

“PLANSelby” Team  
Selby District Council,  
Civic Centre,  
Doncaster Road,  
Selby YO8 9FT

22<sup>nd</sup> Dec 2014

Dear Sirs,

I have recently received several communications from you requesting feedback from the local community, as part of your planning consultation.

There are two areas of concern over important errors and omissions which I wish to raise; they are summarised below and then expanded in more detail further down this document.

Concern one is the fact that you have now permitted about 2000 new houses and major new industrial units in the Sherburn/Milford conurbation in recent years, whilst making no investment or planning whatsoever of any supporting infrastructure, from the residents' substantial ongoing tax revenues. The two villages will shortly be separated by only a single arable field at any point, with Milford housing already up to the Sherburn boundary. You will soon have created a new “supervillage” which is already a chaotic, congested and unpleasant place to live, whilst you are showing no sign of any effort whatsoever to plan or shape the district infrastructure. Your efforts and investments in Selby town itself show what can be done to create a pleasant environment. How about some planned effort in your second biggest conurbation?

The second concern regards Tadcaster which is 6 miles from Sherburn. This is a town littered with derelict brown-field sites (as opposed to the entirely green land to be used for building in Sherburn/Milford), yet Tadcaster has no new housing plan? The town has a large well connected bus depot, extensive public car parking, a swimming pool, an accessible police station, a waste recycling depot, a fire station, a sports centre and adjoins the A64/A1 for commuters. Sherburn has none of the above, yet receives all the planned housing! This is surely ludicrous, and you owe all local residents a better shaping of their environment than this “easy option” plan?

I now address in more detail some rather obvious problems in Sherburn/Milford, which require your urgent attention to create a more acceptable future environment.

The Sherburn/Milford ring-road has three roundabouts, all subject to a 60mph default speed limit. They all carry substantial cycle and turning HGV traffic. How about some 40mph limits, as already present on all the Selby bypass roundabouts? Are we waiting for the regular accidents to produce a fatality, before responding here with best practice? Another cyclist was badly concussed last week after having been hit by traffic. Near misses are common. Should safe roads as traffic grows not be part of your planning?

The Sherburn centre traffic lights are already at or above capacity, before the several thousand new residents and industrial workers are mostly traversing the centre? I regularly queue now for two or three complete light cycles here, at busy times. Red light jumping by impatient commuters is already routine. A Northern ring road extension around to the B1222 would siphon off most crossing traffic and make Sherburn village a safer and more pedestrian friendly place. It already serves countless surrounding villages with shops, and needs sorting out with a plan before further unpleasant chaos descends? Is there a plan to reshape the village for future residents, or is "enough houses at any cost" the dominant factor for planning?

The Milford village centre is already a major bottleneck and unpleasant place to be, before the planned new houses and industrial units, and apparently two new supermarkets in the conurbation (Aldi and Sainsbury). Most new traffic will come either here or through Sherburn centre? Why is there no new connection planned to the existing ring road for the 1000 new houses in prospect? Urgent planning is required to protect Milford centre?

The 700-1000 new houses in Sherburn are apparently planned to access the B1222 with a new mini-roundabout? The existing newish housing exits to the B1222 using a painted on mini-roundabout, closely followed eastwards by slightly newer housing with a conventional mini-roundabout. The plan is certainly cheap for the developer. The accident rate on the existing roundabouts renders the plan highly suspect? The sheer volume of traffic heading in/out of Sherburn along this B1222 road renders the multiple roundabouts cheap, but dangerous and ill-thought out?

Overall, the planning appears to be set on creating an ill-thought super-village with none of the facilities one would expect (pool, sports centre, waste depot, parking, pedestrian friendly centre, etc). Selby town seems well thought out and admirably funded?

Yours Faithfully,

Mr John Stuart Cook