing the impact of noise from traffic and the associated carbon released from vehicles. The woodland buffer contributes to the wildlife richness of the area. The northern section of woodland, adjacent to the Recreation Ground also includes a woodland walk and informal den-making area.</p>
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The site provides many wildlife and biodiversity benefits and helps to screen the village from the A19. The pond also contributes to the historical significance of the QM School grounds. The wooded area next to the Recreation Ground includes a woodland walk and an informal den-making area.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

8.2 LOCAL GREEN SPACE ASSESSMENT: E

Site name & reference letter	St Helens Church precinct & associated Allotments (Ref. E)
Location	West of A19
Size (hectares - ha)	0.87 ha
Proximity to community served (ref NPPF 100a)	The site is to the West of the A19 next to the doctors surgery and is in close proximity to the community it serves.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	<p>The precinct is the setting to the Grade II listed Church of St Helen so has a high value of historical significance. The precinct is bounded by traditional stone walls and contains mature planting and vegetation.</p> <p>The Allotments adjacent are well-used by members of the community and are the main space used by members of the community for food growing etc.</p>
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The site provides access to space for food growing which is well-used by the community and provides the setting for the Grade II listed Church of St Helen.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE



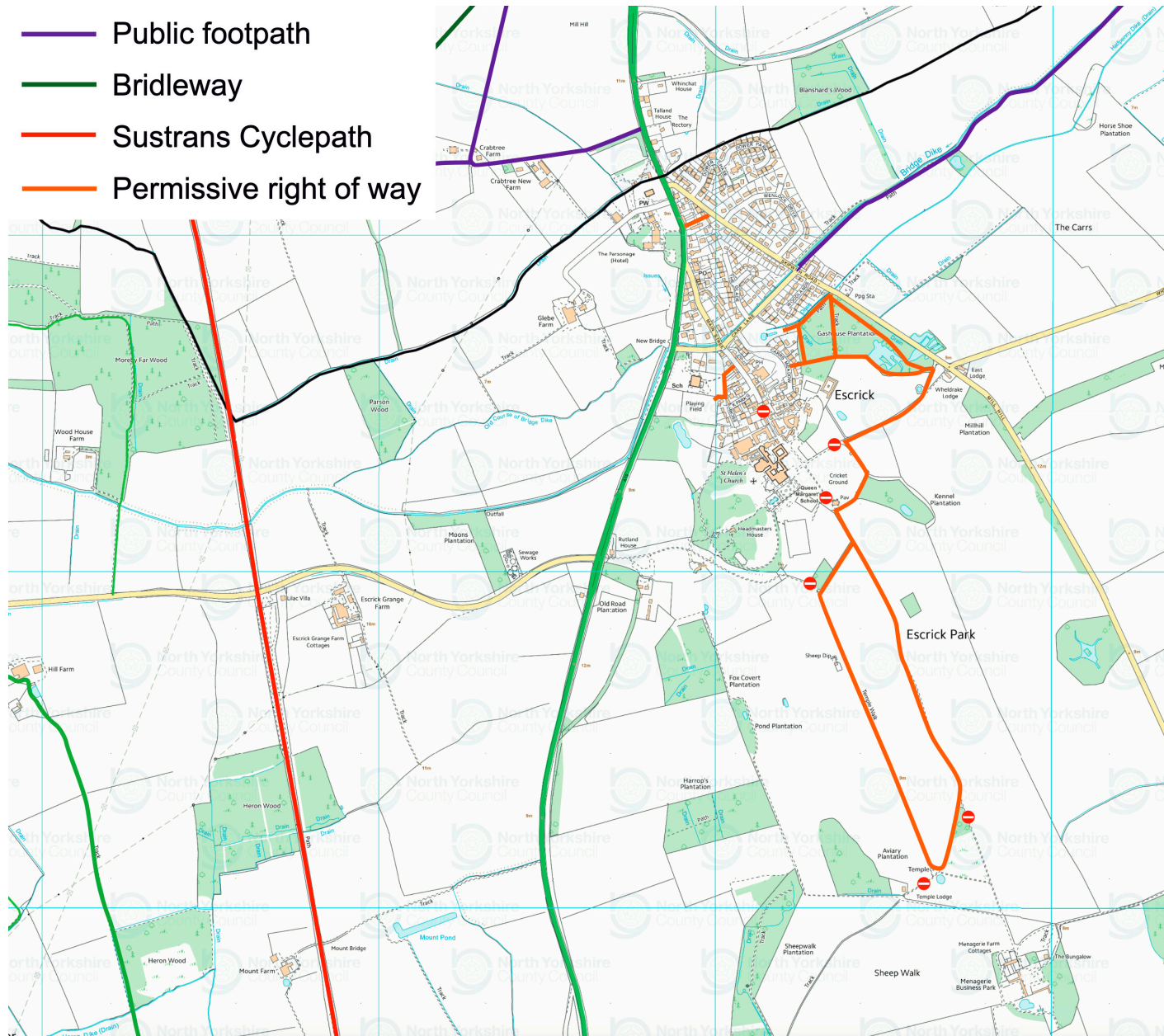
8.2 LOCAL GREEN SPACE ASSESSMENT: F

Site name & reference letter	Greenspace alongside Bridge Dike (Ref F)
Location	Along Carr Lane
Size (hectares - ha)	0.48 ha
Proximity to community served (ref NPPF 100a)	The site runs through the centre of the village east-west and is in close proximity to the community it serves.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	The banks along both sides of Bridge Dike contribute to the richness of wildlife and the landscape significance of the village. They are an important visual feature of the village in addition to supporting wildlife and habitats.
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The site provides many wildlife and biodiversity benefits in addition to contributing to the landscape significance and character of the village.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE



8.3 Core Settlement Movement Network

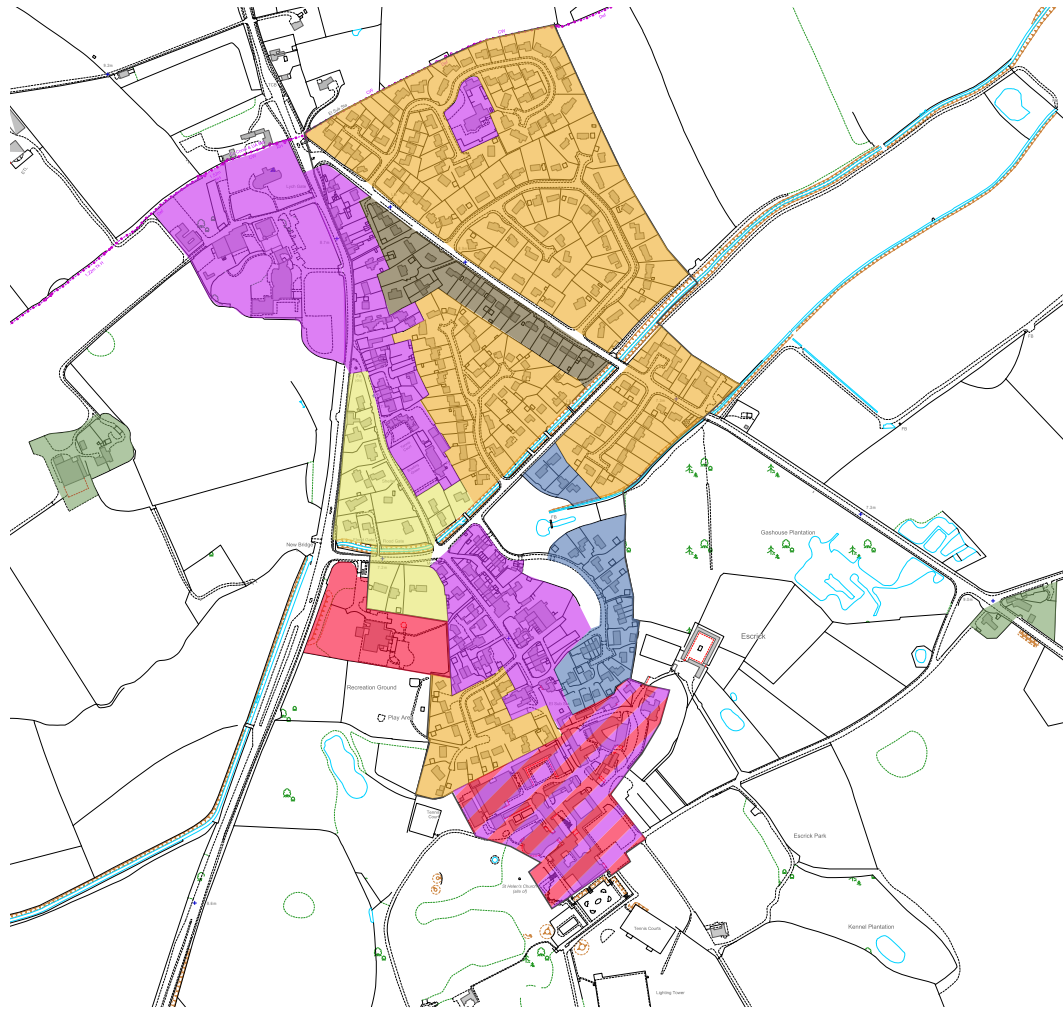
- Public footpath
- Bridleway
- Sustrans Cyclepath
- Permissive right of way



Movement Network

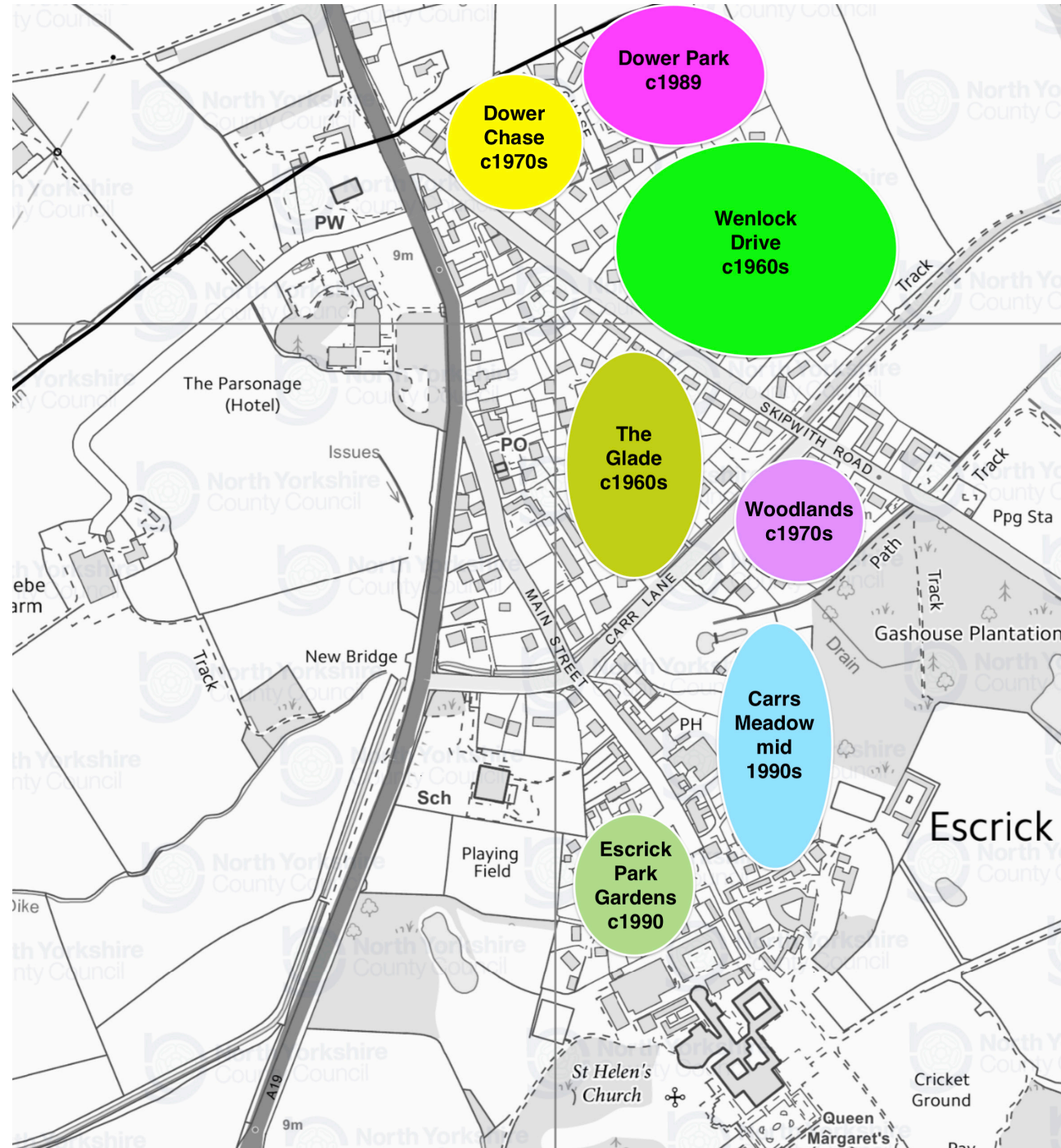


8.4 Map of character areas in Escrick Village

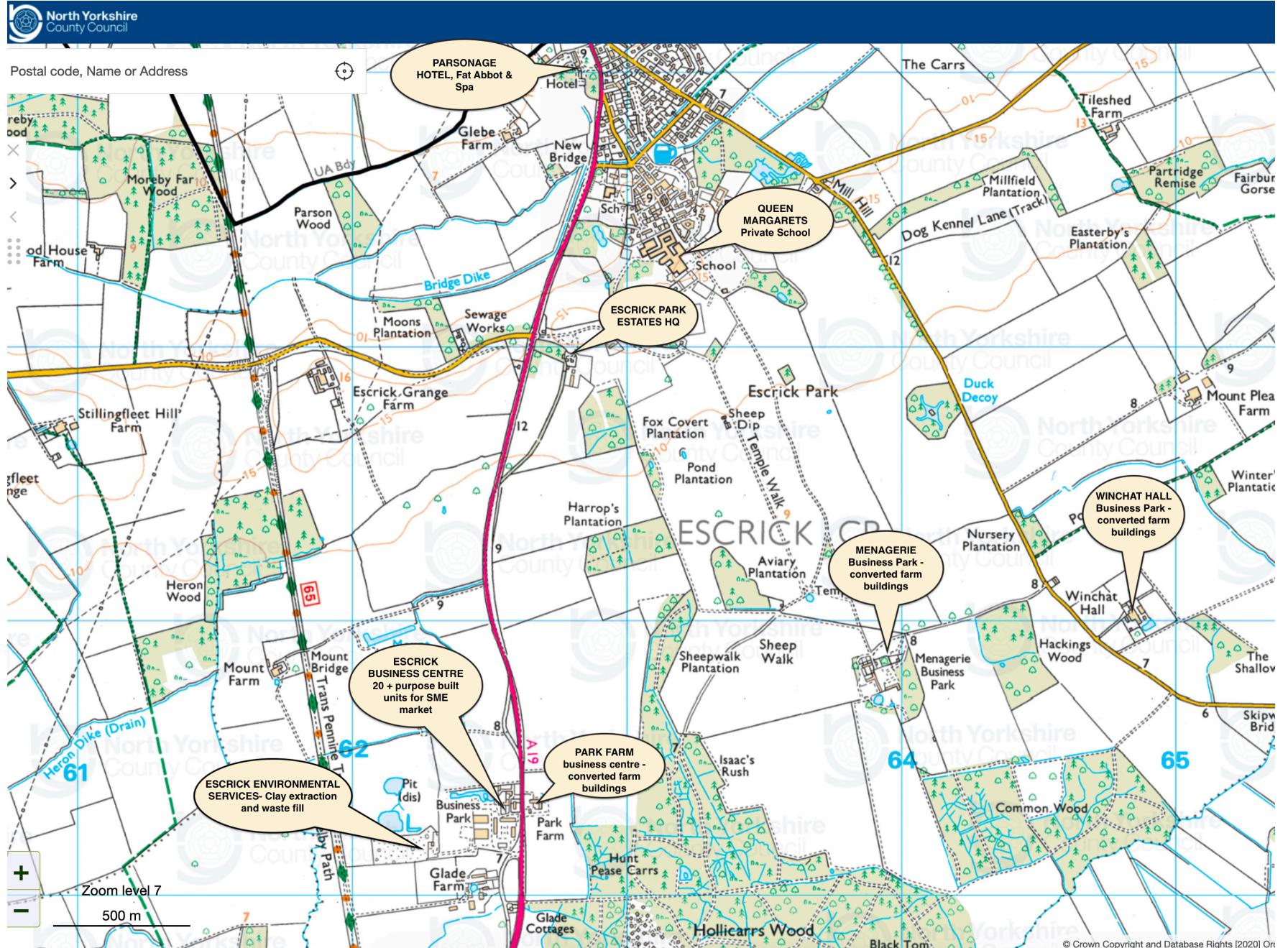


- Historic
- Education
- Skipwith Road
- Post War Cul-de-sac
- 20th Century Infill
- Modern housing development
- Mixed historic/education
- Isolated dwellings/farms

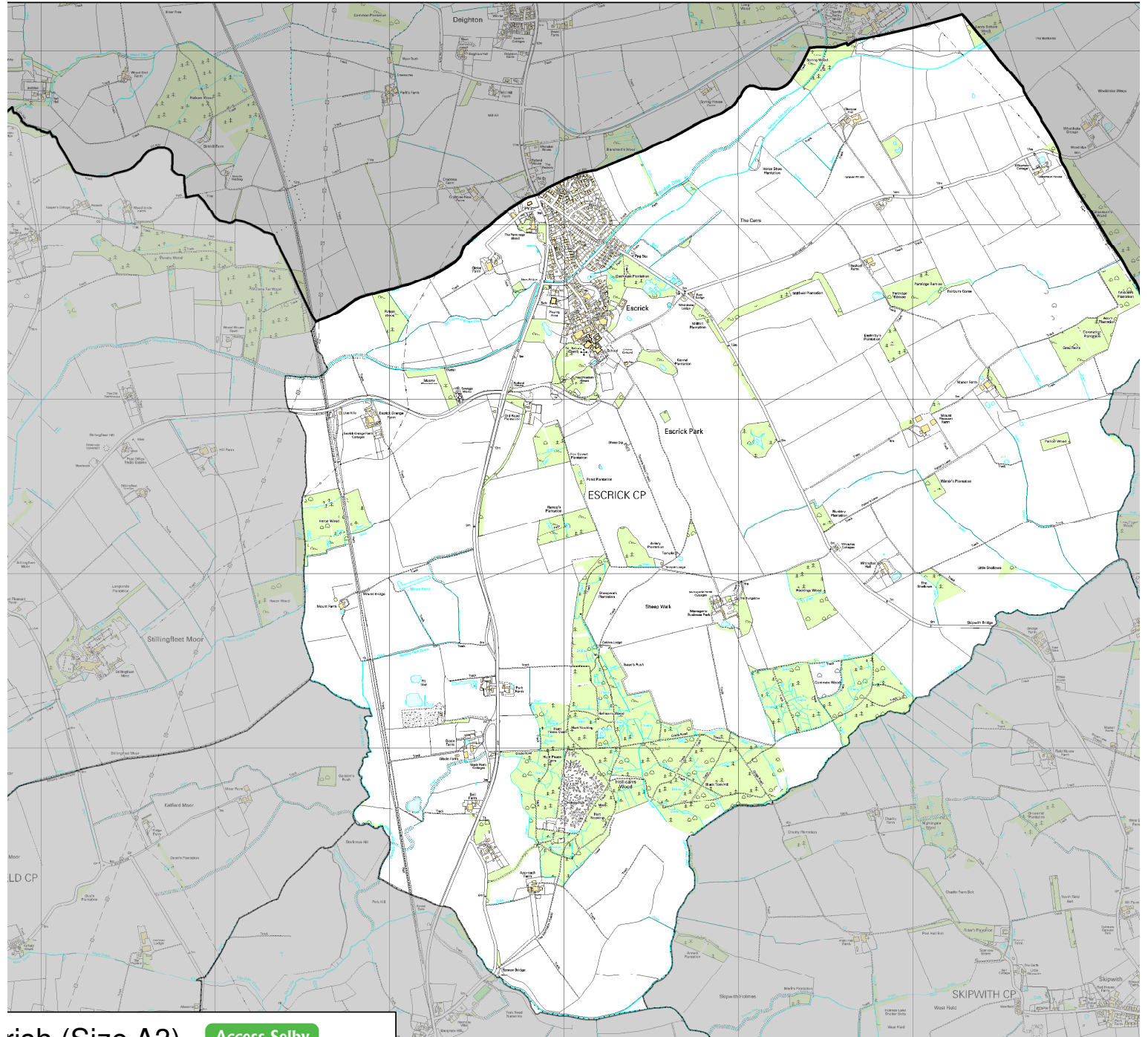
8.5 Map of major housing development in Escrick Village



8.6 Map of key businesses locations in Escrick Parish



8.7 Map of green spaces in Escrick



rich (Size A2) Access Solby

8.8 Community aspirations

COMMUNITY ASPIRATION: ACCESSING NATURE

The Parish Council support and encourage the use and retention of existing permissive rights of way and the provision of new ones within the parish.

With a significant existing network of both permissive and public footpaths and bridleways, there are opportunities to build on the natural assets within the Parish and look for ways to extend these networks, encouraging more people to use the local area for walking, leisure and recreation.

‘All existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order. It is an offence to obstruct a Public Right of Way and enforcement action can be taken by the Highway Authority to remove any obstruction.

When looking at potential improvements to development sites that have a Public Right of Way or a ‘claimed’ Public Right of Way within or adjoining to areas, please be advised to get in touch with the Countryside Access Team, North Yorkshire County Council (paths@northyorks.gov.uk) at the earliest opportunities to discuss any proposals.’

COMMUNITY ASPIRATION: VILLAGE BUS INFRASTRUCTURE

Proposals to upgrade bus stops to include real-time customer and passenger information is encouraged and will be supported.

The addition of any new rural bus services connecting Escrick to the wider North Yorkshire community will also be encouraged and supported.

Escrick Parish Council will seek suitable facilities to be provided by public funds from either Selby District, City of York Council and / or CIL monies or other funding sources at the earliest possible date. Escrick Parish Council will continue to monitor and assess the level of facilities needed from resident feedback relating to bus services.