

Consultation by Escrick Parish Council (June 2014):

Proposed housing development sites in Escrick

Summary of issues raised by respondees to Feedback Form:

Following Selby Council's adoption of the Core Strategy and the designation of Escrick as a Designated Service Village, there now appears to be a general acceptance and support that some additional housing would need to be accommodated in Escrick, both in the short-term and in the longer term. However, it was emphasised by most respondees that the quantity of houses developed should be appropriate to the size of the current village and level of services available, and should therefore be a more reasonable number.

The main issues of concern raised on the feedback forms were:

- Scale of development / retention of character of village - 51 comments
- Access and highways issues – 65 comments
- Drainage and flooding - 16 comments
- Capacity of local schools, doctors' surgery, general service availability - 37 comments
- Comments on sites proposed - 57 comments
- Duty to cooperate – implications for Escrick – 17 comments

Scale of development / retention of character of village:

The overwhelming comment was that Escrick is a village and should stay as a village. It was repeatedly stated that all of the sites proposed are too large and would completely change the village's character and would be overdevelopment in its rural setting. An increase of potentially 10 – 20 % was seen as the maximum acceptable to the majority of people (ie 30 – 75 houses approx) over the timescale of the Plan period as it was perceived that local services could scarcely cope with that level of growth, and that any growth permitted should be slow (ie phased) and proportionate.

Some respondees stated that no Green Belt land should be developed and that there are adequate brownfield sites available elsewhere (both in York and at North Selby Mine, where industrial traffic will now mix with residential). The amenity of Escrick must be protected and the gap between Escrick and Deighton should be protected and preserved.

It was felt that the scale of development being proposed by York was disproportionate both to Escrick and to other allocations to villages of similar size villages within York's jurisdiction. It was generally felt that York was 'dumping' its housing numbers on Escrick, yet would expect all its services to be

provided by Selby. And when Selby also allocated a further housing site in Escrick, the scale of development for the village would be even more detrimental to its character.

Concerns relating to access and highways issues:

There is extensive concern that the A19 is already congested (especially at peak times) and that the roads would be unable to cope with any additional traffic from any major development. Existing lengthy tailbacks at (especially at peak times) are expected to worsen when major developments at Olympia Park (Selby) and Germany Beck (York) commence, as well as smaller residential and commercial developments elsewhere on this route. The impact of lorries from the approved digester at the North Selby Mine will compound existing traffic problems, as well as conflict/cause a danger for residential traffic and pedestrians (especially so if the green land is developed). The Councils should undertake a full Transport Assessment to understand the real capacity of the A19 before any new development is proposed.

It is also already difficult to exit from the village onto the A19, and roads within the village can also be busy. Road improvements should include new traffic lights at the Skipwith Road junction, and better pedestrian facilities along and across the A19 as extra traffic will cause additional hazard and noise and congestion for residents.

Additional comments requested the bus service coming back into the village and more bus stops, as well as reductions in speed limits. Where there was a small level of support for developments of 100-300 (max) houses in the village, this was on the basis that this would be a viable number to provide a bypass and the road improvements within the village cited and should not happen unless these are provided.

Drainage and flooding concerns:

A few respondents commented that upgrading of the existing drainage system would be essential for any development, and that existing services would not cope with the extra capacity needed. It was considered that any infrastructure must be improved prior to any development commencing.

It was considered that the flood risk maps must influence where development takes place, although this was only one consideration in choosing the best site. However, flooding within the village must not be allowed, and the flood plain protected if required to achieve this.

Capacity of schools, doctors' surgery, general service availability:

There was overwhelming concern that any development must be small scale or the schools, doctors' surgery and local amenities will be overloaded. There was doubt raised whether the primary school

had the capacity to accommodate a large number of new pupils arising from any large scale development and that the character of the village school would be lost if it over-expanded (and who would pay for this). Also concerns raised regarding any potential change in catchment area of Fulford School and a commitment was wanted from York that this would not change as this would have a huge influence on the village.

In particular, the green site was considered inappropriate due to its remoteness from the primary school; it was considered that existing parking problems at the school would be exacerbated.

Comments on sites proposed:

York sites - Objections to the green land were mainly related to lack of connectivity with the rest of Escrick village and the distance to the primary school and main services / recreation facilities / community hub, which are mainly located in the southern part of the village. The proposed access is via the mine road and then the busy A19, which is too distant, is not pedestrian friendly and will encourage greater car use within the village to service these facilities. Other concerns included the erosion of the corridor between / potential coalescence with Deighton, and that the land is A1 arable / Green Belt and should not be built on.

There were strong views that York should build in its own villages, not dump its housing needs on Escrick, and that the allocation was political (ie no voters from Escrick so don't care). York will get all the Council tax and Selby / Escrick will have to provide for all the services / needs and get the impact with no financial benefit to pay for them. If York did have the housing here, it must pay for improved facilities within the village, including pedestrian crossing across the A19, traffic lights at the Skipwith Road junction, improvements to the school, surgery and community facilities. These people would be part of the Escrick community and York must pay for any improvements to Escrick's services and facilities required to accommodate them.

Selby sites – There was no overwhelming preference for any of the sites, as the main issue is that all are too large and should be reduced in scale. Some said that a substantially scaled back red area west of the A19 was supported as this would have less impact on existing houses; a bypass was supported to assist connectivity but only with a substantially scaled back level of development (between 100-300 max houses) to fund it – otherwise this amount was considered inappropriate. Others objected to the red area without any highways improvements (crossing point – eg traffic lights) due to the existing hazard of crossing the A19.

Others preferred future development east of the village on a reduced scale area of the blue land – or specified the part, ie the brown land was considered sufficient. However, this would add pressure to the Skipwith Road and Carr Lane exits onto the A19.

All responses here said that any development in Escrick should be in Selby, not the York part of the village. This was closer to the village heart. However, some sites have flood risk implications.

Duty to cooperate – implications for Escrick:

As outlined above, there was an overriding position that any expansion of Escrick should be considered as a whole, with the optimum site chosen irrespective of Council boundaries. Selby and York must liaise on this and only the appropriate number of new homes should be developed in the best location. Appropriate services, infrastructure and community facilities should be provided as part of any development, or monies available to Escrick for appropriate improvements. Respondees said that the Parish Council have no alternative but to treat the proposals as one and limit the total number of dwellings to the figure decided by them as sustainable.

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