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18 July 2014

Mr I Stokes
Planning and Environmental Management
City of York Council
West Offices
Station Rise
YORK
YO1 6GA

Dear Mr Stokes

RE: City of York Local Plan Further Sites Consultation

Thank you for consulting Selby District Council (SDC) on your further sites consultation. The following response has been prepared by Officers and agreed by the Director of Community Services in consultation with the Lead Member for Place Shaping.

“Whinthorpe”

SDC observes that the potential Whinthorpe site is now larger to accommodate a lower density of development. SDC’s position with regard to this new settlement remains as set out in the previous submission: the Council would like more information regarding the proposed highway access to the site before it would comment further.

Site Reference 91, Land to the north of Escrick

Escrick is a Designated Service Village in the Selby Core Strategy Local Plan (Policy SP2 Spatial Development Strategy) (available here:
http://www.selby.gov.uk/upload/CS_Adoption_Ver_OCT_2013_REDUCED.pdf).

SDC therefore envisages, in principle, that some development may be appropriate in Escrick to meet part of the District’s objectively assessed housing need. However in Selby District, Escrick is constrained by the defined York Green Belt. In York’s area, Escrick is constrained by the Draft Green Belt. Selby is considering a review of the Green Belt and this may be done in advance of any allocations in order to ensure any allocation is appropriate in terms of the Green Belt.

According to the Escrick Parish Council website, Escrick has around 370 households. A development of 128 units would be equivalent to around 35% growth. SDC’s draft Site Allocations DPD (2010) envisaged around 10% growth in each of its DSVs, subject to minor

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adjustment for a range of sustainability criteria. (See www.selby.gov.uk/sadpd). Any proposals for substantial additional growth needs therefore to be thoroughly jointly assessed to ensure that these numbers are proportionate, reasonable and the village and its services can cope with such a level of growth.

A number of sites have been submitted to Selby's Call For Sites exercise for consideration for development allocation (see attached map). An assessment of those sites will be publicised in due course through an up to date Strategic Land Availability Assessment.

At the *North Yorkshire and York Spatial Planning and Transport Board* meeting on 11 July 2014, an overview of the Legal Challenge to SDC's Core Strategy was provided during the discussion around York's consultation. The SDC Core Strategy is being challenged on ten grounds, one of which concerns the designation of Escrick as a DSV. The Claimant is seeking the quashing of all or part of the Core Strategy and the Board heard that it may be a high risk strategy to rely on Escrick's current DSV status to propose sites for residential development as this status may change following the result of the challenge.

Before making further comments, SDC would welcome further discussion to clarify a number of matters, as follows:

1. The outcome of the SDC Core Strategy High Court Challenge on the policy framework.
2. SDC considers that under the Duty to Cooperate, Escrick should be addressed comprehensively as a settlement, rather than treating it separately in two Local Plans. Therefore further discussion regarding all of the available land around Escrick should be had before any allocation is made in either Local Authority's Local Plan.
3. SDC would be concerned to avoid a double allocation in the village. Therefore SDC would like to explore options for appropriate growth that would satisfy the needs of both Local Authorities in terms of housing targets being met by development at Escrick.
4. SDC is concerned about the impacts of the proposed scale of growth on social and physical infrastructure. SDC would like to understand the methodology City of York Council (CYC) has used to establish:
 - a. the appropriateness of Escrick village for growth in principle, and
 - b. the proposed figure of 128 units.
 - c. available infrastructure capacity to support growth (principally highways, education, water and drainage as these are issues highlighted in Selby's Infrastructure Delivery Plan)

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At this stage SDC is not objecting to this site, but is reserving its position pending further information and discussion. Officers and Members will seek further discussion which may result in further submissions as your Local Plan progresses.

I trust the above is satisfactory; however should you wish to discuss or clarify any issues raised, please do not hesitate to contact me.

Yours sincerely



Andrew McMillan
Policy Officer