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Date : 10 August 2015

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Dear Sir

PLAN SELBY: SITES & POLICIES LOCAL PLAN CONSULTATION SUMMER 2015

We are instructed by Linden Homes Strategic Land in respect of the above matter and their interests in Escrick. Accordingly we hereby enclose consultation responses in respect of the following matters:

- Draft Stage 1: Green Belt Study.
- Draft Method Statement for Identifying Development Limits.
- Draft Method Statement for Identifying Safeguarded Land.
- Draft Method Statement for Determining the Status of Villages in the Green Belt.
- Draft Method Statement for Site Allocations: A Framework for Site Selection.
- Draft Growth Options for Designated Service Villages.

We are also enclosing our Settlement Review and Sustainability Audit for Escrick which we trust will be of assistance to you as work progresses on the Plan.

We would be pleased to meet with you to discuss the enclosed submissions and our client's aspirations for their land interests in Escrick. If that is of interest or if you have any queries please do not hesitate to contact me or my colleague Laura Richardson on 01904 231 906.

Yours faithfully

MARC HOURIGAN BA (Hons) BPI MRTPI
Director

cc: J Winyard Linden Homes Strategic Land
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Encl.

PLAN SELBY: SITES & POLICIES LOCAL PLAN CONSULTATION SUMMER 2015

CLIENT:
Linden Homes Strategic Land

DOCUMENT:
Response To The Draft Stage 1: Green Belt Study
Q3 (GB) & Q4 (GB)

DATE:
10 AUGUST 2015

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1. INTRODUCTION

BRIEF

- 1.1 Hourigan Connolly is instructed by Linden Homes Strategic Land in respect of interests in the village of Escrick. The land in question is identified in Figure 1.1 below:



Fig 1.1 – Land East Of Escrick Subject To Option Agreement By Linden Homes Strategic Land. Red Land Promoted For Residential Development And Public Open Space And Blue Land Promoted To Provide Access From Skipwith Road, Sustainable Drainage Facilities, Landscaping and Planting.

1.2 Hourigan Connolly is instructed to review consultation documents produced by Selby District Council (hereafter referred to as the Council) in respect of PLAN Selby which is the Sites and Policies Local Plan which the Council is developing to deliver the strategic vision outlined in the Core Strategy (adopted in October 2013). As part of this instruction, we have also been asked to review and comment upon documents which will form the evidence base which will inform and shape PLAN Selby. This includes the Draft Stage 1: Green Belt Study. We understand that Stages 2 and 3 of the Study will be subject to consultation at a later date.

1.3 When PLAN Selby is adopted it will form part of the Development Plan for the District against which planning applications will be assessed.

SCOPE

1.4 This document contains our response to consultation on the Draft Stage 1: Green Belt Study. Please note that our submission is to be read in tandem with the Landscape Statement undertaken separately by Rosetta Landscape also on behalf of Linden Homes Strategic Land which is enclosed at Appendix 1.

1.5 Our response has regard to the Council's Local Plan evidence base and other material considerations such as:

- The National Planning Policy Framework (hereafter referred to as the Framework).
- Planning Practice Guidance (PPG).
- The Town and Country Planning (Local Planning) (England) Regulations 2012.
- Planning Advisory Service guidance (*'Planning on the Door Step: The Big Issues – Green Belt'*).
- Key recent appeal decisions within Selby District.

1.6 In having regard to these documents, our response acknowledges that the policy framework for the establishment, protection and review of Green Belt is enshrined nationally within Section 9 of the Framework, and locally within the adopted Core Strategy.

STRUCTURE

- 1.7 Our response is structured broadly to answer the two key questions set out on the Council's website. Our response also seeks to make general comments about the approach taken for the Draft Stage 1 Study as a whole and in respect of the settlement of Escrick specifically.

2. RESPONSE

2.1 We have reviewed the Draft Stage 1: Green Belt Study and comment as follows:

GENERAL APPROACH

2.2 The Selby Green Belt is established generally in the west and parts of the north of the District.

2.3 The Council explains in its introductory text to the review of the Green Belt (as set out on the relevant Council consultation webpage: <http://www.selby.gov.uk/draft-stage-1-green-belt-study>) that the Selby District Core Strategy (adopted 22 October 2013¹) confirms that the most sustainable pattern of growth for the District may require PLAN Selby to allocate land for development which currently lies in the Green Belt.

2.4 We would emphasise that, in fact, Policy SP3 of the Core Strategy commits the Council to undertake a Green Belt review.

2.5 Paragraph 4.46 of the supporting text to Policy SP3 states that:

“Thus the need for a Green Belt review is most likely to arise if sufficient deliverable / developable land outside the Green Belt cannot be found in those settlements to which development is directed in accordance with the settlement hierarchy and if development in alternative, non Green Belt settlements / locations is a significantly less sustainable option (because the needs of the particular settlement to which the development is directed outweigh both the loss of Green Belt land and any opportunity for that development to take place on non-Green Belt land elsewhere). A Green Belt review will also consider identifying areas of Safeguarded Land to facilitate future growth beyond the Plan period. The Council considers that this constitutes the exceptional circumstances that justify a need to strategically assess the District’s growth options across the Green Belt”.

2.6 Furthermore Paragraph 4.51 of the supporting text to the policy commits the Council to identifying safeguarded land in Selby District in order to accommodate the needs of the District beyond the current Plan period which expires in 2027. The undertaking of a Green Belt review will obviously enable the Council to ascertain which areas may be considered for release from the Green Belt for development or for designation as Safeguarded Land.

¹ We note that the Core Strategy is the subject of a legal challenge. However the presumption of regularity applies (in that administrative decisions are considered to be lawful until such time as they are quashed) and the Core Strategy should therefore be considered to be part of the Development Plan until such time as it is quashed.

2.7 The Council outlines this further by clarifying that the sustainable growth within the District has been identified within the Core Strategy as relating to settlements within or close to the Green Belt. These are the District's two Principal Service Centres (PSCs) of Tadcaster and Sherburn in Elmet, as well as five of the 18 Designated Service Villages (DSVs); this list of five DSVs includes Escrick.

2.8 We therefore agree that it is both sensible and timely to undertake a review of the extent of the Selby Green Belt as part of the wider Local Plan process. We also agree with the Council's statement that parcels of land can only be released from the Green Belt if exceptional circumstances can be demonstrated, as set out at Paragraph 83 of the Framework which states *inter alia* that:

"Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period."

2.9 That said there is clearly a pressing need for the Council to boost the supply of land for housing by considering the suitability of sites for housing as a matter of urgency.

2.10 The chronic undersupply of housing within Selby District since 2008-09 forms an important component of the context to the current Green Belt review. In every year since 2008-09, the Council has failed to meet its target for new housing development; this is summarised as follows:

Table 1 - Summary of Selby Housing Completions Performance Since 2008-09 (Source: Selby District Council SHLAA Methodology Update February 2015:

Year	Selby District Council Target	Net Completions	Shortfall
2008-09	440	226	-214
2009-10	440	270	-170
2010-11	440	366	-74
2011-12	450	338	-112
2012-13	450	248	-202
2013-14	450	263	-187
Total			-501

- 2.11 This historic underperformance highlights a clear need for intervention through the planning system to boost significantly the supply of land for housing (as required by Paragraph 47 of the Framework). A recent appeal decision at Station Road, Carlton² showed that the current housing land supply level within Selby District could be as little as 2.89 years.
- 2.12 The level of past underperformance in the delivery of new housing also serves to highlight that, with the existing Green Belt boundaries in place, this has failed to lead to significant development on non Green Belt regeneration sites of a level required to meet the District's needs.
- 2.13 Regard must also be had within the Study for the pressures from development upon settlements where additional housing is needed. This is particularly pertinent in the case of Escrick where the release of land from the Green Belt for new housing would enhance the vitality of this DSV. Presently Escrick is inset within the Green Belt and, consequently it is incapable of any meaningful further growth which is essential to the future sustainability of the settlement.
- 2.14 It is relevant here to also refer to our document 'Escrick Settlement Review and Sustainability Audit' which is submitted alongside our consultation responses on behalf of Linden Homes Strategic Land. Amongst other things, this document provides detail about the current sustainability of Escrick in housing market terms. In short, this document finds that the local housing market is significantly imbalanced, largely as a result of the significant undersupply of new housing. There is very little housing available to buy and that which is available is generally very large and very expensive.
- 2.15 Our Settlement Review and Sustainability Audit also draws attention to the Council's latest SHLAA (June 2015) which indicates that there are just three sites with unimplemented planning permissions in the village accounting for just 6 dwellings. No other sites are identified within the existing village Development Limit as being either deliverable (i.e. likely to deliver housing within 5 years) or developable (i.e. likely to deliver housing in years 6 – 10 or 11 – 15).
- 2.16 In summary, the prevailing circumstances of the settlement could comprise the exceptional circumstances envisaged by the Framework at Paragraph 83 to justify release of land from the Green Belt. Our response to Q3 (GB) and Q4 (GB) below and in the Landscape Statement enclosed at **Appendix 1** clearly shows that land to the east of Escrick does not fulfil the 5 purposes of including land within the Green Belt and that it should be considered for release from the Green Belt and allocated for residential development to support the future vitality of this DSV. There is also a need to look beyond the Plan period to identify Safeguarded Land to support Escrick's sustainability in the much longer term, whilst preserving any newly established Green Belt boundaries following the current review.

² Appeal by Ainscough Strategic Land against the refusal of planning permission for the erection of up to 75 no. dwellings, associated infrastructure and open space provision (PINS Reference: APP/N2739/A/13/2210492).

RESPONSE TO Q3 (GB) & Q4 (GB) AS OUTLINED BY SELBY DISTRICT COUNCIL

2.17 We now refer to the individual questions posed by Selby District Council in respect of the Draft Stage 1: Green Belt Study and comment as follows:

Q3 (GB)

2.18 Q3 (GB) asks:

“Using the information in Table 8 of the Study, do you have any comments on the approach by which the General Areas could be defined as ‘weakly’ or ‘more strongly’ fulfilling the five national purposes of the Green Belt (as defined within NPPF Paragraph 80).”

2.19 For ease of reference, these five purposes of including land in the Green Belt are:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and,
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.20 Table 8 of the Study is broken down into two components. The first of these assesses areas of land within the Green Belt in terms of their role in protecting “...*the setting and special character of the Historic City of York...*” as measured against key character elements of landscape and setting which are established within the York Heritage Topic Update 2014 and the Heritage Impact Appraisal 2014. The Study explains that the approach to this first component has the support of the City of York Council and English Heritage (now Historic England). This is a logical approach and assists in determining whether areas of land accord with Purpose 4 of including land within the Green Belt as set out at Paragraph 80 of the NPPF which is “*to preserve the setting and special character of historic towns*”.

2.21 The second component of Table 8 deals with the role of the Green Belt in protecting the setting and special character of the historic places within other neighbouring local authority areas (Doncaster, East Riding, Harrogate, Leeds and Wakefield). The Study looks at the role of the Selby Green Belt in respect of those historic places that lie within 5 kilometres of the Selby District administrative boundary. Again we would agree that this is logical and sensible given

that there is unlikely to be any inter-visibility between settlements which are further apart than this.

2.22 As mentioned above, our comments largely pertain to our client's interests within the DSV of Escrick. In terms of using the information summarised at Table 8 of the Study to comment on the approach by which General Areas identified may be defined as 'weakly' or 'more strongly' fulfilling the five national purposes of the Green Belt (as set out at Paragraph 80 of the Framework), our fundamental point is that the General Areas have been defined too broadly in spatial terms. In order to comment more meaningfully, the Landscape Assessment component of our response (please refer to **Appendix 1** for full details) sub-divides the two larger General Areas adjoining the built form of Escrick (known as 'Escrick 1' which lies to the east of the village and 'Escrick 4' to the west) into 'a' and 'b'.

2.23 For ease of reference, an extract of the plan for Escrick from the Draft Green Belt Study is provided here:

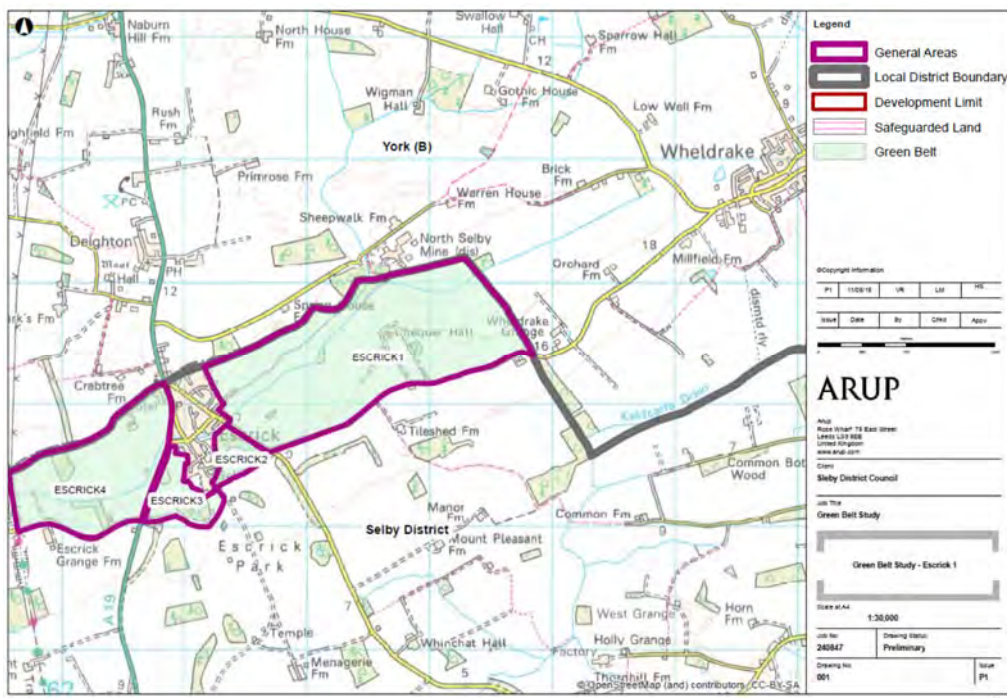


Fig. 2.1 – Extract from Draft Green Belt Study to Show Sites Known as Escrick 1 to 4

2.24 Whilst we acknowledge that it is perhaps premature to assess individual land parcels at this stage in the Plan-making process, and that Stages 2 and 3 of the Council's Green Belt Study will deal with this level of detail, it is vital that some parcels that may be appropriate for removal from the Green Belt are not discounted at Stage 1 by virtue of being 'swallowed up' within a much larger General Area which could not be released in its entirety. It is essential that the opportunity remains for comment on those portions of land that may be appropriate for

development that lie within much larger General Areas which would be inappropriate for release from the Green Belt in their totality are not overlooked.

2.25 In assessing the General Areas as a whole, it is clear from the commentary provided within the Study that there is some recognition that some portions of those Areas 'weakly' fulfil some or all of the five purposes whilst others 'strongly' fulfil some or all of them. For example, in assessing 'Escrick 1' against Purpose 4 ("*to preserve the setting and special character of historic towns*") the relevant pro-forma contained at Appendix B clearly separates out the northern area from the southern area as having a differential impact. The textbox considering "*the role of the General Area in the supporting the character of the Historic Town or Place within the Borough*" and "*the role in supporting views into and out of the historic core*" scores the northern component of 'Escrick 1' as "2" ("*Historic Core of the Settlement is separated from Green Belt by post WWII development*") and the southern component as having a greater impact of "4" ("*Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.*").

2.26 However, within the main body of the Draft Green Belt Study, the subtleties of smaller disaggregated areas within the wider General Areas are lost and an over-riding score is provided for the larger areas as a whole; this is misleading and it should be made clear that some parts of the General Areas, if viewed in isolation, would not fulfil the five purposes of including land within the Green Belt.

2.27 Specific comments in respect of the landscape and visual impact assessment as a result of the potential release of the General Areas around Escrick (including the disaggregated areas '1a'³, '1b'⁴, '4a' and '4b') against each of the five Green Belt purposes is detailed within the Rosetta Landscape Study at **Appendix 1**. Therefore, we do not deal with this element of the assessment further here. However, we do make some additional more general points which are set out below as follows:

Purpose 1: To Check the Unrestricted Sprawl of Large Built-Up Areas

2.28 As is clarified within the Council's Draft Study, none of the General Areas outlined around Escrick are considered to have anything more than a very weak fulfilment of the five national purposes of Green Belt. We agree with this assessment.

³Escrick 1a' is defined within the appended Rosetta Landscape Study as "...an area of almost flat land in the north west corner (that) extends eastwards from the existing built development by around 0.5 km and runs southwards from the northern district boundary by a similar distance. This area comprises a number of small fields surrounded by substantial vegetation (both trees and hedging) which give a strong sense of enclosure (photos 4-6)."

⁴ 'Escrick 1b' is defined within the appended Rosetta Landscape Study as "...the remainder of the area (shown as 1b on the plan) is an open rolling landscape of large agricultural fields in arable use at the present time containing occasional small copses and defined on its northern edge by blocks of more substantial woodland (in particular Spring Wood)."

Purpose 2: To Prevent Neighbouring Towns Merging Into One Another

- 2.29 In terms of Escrick's neighbouring settlements, the Draft Green Belt Study considers the relationship between Escrick and Wheldrake to the east and Deighton to the north. The Study concludes that the gap between Escrick and Wheldrake is "*less essential*" and therefore there is a minimal impact here in terms of the potential release of 'Escrick 1'. It does, however, raise some concerns about the role that 'Escrick 1' serves in protecting the gap between Escrick and Deighton. In this respect, we agree with Rosetta Landscape's conclusion that this is an inaccurate conclusion, particularly in respect to the north western extent of 'Escrick 1' which we refer to as '1a'. The presence of Blanchard's Wood to the north of this area together with extensive planting along the northern edge of Escrick more generally means that this area of land serves no purpose in protecting the gap between Deighton and Escrick.

Purpose 3: To Assist in Safeguarding the Countryside From Encroachment

- 2.30 The Draft Green Belt Study recognises that development towards the western edge of 'Escrick 1' relates more to the existing built form than to the wider countryside. This is a key case in point as to why we believe that this area should be subdivided for assessment into '1a' and '1b' as outlined above.
- 2.31 Moreover, the fields that would lie within '1a' are physically well contained by the presence of significant mature vegetation which separates them from the wider countryside which lies beyond further to the east. We therefore maintain that the western component of 'Escrick 1' does not fulfil this purpose of including land in the Green Belt.

Purpose 4: To Preserve the Setting and Special Nature of Historic Towns

- 2.32 'Escrick 1' lies approximately 5 miles to the south of the southern edge of York City Centre. Therefore, there is little if any role that this site plays in fulfilling this purpose.
- 2.33 Further, at a local level within and around the village itself, 'Escrick 1' is physically separate from the historic core of the settlement by post-World War II development. Additionally, whilst the Draft Green Belt Study recognises the importance of views from the south western corner of 'Escrick 1' to Escrick Park (as Rosetta Landscape highlight) the release of the area defined as '1a' would protect such views.

Purpose 5: To Assist in Urban Regeneration, By Encouraging the Recycling of Derelict and Other Urban Land

- 2.34 The Draft Green Belt Study recognises that Escrick lies within the A19 Regeneration Corridor as established within the adopted Core Strategy. It therefore explains that the presence of Green Belt around the settlement helps to encourage the recycling and reuse of derelict or underdeveloped land within the village. However, we would argue that no such land exists to meet the growth needs of this DSV. As emphasised above at Paragraphs 2.12 to 2.15, the

SHLAA only identifies sufficient sites to deliver 6 dwellings in the short term, with no suggested previously developed sites within the village for the longer term. Paradoxically, the current Green Belt boundaries surrounding Escrick may actually be hindering the regeneration objectives of the A19 Corridor at this location.

Q4 (GB)

2.35 Q4 (GB) asks:

“Do you have any comments on the approach to defining purpose 5 of the Green Belt Review?”

2.36 As stated above, purpose 5 of Green Belt is *“to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”* The Council's Draft Study makes the local interpretation of this from the Core Strategy objectives as follows:

- *“Enhancing the role of the three market towns as accessible service centres within the District. Selby has benefitted from a Renaissance Programme of Urban Regeneration and there are a number of further opportunities for regeneration of long-standing industrial areas within the town.*
- *Supporting rural regeneration in ways which are compatible with environmental objectives.*
- *Promoting the efficient re-use of existing buildings and previously developed land.”*

2.37 We broadly concur with the Study's view at Section 5.5 that the interpretation of purpose 5 varies widely from local authority to local authority but that it is important that assessment of the Green Belt is considered against this purpose to ensure that the Plan is ultimately found to be 'sound'. It is difficult, however, to make detailed comment on this purpose at this stage of the Plan making process when assessment of individual sites is still ongoing. However, we do wish to make several points here which are set out below.

2.38 Firstly, one of the facets of this purpose is that release of the Green Belt should not jeopardise regeneration objectives by encouraging development at less sustainable locations that would make the delivery of more 'challenging' non Green Belt regeneration sites less likely. We would highlight though that, with the presence of the existing Green Belt boundaries, the Council has failed to achieve its annual housing requirement since the assessment year ending March 2007; this would suggest that the more deliverable non Green Belt sites have been developed and that the lack of available land is affecting the appropriate provision of new housing whilst failing to encourage significant release of regeneration sites. This is outlined in further detail in our response above at Paragraphs 2.9 to 2.11.

2.39 As the Study establishes at Section 5.5, a second facet of purpose 5 is that specific local circumstances and regeneration priorities outweigh the protection of the Green Belt at certain

locations. This is a critical consideration in recognising that some settlements deemed appropriate for further growth (including the two PSCs and five of the DSVs) may be constrained by the presence of the current Green Belt boundaries in their current form which may mean that the need for development at these locations is inappropriately hindered. This will only serve to reduce the vitality of these settlements and will create continued pressure for development upon Green Belt boundaries which would otherwise be reduced with a justified release of land from the Green Belt to meet local housing and employment needs on sites which do not meet the purposes of including land within the Green Belt.

2.40 It is important that regeneration objectives of the Council are borne in mind when considering a review of the Green Belt. However, this must also be weighed against the need to deliver an appropriate level of housing and employment land development across the District to ensure sustainable patterns of development which support the long term vitality of individual settlements; this precipitates the need for the limited release of some areas of Green Belt for development and of other areas as safeguarded land to protect the Green Belt beyond the life of the current plan period. Such an approach is not an 'either/or' matter – regeneration priorities and the sustainable growth of individual settlements are both important planning considerations. In this regard we would again highlight the detailed review of sustainability contained within our document 'Escrick Settlement Review and Sustainability Audit' also submitted alongside our representations here.

APPENDIX 1

**SKIPWITH ROAD, ESCRICK
for Linden Homes Strategic Land**

**LANDSCAPE STATEMENT
IN RESPONSE TO SELBY DISTRICT COUNCIL'S
DRAFT STAGE 1: GREEN BELT STUDY**



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2579/1A	GREEN BELT ASSESSMENT

1.0 BACKGROUND

- 1.1 Rosetta Landscape Design has been appointed by Linden Homes Strategic Land in respect of their land interests in the village of Escrick (see appendix A for location and extent). This document has been prepared to provide evidence on landscape matters in support of their formal response to the consultation on the Selby Draft Green Belt Study. It should be read in conjunction with drawing 2579/1A (Green Belt Assessment).
- 1.2 A visual survey has been undertaken to: (i) identify the local landform, extent and type of vegetation in the vicinity of the four sub areas (Escrick 1-4) identified within the Draft Green Belt Study; (ii) assess any impacts on landscape character that would arise as a result of built development within any part of these areas; and (iii) make comment on the impact any such development would have on the effectiveness of the Green Belt at each location.
- 1.3 Our assessment leads us to conclude that the general areas as currently defined are too broad to provide a meaningful analysis and that two of these (Escrick 1 and Escrick 4) should each be subdivided into two parts on the basis that each part possesses very different landscape characters - within both areas, one part is open to the wider landscape context with the other visually self-contained (see also below, paras. 2.1.2 - 2.1.3 and 2.4.2 - 2.4.3).
- 1.4 Finally, we have reviewed the information at Table 8 in the Draft Green Belt Study in completing our own assessment and make response to this in detail (see 4.0 below).

2.0 EXISTING SITUATION

- 2.1 Escrick 1.
 - 2.1.1 This is the largest of the four Green Belt areas identified in the draft report that abut the existing village of Escrick (note: area Escrick 5 has not been included within this study since it does not directly abut the existing village and so would not normally be considered for future built development). Escrick 1 is bounded to the west by existing built development (at the northern end) and Skipwith Road (at the southern end); to the south it is bounded by Wheldrake Lane. The area extends a distance of around 2.4 km eastwards as far as Gilbertson's Wood which forms the district boundary with the city of York. The northern edge of this area also runs along the district boundary; this edge is defined in visual terms by three areas of woodland – Blanshard's Wood (photos 1, 2 and 4), Spring Wood (photo 8), and Lacey Bottom Wood (photo 9) together with the site of the former North Selby Mine.
 - 2.1.2 In landscape character terms the area can be divided into two parts. Firstly, an area of almost flat land in the north west corner (shown as 1a on plan) extends eastwards from the existing built development by around 0.5 km and runs southwards from the northern district boundary by a similar distance. This area comprises a number of small fields surrounded by substantial vegetation (both trees and hedging) which give a strong sense of enclosure (photos 4-6, 18-19). Views within this area are limited and the area is visually linked to existing built development to the west.
 - 2.1.3 The remainder of the area (shown as 1b on plan) comprises an open rolling landscape of large agricultural fields in arable use at the present time containing occasional small copses and defined on its northern edge by blocks of more substantial woodland (in particular Spring

Wood). Views within this part of the site from the public road are open and extensive (photos 7-9).

2.2 Escrick 2

2.2.1 This area comprises the formal parkland to the east of Escrick Hall – now in use as an Independent School for Girls (photos 10-11). It is bounded to the east by Skipwith Road and to the north & west by the rear gardens of existing dwellings. Open land (part of the wider Escrick Park) lies to the south with no strong visual separation between the two areas.

2.2.2 The area itself contains a mixture of planted woodland, isolated ornamental trees, formal lawns and ornamental lakes; several access tracks through the site. Whilst a clear view into the site from the east can be obtained from Skipwith Road (photo 10), in landscape character terms this area contrasts strongly with that of the conventional rural landscape beyond the parkland boundary.

2.3 Escrick 3

2.3.1 This area comprises the formal parkland to the west of Escrick Hall. It is bounded to the west by the A19 Selby Road, to the north by Carr Lane and to the east by the rear gardens of existing dwellings; the area appears to wash over the grounds of the primary school. Open land within the wider Escrick Park lies to the south though the two are largely separated by an area of woodland containing evergreen tree species.

2.3.2 As with Escrick 2 this area contains both formal planted woodland (containing ornamental species) and open parkland together with a substantial hedge running along the western boundary adjacent to the main road (photos 12-13). This latter feature prevents any significant views into the area from public viewpoints.

2.4 Escrick 4

2.4.1 This is the second largest of the four Green Belt areas identified in the draft report that abut the existing village of Escrick. This area is bounded to the east by the A19 Selby Road and to the south by Stillingfleet Road. It extends to the west as far as the former alignment of the east Coast Main Line (photo 14) – a distance of around 1.2 km. The northern edge of this area runs along the district boundary and is defined in visual terms by field hedgerows.

2.4.2 In landscape character terms this area is, in some ways, a mirror image of Escrick 1 insofar as the western / southern part (shown as 4a on plan) comprises a rolling landscape of large agricultural fields (photos 14-15) and blocks of woodland (though somewhat more substantial than those found within area Escrick 1b to the east of the village).

2.4.3 In contrast, the landform within the north eastern part (4b) is almost flat, with smaller fields that are somewhat contained in visual terms by built form and planting elements (see photos 16-17).

3.0 VISUAL IMPACT OF DEVELOPMENT

3.1 Escrick 1

- 3.1.1 The outcome of the landscape character split between areas 1a and 1b is that the two parts of the area have a very different capacity for development without impinging on the rural landscape character.
- 3.1.2 Whilst new development within area 1a would need to be designed with consideration of the existing built form it would have little or no impact on the wider landscape to the east due to the existence of shelter belts and mature hedging along its eastern and southern boundaries.
- 3.1.3 It should be noted that the release of area 1a for development would have no visual impact upon Escrick 2 and 3 to the south west due to extensive screen planting along the boundaries of these sites together with planting to the east of Skipwith Road.
- 3.1.4 Conversely any built development within area 1b would have a substantial impact on the rural character of this part of the area - and the local landscape beyond.

3.2 Escrick 2

- 3.2.1 This site is visually self contained due to extensive woodland planting around its perimeter apart from in the south east corner where a clear view into the parkland can be obtained from adjacent public roads.
- 3.2.2 However, due to its very distinctive parkland character, this area of land is unlikely to ever be considered for built development (other than as part of the existing school). The visual impact of development has not therefore been considered as part of this study.

3.3 Escrick 3

- 3.3.1 This site is visually self contained due to extensive woodland planting around its perimeter and a substantial hedge along the western site boundary.
- 3.3.2 Notwithstanding the above, this area of parkland - as Escrick 2 - is unlikely to ever be considered for built development due to its distinctive landscape quality. The visual impact of development has not therefore been considered as part of this study.

3.4 Escrick 4

- 3.4.1 The outcome of the split into areas 4a and 4b is that the two parts of the area are assessed to have a somewhat different capacity for development without impinging on the rural landscape character.
- 3.4.2 It is assessed that any new built development within area 4a would have a substantial impact on the rural character of this part of the area whereas development within area 4b would principally have an impact on the existing buildings to the east (i.e. farms, the parish church and The Parsonage Hotel) and less impact on the wider rural landscape to the west.

4.0 RESPONSE TO GREEN BELT STUDY

4.1 This section of the report considers the comments made within the Selby Green Belt Study in regard to the role that area Escrick 1 plays within the York Green Belt and the impact that future built development might have on this role. We have not considered the remaining areas in detail at this stage; however whilst we assess that Escrick 4 merits further study in this regard, areas Escrick 2 and Escrick 3 are unlikely to ever be considered for built development due to the historic parkland character.

4.2 Purpose 1: To check the unrestricted sprawl of Large Built Up Areas

4.2.1 The Selby Green Belt Study notes that *'the Green Belt in this General Area (i.e. Escrick 1) ...has a role in protecting the special character of York and its relationship with the surrounding villages and countryside... it is not in close proximity with this large built up area'*.

It also notes that *'As Escrick is not considered to be a 'large built up area', the Green Belt boundary to the west of the General Area is not considered to have a function in preventing 'sprawl from a large built up area'.*

With regard to the northern boundary of this area the Study notes that this *'is arbitrarily defined by Selby District Council Local Authority boundary. As the Green Belt designation 'washes through' this boundary into York, there is no role for the Selby Local Authority Boundary in restricting sprawl of the large built up area of York'*.

4.2.2 With regard to the above comments our study has not specifically considered the role of area Escrick 1 within the wider York Green Belt, but rather has concentrated on a detailed landscape assessment of the area itself. However it is self-evident that the distance of this area from the built-up area of York (around 6 km) precludes any meaningful value that the area might have in preventing sprawl from the York metropolitan area. We therefore concur with the report's conclusion on this aspect

4.3 Purpose 2: To prevent Neighbouring Towns from merging into one another

4.3.1 With regard to *Visual and Perception of Distance between Escrick 1 and Wheldrake* the Selby Green Belt Study notes that *'With increasing distance east along Wheldrake Lane, there is a stronger perception of the Green Belt not being associated with any settlement'* and that therefore Escrick 1 *'is considered to protect a 'less essential gap' where development is unlikely to cause merging between Escrick 1 and Wheldrake'*.

4.3.2 Conversely, with regard to *Visual and Perception of Distance between Escrick 1 and Deighton* the Study notes that *'Development along the exit to Escrick and the entrance to Deighton does reduce the distinct separation and perception of leaving one place to enter another'*.

Notwithstanding that fact that *'...a dense tree buffer associated with Blanshard's Wood limits views northwards and does offer the perception of the central and southern parts of Escrick 1 being largely separate from the land to the south of New Road and the land gap between settlements'* it concludes that Escrick 1 *'is therefore considered to protect a 'largely essential gap' between Escrick 1 and Deighton'*.

- 4.3.3 Whilst we would concur with the study's conclusion regarding the relative lack of importance of Escrick 1 in protecting the gap between Escrick and Wheldrake, we would disagree with its conclusion that Escrick 1 provides any function in protecting the gap between Escrick and Deighton. Whilst acknowledging that the northern boundary to Escrick 1 is an arbitrary line (i.e. the boundary line between Selby and York districts), the presence of dense woodland along this line together with extensive planting along the northern edge of Escrick village to the west (see photos 1 and 3) provides a strong visual definition between open land to the north (towards Deighton) and land to the south (within Escrick). Hence development within Escrick 1 would have no bearing on the visual character of the land gap between these two villages which all lies to the north of the line.
- 4.3.4 In this context it is worth pointing out the presence of New Road which runs eastwards from the A19 Selby Road to the north of Escrick. This is a strong feature in the local landscape and so is well placed to serve as a defensible physical boundary for the Green Belt in respect of the interface between Escrick and Deighton.

4.4 Purpose 3: To assist in Safeguarding the Countryside from Encroachment

- 4.4.1 The study notes the following in respect of the landscape character of Escrick 1 (our emphasis):

- *The Landscape Assessment of Selby District (1999) identified that this General Area falls within the York Fringe Local Character Area which means it includes the flat wooded farmland, small nucleated villages and gently rolling or flat arable farmland.*
- *The SDC Landscape Appraisal (2011) states that **landscape sensitivity is low when looking into the village**. Although the urban edge to the east follows a strict rigid line to the immediate field patterns, **the sensitivity to development is considered to be low** as the immediate field patterns surrounding Escrick are **well contained** and any development would be **sited against the backdrop of existing development**.*
- *Site visits identified that whilst there are prolific areas of mature tree planting and woodland, **there are few features of intrinsic landscape value within the General Area**. The area was considered to have a flat but gently undulating landscape character where smaller scale field boundaries adjoined the urban edge with increasingly large field boundaries further east.*
- *Wider views of the landscape are fairly limited due to extensive planting in the distance.*
- ***Views of the urban edge are available but filtered by trees**, however a designed view exists towards Escrick Hall is possible.*
- ***Development within the western edge is likely to be more associated within the built form of Escrick**, but still have a detrimental impact on the physical landform and entrance to the village from the south.*
- *Access through the General Area is limited to public rights of way along Bridge Dike, denoting the largely rural countryside role.*
- *Site visits identified that development further to the east of this General Area would be in conflict with the undulating landform and would be visually intrusive. Therefore further to the east of the General Area, the Green Belt protects a landscape of high sensitivity to development which strongly protects the openness of the countryside. General Area contained Chequer Hall and two farmsteads, which results in approximately 0.89% built form.*
- *Further to the east of the General Area, the Green Belt displays a strong unspoilt rural character. However nearest the urban form, small scale fields with more defined field*

boundaries result in much higher levels of containment of the Green Belt and therefore the land at this location is considered to be a strong rural character.

4.4.2 Whilst generally in agreement with the above comments, we would argue that the differences between the western and eastern parts of Escrick 1 are so significant as to merit different designations. Specifically, the former comprises small enclosed fields on flat land to the west (designated 1a in our report) and the latter (designated 1b) comprises large fields within an open rolling landscape. Notwithstanding any rural characteristics that the western part possesses it is clear from the 2011 Landscape Appraisal that the sensitivity of the landscape to development within this western area is low since it is *'well contained and any development would be sited against the backdrop of existing development'*.

4.4.3 In stating that we believe there is scope for development within the western part of the area we are however fully in agreement with the Green Belt Study that the open view into Escrick Park from its extreme south west corner should be preserved.

4.5 Purpose 4: To preserve the setting and special character of historic towns

4.5.1 With regard to this aspect of the green belt function, the study notes that:

- *Escrick is located approximately 5 miles from the centre of York, the relationship of the General Area to York is therefore limited.*
- *...the General Area has a moderate role in supporting the setting of the strays, a stronger role in retaining open countryside, a relatively strong role in preserving the setting and views toward Escrick Park and a weaker role in retaining the separation between settlements within York's environs.*

4.5.2 With regard to its function in protecting the nearby Conservation Area, the Study notes that the Green Belt within Escrick 1 has a varied role in protecting the setting of the historic core as follows:

- *In the north western corner ..., the Green Belt adjoins a planned modern expansion of Escrick. There are no listed buildings in this northern area of Escrick.*
- *In the south western corner of, the Green Belt adjoins a heavily-wooded area of the ornamental parkland of Escrick Park. A designed view towards Escrick Hall is possible.*

4.5.3 With regard to its specific location in relation to historic features the study notes that:

- *Whilst Green Belt in Escrick 1 lies adjacent to the heavily wooded area of Escrick Park (an unregistered Park and Garden), the 'historic core' of Escrick is separated from the Green Belt by post WWII development along Carrs Lane.*
- *Views to... key features within the village of Escrick from Escrick 1 are channelled, however a designed view exists through the south western corner of the General Area to the front of the Escrick Park estate.*
- *Views from the northern portion of the area are constrained by vegetation.*
- *Given the designed nature of this view, it is considered fundamental that it is retained.*

4.5.4 In considering the above points it is clear that the study puts great emphasis on retention of the view from the south west corner of Escrick 1 towards Escrick Park (see photos 10-11); we would agree with the importance of this view. Notwithstanding this, development of land within the north west part of Escrick 1 should not compromise the view since *'In the north western*

corner ..., the Green Belt adjoins a planned modern expansion of Escrick (where there) are no listed buildings' and views of the parkland from the north west corner are 'constrained by vegetation'.

4.6 **Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.**

4.6.1 With regard to this aspect of green belt function, the study notes that 'As Escrick forms part of the A19 Regeneration Corridor defined within the Selby Core Strategy, Escrick 1 is considered to be connected to and in close proximity within this Regeneration Area. The Green Belt designation at this location is likely to have a role in encouraging the recycling and re-use of derelict or underdeveloped land within Escrick'.

4.6.2 Selby District Council identify Escrick as one of five 'Designated Service Villages' within the District as a potential centre for development. We would concur with the study's assessment that setting an appropriate boundary for the Green Belt in this area would enable this target to be achieved by identifying those areas of land capable of development without compromising wider the Green Belt function.

5.0 **SUMMARY**

5.1 We have undertaken a site inspection of four areas of land abutting Escrick village (designated Escrick 1-4 within Selby District Council's Draft Green Belt Study) that currently lie within the green belt.

5.2 In terms of landscape character, we conclude that Escrick 1 does not have a single landscape character and should be subdivided into two distinct areas: (a) several small fields in the North West corner that are visually self-contained being surrounded by substantial vegetation and abutting existing built development; and (b) the remainder of the area which comprises large agricultural fields in an open rolling landscape.

5.3 We assess that built development could take place within this North West corner without adversely affecting (in visual terms) either the remainder of Escrick 1 or the function of the wider green belt beyond.

5.4 With regard to Escrick 2 and 3, we assess that these are unsuitable for built development is due to their historic parkland character.

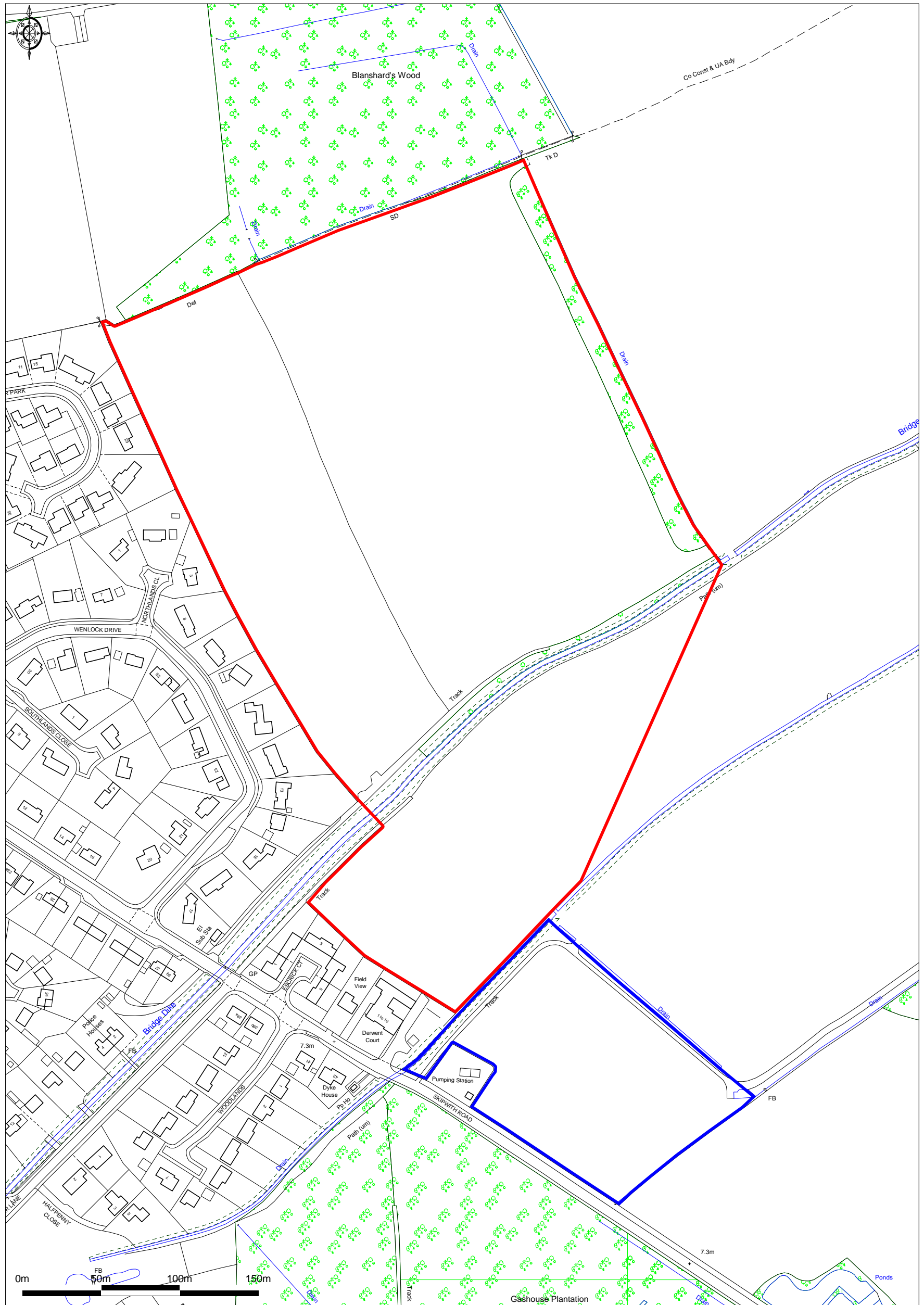
5.5 With regard to Escrick 4 we assess that, as with Escrick 1, the area does not have a single landscape character. An area within the north east corner is visually more self contained than the remainder so might be suitable for future development; however this requires further study before any conclusion is reached in this regard.

APPENDIX A



SITE OF INTEREST

Escrick, Land off Skipwith Road



APPENDIX B

PHOTOGRAPHS

Escrick 1 from north



Photo 1: ▲
View south from New Road (i.e. access road to former North Selby Mine) towards Escrick 1. Part of Blanchard's Wood can be seen on left with tree line running along northern edge of existing residential development on right.



Photo 2: ▲
View south west from New Road showing Blanchard's Wood (centre right), shelter belt running south from this (centre) and mature field hedgerow (on left).



Photo 3: ◀
View south east from New Road towards Escrick village – tower of parish church can be clearly seen set within its planted context.

Escrick 1 – north western part



Photo 4: ▲
View north from public footpath adjacent to Bridge Dyke showing existing residential development on left and part of Blanshard's Wood on right.
Photo 5:
View east along public footpath showing maturity of planting around fields in this part of the area. ▼



Photo 6:
View south from public footpath showing existing residential development on right and mature planting surrounding fields on left. ▼



Escrick 1 –eastern part



Photo 7: ▲
View north from Wheldrake Lane showing extensive planting along field boundaries in North West corner of area (extreme left) and more open character of landscape centre and right.
Photo 8:
View north from Wheldrake Lane midway along southern boundary of the area – copse to south of Chequer Hall on extreme right, Spring Wood in centre. ▼

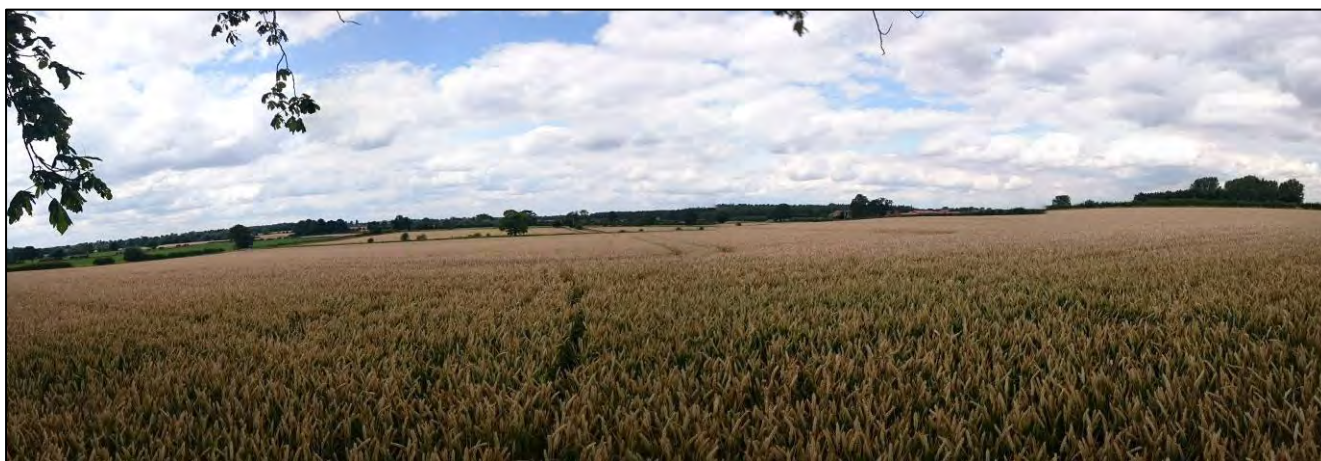


Photo 9:
View north from Wheldrake Lane showing copse to south of Chequer Hall on extreme left and Lacey Bottom Wood centre right. ▼



Escrick 2



Photo 10: ▲
View west from Wheldrake Lane near its junction with Skipwith Road showing clear view into parkland surrounding Escrick Hall (i.e. area Escrick 2). Part of the dense tree planting along Skipwith Road can be seen to right of view.

Photo 11: ▼
View into parkland from railings along Skipwith Road showing formal character of parkland – lawns, paved roads and isolated trees.



Escrick 3



Photo 12: ▲

View east from Stillingfleet Road near its junction with A19 Selby Road showing access into parkland around Escrick Hall (i.e. area Escrick 3). Ornamental tree planting within parkland can be seen together with dense evergreen woodland planting (on right) that defines its southern edge at this point.

Photo 13:

View north along A19 Selby Road shows (on right) substantial hedge planting along western boundary of area Escrick 3 together with one of the woodland blocks contained within the parkland in middle distance (centre right). Field hedge containing mature trees (left of view) defines area Escrick 4 at this point. ▼



Escrick 4 – western part



Photo 14: ▲

View north from Stillingfleet Road near the point where it passes over the former East Coast Main Line (i.e. western boundary of area) showing open character of landscape containing large agricultural fields and occasional woodland blocks.

Photo 15:

View north east from Stillingfleet Road midway along southern boundary of area showing field hedgerows, open fields, occasional trees and woodland blocks. Tower of Escrick parish church (within a planted context) can be seen on the skyline to right of isolated tree in centre of view. ▼



Escrick 4 – eastern part



Photo 16: ▲

View north west towards Escrick 4 from junction of Stillingfleet Road and Selby Road showing part of Moons Plantation on left with typical field hedgerows - containing trees - centre and right.

Photo 17:

View west from track running between parish church and Parsonage Hotel towards northern eastern part of area showing typical field size, character of surrounding planting and, on right, buildings associated with Crabtree Farm. ▼



Escrick 1 – additional images



Photo 18:

▲
View east from centre of largest field contained within Escrick area 1a looking east and showing dense vegetation within shelterbelt that runs full length of its eastern boundary.

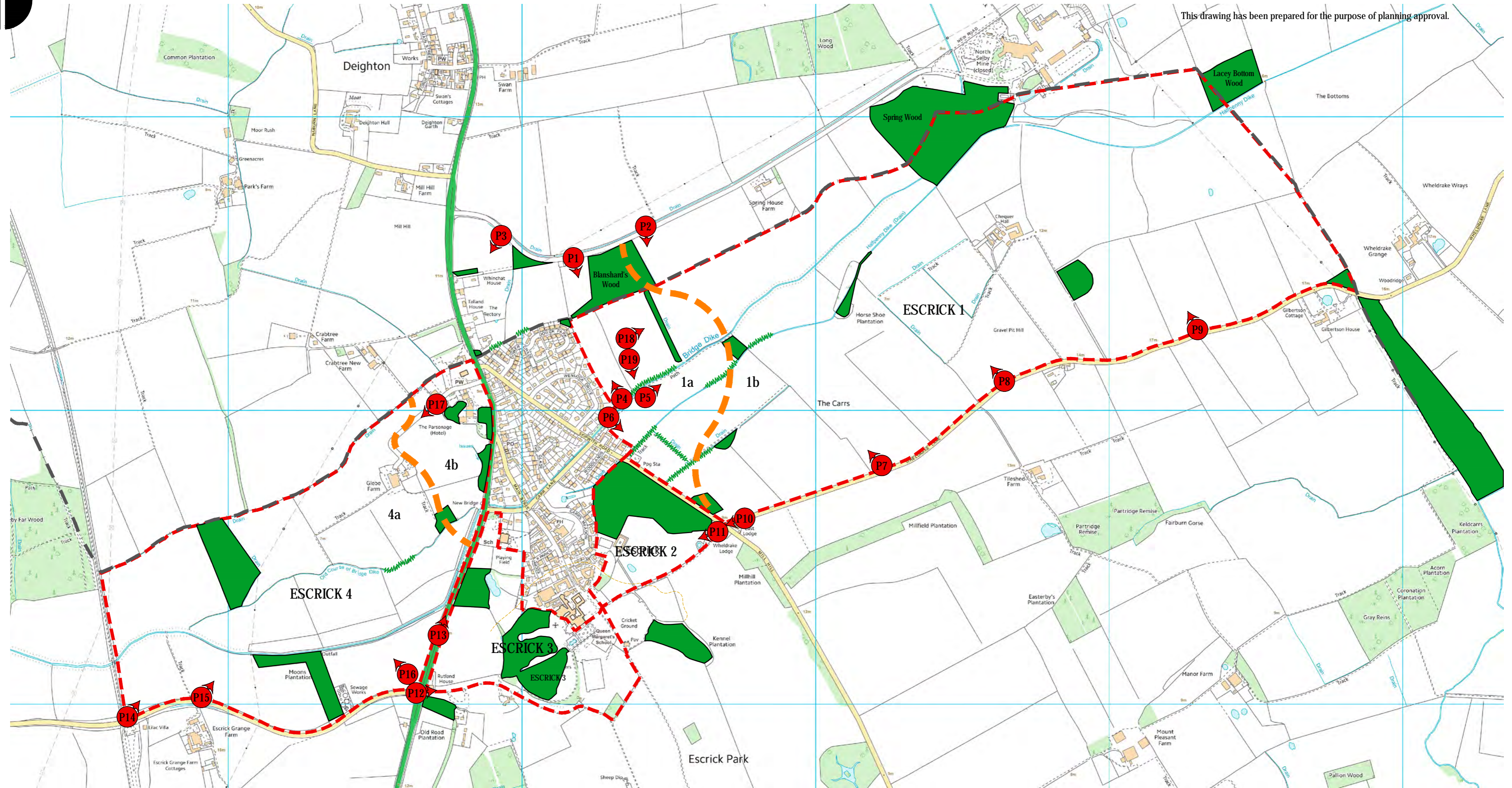
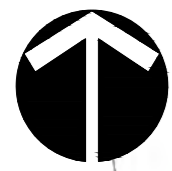
Photo 19:

▼
View east from same point showing, on left, tree line that runs along north side of Bridge Dyke. Extensive tree planting that lies both within Escrick Park and to east of Skipwith Road can be seen beyond housing in middle distance centre and right.

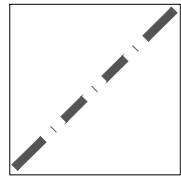
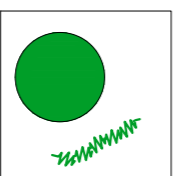
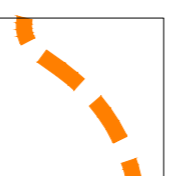
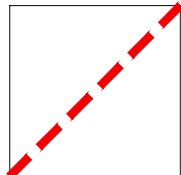
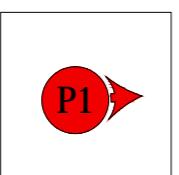


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LEGEND

-  District Boundary
-  Significant Areas of Vegetation
-  Proposed sub-division of Esrick areas 1 & 4
-  Sub areas described in Selby Green Belt Study
-  Photographic Viewpoint

Rev A: Additional photographic viewpoints added - 04Aug15 (MP/bp)

PROJECT	Skipwith Road, Esrick South, Selby		
TITLE	Greenbelt Assessment		
CLIENT	Linden Homes Strategic Land		
DATE	03 Aug 15	SCALE 1 : 10,000	SHEET A2
DRAWN	MP/bp	DRAWING NO	2579/1
CHECKED	MP	REVISION	A



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PLAN SELBY: SITES & POLICIES LOCAL PLAN CONSULTATION SUMMER 2015

CLIENT:
Linden Homes Strategic Land

DOCUMENT:
Response To The Method Statement
For Definition Of Development Limits

SELBY DC REFERENCE:
Q6 (DL) (A-D)

DATE:
10 AUGUST 2015

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4. Q6 (DL) C - THE PROPOSED METHODOLOGY FOR DEFINING DEVELOPMENT LIMITS	6
5. Q6 (DL) D - THE CONCLUSIONS ABOUT DEFINING 'TIGHT' DEVELOPMENT LIMITS	8

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1. INTRODUCTION

BRIEF

- 1.1 Hourigan Connolly is instructed by Linden Homes Strategic Land in respect of interests in the village of Escrick. The land in question is identified in Figure 1.1 below:

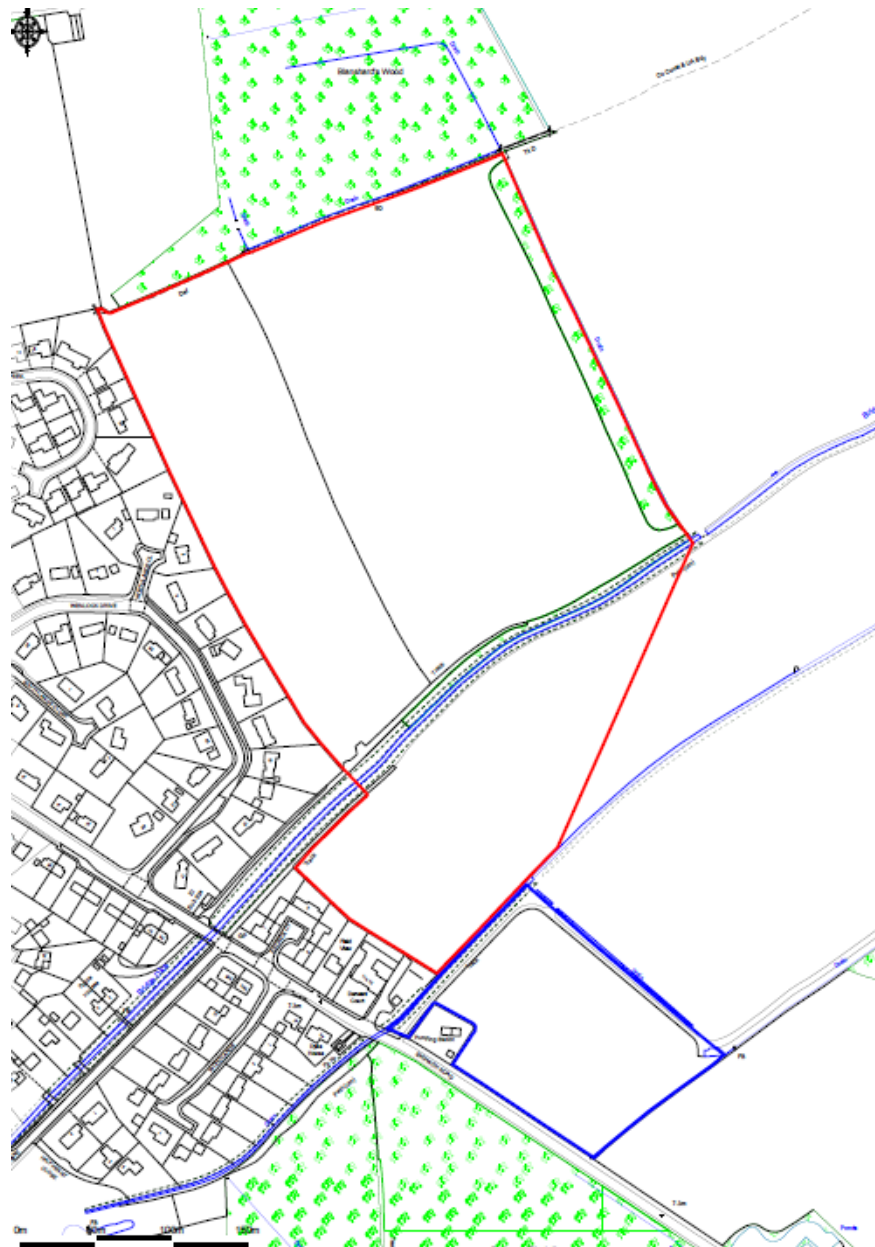


Fig 1.1 – Land East Of Escrick Subject To Option Agreement By Linden Homes Strategic Land. Red Land Promoted For Residential Development And Public Open Space And Blue Land Promoted To Provide Access From Skipwith Road, Sustainable Drainage Facilities, Landscaping and Planting.

1.2 Hourigan Connolly is instructed to review consultation documents produced by Selby District Council (hereafter referred to as the Council) in respect of PLAN Selby which is the Sites and Policies Local Plan which the Council is developing to deliver the strategic vision outlined in the Core Strategy (adopted in 2013).

1.3 When PLAN Selby is adopted it will form part of the Local Plan for the District against which planning applications will be assessed.

SCOPE

1.4 This document contains our response to consultation on Method Statement for Definition of Development Limits (DLs).

1.5 Our response has regard to the Council's Local Plan evidence base and other material considerations such as:

- The National Planning Policy Framework (hereafter referred to as the Framework).
- Planning Practice Guidance.
- The Town and Country Planning (Local Planning) (England) Regulations 2012.

FORMAT

1.6 The method statement for the identification of DLs is the sixth consultation document which the Council invites submissions on. Accordingly the remainder of this document is structured to respond to the four questions posed by the Council in its consultation literature:

- A. The need to identify development limits in PLAN Selby?
- B. An alternative policy approach to protect the countryside?
- C. The proposed methodology for defining development limits?
- D. The conclusions about defining 'tight' development limits?

2. Q6 (DL) A - THE NEED TO IDENTIFY DEVELOPMENT LIMITS IN PLAN SELBY

QUESTION

2.1 Q6 (DL) A asks whether there is a need to identify DLs as part of PLAN Selby.

RESPONSE

2.2 It is noted that the Council proposes to identify Development Limits for the following category of settlements as identified in the adopted Core Strategy (CS) :

- Principal Town (PT) (Selby).
- Local Service Centres (LSC) (Tadcaster & Sherburn in Elmet).
- Designated Service Villages (DSV) (18 no. including Escrick).
- Secondary Villages (SV) (40 no.).

2.3 Smaller villages and hamlets outside of the above categories are not intended to have DLs and are to be treated as part of the wider countryside.

2.4 The principle of establishing DLs in the manner proposed is **generally supported**. DLs assist in creating certainty and as stated in Section 2.3 of the consultation document mark the line between where development is supported and where it will generally be resisted.

2.5 However it must be recognised that in respect of housing the CS's housing requirement¹ for the period 2011 – 2027 (7,200 or 450 dwellings per annum on average) is a **minimum requirement**. Furthermore once DLs are established to deliver the CS minimum requirement the associated policy must be treated as a policy concerned with the supply of housing.

¹ As per Policy SP5.

3. Q6 (DL) B - AN ALTERNATIVE POLICY APPROACH TO PROTECT THE COUNTRYSIDE

QUESTION

- 3.1 Q6 (DL) B asks whether an alternative approach to protecting the countryside should be adopted.

RESPONSE

- 3.2 In our view the establishment of DLs is an appropriate mechanism to establishing the line beyond which development is not ordinarily supported but subject to acknowledgement that once set DLs can be policies relating to the supply of housing.

4. Q6 (DL) C - THE PROPOSED METHODOLOGY FOR DEFINING DEVELOPMENT LIMITS

QUESTION

- 4.1 Q6 (DL) C invites submission on the proposed methodology for defining DLs.

RESPONSE

GREEN BELT REVIEW & STRATEGIC COUNTRYSIDE GAP ANALYSIS

- 4.2 Section 3.3 of the consultation document identifies that prior to undertaking a review of DLs in the PT, LSCs and DSVs the outcome of the Green Belt Review and Strategic Countryside Gap Analysis will need to be considered. As a starting point we would support this approach.

SVs

- 4.3 With regard to SVs we note that no allocations are to be made in these settlements and that a review of DLs here will be informed by a check of existing DLs against pre-defined criteria. As a matter of principle we support this approach.

CRITERIA FOR DEFINING SETTLEMENT LIMITS

- 4.4 The following comments now deal with the boundary review criteria set out in Section 3.4 of the consultation document.

1. PROPOSED SITE ALLOCATIONS

- 4.5 We would **support** the principle that those sites selected for allocation should be included within the DL.

2. CHECK OF EXISTING DLs

2A EXTANT PLANNING PERMISSIONS

- 4.6 Sites with an extant planning permission as described in the consultation document should generally be included within the DL unless there is credible evidence that the development will not be implemented.

2B FUNCTIONAL RELATIONSHIP TO PHYSICAL FORM OF BUILT UP AREA

- 4.7 We consider that the degree to which a site currently has a functional relationship with the settlement is a credible assessment criteria.
- 4.8 Visual containment i.e. the extent to which a site relates more closely to a settlement rather than the wider countryside for example by virtue of topography, roads or existing planting is considered a credible approach to take.
- 4.9 Consideration should also be given to the extent to which visual containment could also be improved if the site were allocated for development and included within the DL.

2C FUNCTIONAL RELATIONSHIP TO USE OF BUILT UP AREA

- 4.10 We would support the inclusion of land and buildings with a functional relationship to the settlement for inclusion within DLs. However the example list should be widened to include utilities infrastructure such as pumping stations.

2D RELATIONSHIP TO PERMANENT PHYSICAL BOUNDARIES

- 4.11 The list of physical boundaries listed in the Council's draft methodology is generally supported.
- 4.12 However the extent to which a field boundary or a line of trees represents a soft boundary lacking in durability is not agreed. Each case would need to be considered on its merits, for example whether the hedge in question is a mature hedge, its height and width and the extent to which it may be subject to the provision on the Hedgerow Regulations preventing its removal. Similar sentiments apply to trees.

PROCESS FOR UNDERTAKING DEVELOPMENT LIMITS REVIEW

- 4.13 At Section 3.5 of the draft methodology it is stated that site visits may be undertaken once desk based assessment has been completed. In our view it is essential that site visits are undertaken in considering the establishments of DLs.

5. Q6 (DL) D - THE CONCLUSIONS ABOUT DEFINING 'TIGHT' DEVELOPMENT LIMITS

- 5.1 Our response to Q6 DL D is outlined above and in the interests of brevity there is no need to repeat the points here.

PLAN SELBY: SITES & POLICIES LOCAL PLAN CONSULTATION SUMMER 2015

CLIENT:
Linden Homes Strategic Land

DOCUMENT:
Response To The Method Statement
For Identifying Safeguarded Land

SELBY DC REFERENCE:
Q7 (SL)

DATE:
10 AUGUST 2015

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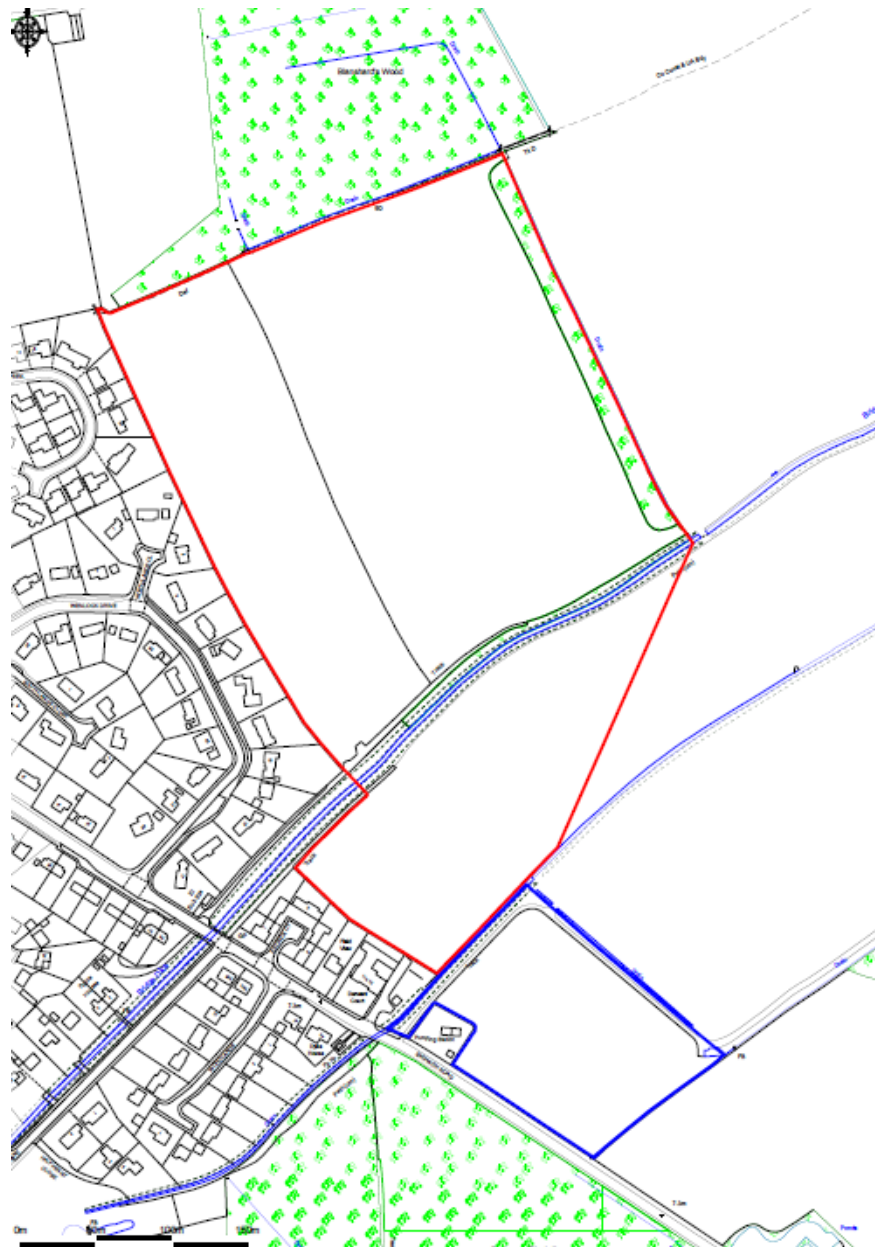


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1.3 When PLAN Selby is adopted it will form part of the Local Plan for the District against which planning applications will be assessed.

SCOPE

1.4 This document contains our response to consultation on the Method Statement for Identifying Safeguarded Land (SL).

1.5 Our response has regard to the Council's Local Plan evidence base and other material considerations such as:

- The National Planning Policy Framework (hereafter referred to as the Framework).
- Planning Practice Guidance.
- The Town and Country Planning (Local Planning) (England) Regulations 2012.
- Planning Advisory Service guidance.
- A legal opinion of John Hobson of Counsel provided to the neighbouring authority of York City Council in January 2015 on the subject of SL.

STRUCTURE

1.6 Our response generally follows the five issues summarised in Section 1.3 of the consultation document, namely:

- The need to identify SL in Selby District.
- Whether there are longer term developments which justify the designation of SL.
- The quantum of SL required.
- The location of SL.

2. RESPONSE

- 2.1 In our view there is a need to identify SL in Selby District because the CS (Policy SP3) has already committed to that course of action. In our view that is a responsible approach to accommodating the needs of the District beyond the current Plan period that expires in 2027. In that respect it is noteworthy that the Council is already consulting on a new Strategic Housing Market Assessment (SHMA) that looks at housing needs to 2037 i.e. 10 years beyond the current CS Plan period.
- 2.2 The extent to which Green Belt affects the District is largely confined to the northern and western parts of the administrative area as shown on the Proposals Map.
- 2.3 In the case of Designated Service Villages¹ (DSVs) the Council must firstly decide the extent to which those that are currently inset within the Green Belt (such as Escrick) should be allowed to expand to secure the long term sustainability of the relevant settlements and contribute to the spatial strategy outlined in the CS. Such decisions would obviously involve removing land from the Green Belt and must be based upon an objective assessment of:
- The existing sustainability credentials of a settlement.
 - The potential sustainability credentials of a settlement.
 - The capacity of land surrounding the settlement to be removed from the Green Belt having regard to the 5 purposes of including land within the Green Belt as set out in Paragraph 80 the Framework.
- 2.4 The above factors could comprise the exceptional circumstances required to justify removing land from the Green Belt as set out in Paragraph 83 of the Framework and similarly the same assessment could be applied to looking at longer term needs beyond the Plan period through the identification of SL which would assist in ensuring that Green Belt boundaries remain permanent well beyond the Plan period in line with Paragraph 85 of the Framework.

¹ Which are identified in Policy SP5 of the CS to deliver a minimum of 2,000 dwellings between 2011 and 2027 equating to 29% of the minimum requirement of 7,200 dwellings.

PLAN SELBY: SITES & POLICIES LOCAL PLAN CONSULTATION SUMMER 2015

CLIENT:
Linden Homes Strategic Land

DOCUMENT:
Response To The Method Statement
For Determining The Status Of
Villages In The Green Belt

SELBY DC REFERENCE:
Q8 (VGB)

DATE:
10 AUGUST 2015

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1. INTRODUCTION

BRIEF

- 1.1 Hourigan Connolly is instructed by Linden Homes Strategic Land in respect of interests in the village of Escrick. The land in question is identified in Figure 1.1 below:

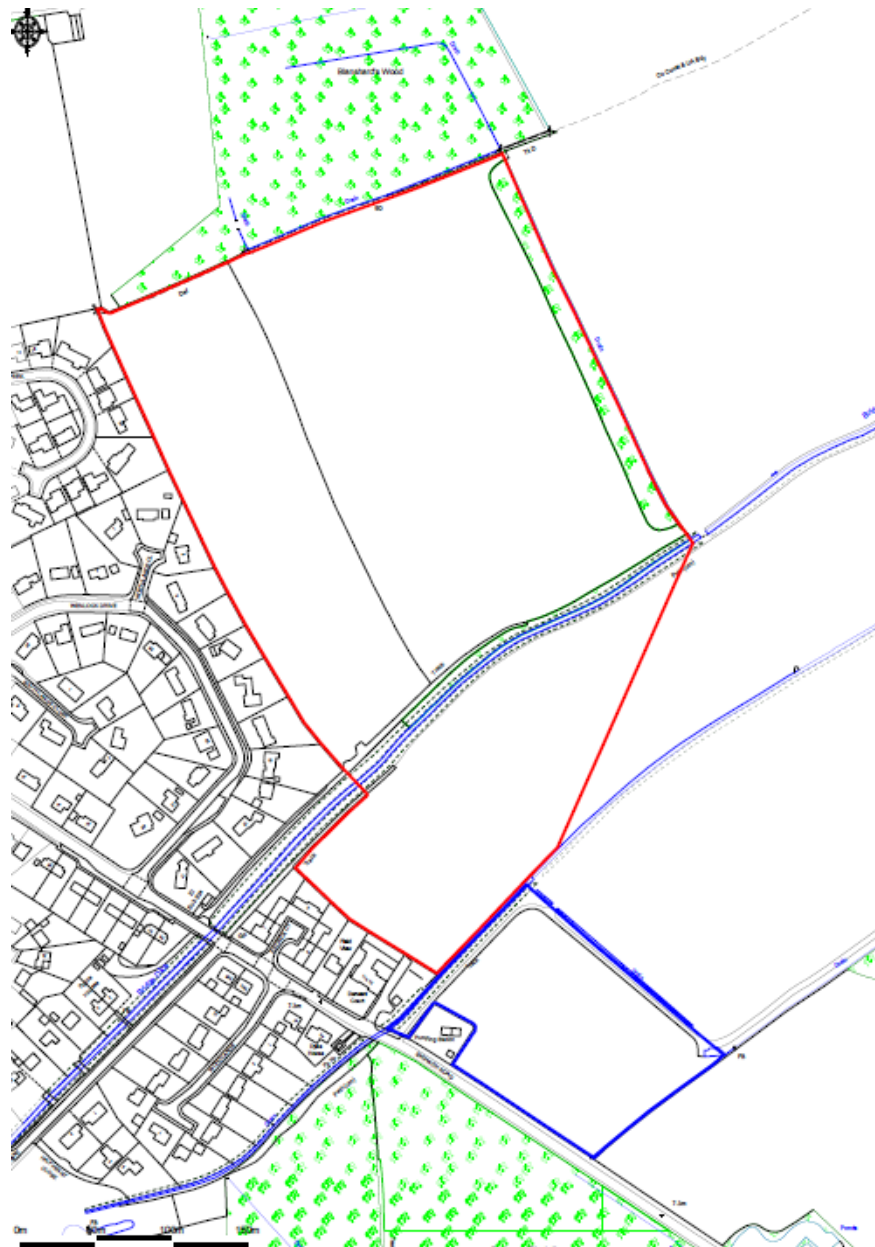


Fig 1.1 – Land East Of Escrick Subject To Option Agreement By Linden Homes Strategic Land. Red Land Promoted For Residential Development And Public Open Space And Blue Land Promoted To Provide Access From Skipwith Road, Sustainable Drainage Facilities, Landscaping and Planting.

1.2 Hourigan Connolly is instructed to review consultation documents produced by Selby District Council (hereafter referred to as the Council) in respect of PLAN Selby which is the Sites and Policies Local Plan which the Council is developing to deliver the strategic vision outlined in the Core Strategy (adopted in 2013).

1.3 When PLAN Selby is adopted it will form part of the Local Plan for the District against which planning applications will be assessed.

SCOPE

1.4 This document contains our response to consultation on the Method Statement for Determining The Status Of Villages In The Green Belt.

1.5 Our response has regard to the Council's Local Plan evidence base and other material considerations such as:

- The National Planning Policy Framework (hereafter referred to as the Framework).
- Planning Practice Guidance.
- The Town and Country Planning (Local Planning) (England) Regulations 2012.
- Planning Advisory Service guidance.

STRUCTURE

1.6 Our response generally follows the key stages for assessment as set out in the Council's consultation document.

- .

2. RESPONSE

2.1 We have reviewed the Draft Method Statement for Determining the Status of Villages in the Green Belt and comment as follows:

GENERAL APPROACH

2.2 We would agree that Paragraph 86 of the Framework should be the starting point for devising the methodology to assess whether a village ought to be inset within the Green Belt or washed over by Green Belt designation.

2.3 We would further agree that any Green Belt review should be focused on the 5 purposes of including land within the Green Belt as set out in Paragraph 80 of the Framework as opposed to an assessment of landscape quality commensurate with the Planning Advisory Service document Planning on the Doorstep: The Big Issues – Green Belt and the advice of the Framework.

PROPOSED METHODOLOGY

2.4 Referring now to the flow chart that appears as Figure 1 in the consultation document we comment as follows:

GENERAL OBSERVATIONS

2.5 The proposed methodology seems to suggest that the assessment is to be undertaken as a desk based exercise. If that is not the intention then this must be clearly stated. It would be wholly inappropriate to undertake any review as a desk based assessment. Site visits are an essential component of any review and should be undertaken at Stage 3.

STAGE 1 AND 2

2.6 We have no comments on Stages 1 and 2.

STAGE 3

2.7 The degree of openness within the village is considered a key criteria but it is important to emphasise that a village should only be inset in the Green Belt if it has an open character which makes an **important** contribution to the openness of the Green Belt.

- 2.8 The Stage 3 assessment proposes to review and map the degree of openness within villages based upon density of development. In our view density of existing development is just one aspect of undertaking an assessment but it is also relevant to have regard to urban form and the extent of developed land within a village.

STAGE 4

- 2.9 Reviewing the relationship of the village with the Green Belt is considered to be a key stage in considering whether a village has an open character that makes an important contribution to the openness of the Green Belt. In that respect we would agree that it is necessary to consider the existing boundary of the village, views into and out of the village and any restrictions to the perception of openness such as tree lined hedges, woodland, topography and existing built development and its associated curtilage which may lie outside of the existing settlement but influences the relationship between the existing settlement and Green Belt.

ESCRICK

- 2.10 Whilst we appreciate that comments are not sought as part of the current consultation on individual villages we consider based upon the foregoing and the particular circumstances in Escrick that the village does not qualify for being washed over by Green Belt as it does not have an open character which makes an important contribution to the openness of the Green Belt¹.

¹ Refer also to other site and settlement representations made by Hourigan Connolly on behalf of Linden Strategic Land in respect of the current consultation process in relation to PLAN Selby.

PLAN SELBY: SITES & POLICIES LOCAL PLAN CONSULTATION SUMMER 2015

CLIENT:
Linden Homes Strategic Land

DOCUMENT:
Site Allocations:
Draft Framework For Site Selection

SELBY DC REFERENCE:
Q9 (SS)

DATE:
10 AUGUST 2015

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1. INTRODUCTION

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Fig 1.1 – Land East Of Escrick Subject To Option Agreement By Linden Homes Strategic Land. Red Land Promoted For Residential Development And Public Open Space And Blue Land Promoted To Provide Access From Skipwith Road, Sustainable Drainage Facilities, Landscaping and Planting.

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1.3 When PLAN Selby is adopted it will form part of the Local Plan for the District against which planning applications will be assessed.

SCOPE

1.4 This document contains our response to consultation on the Site Allocations: Draft Framework for Site Selection.

1.5 Our response has regard to the Council's Local Plan evidence base and other material considerations such as:

- The National Planning Policy Framework (hereafter referred to as the Framework).
- Planning Practice Guidance.
- The Town and Country Planning (Local Planning) (England) Regulations 2012.

STRUCTURE

1.6 Our response is structured as requested by the Council and comprises:

- Q9(A) - Our views on the overall approach to the site selection process set out in Section 6.3 of the Council's consultation document.
- Q9(B) – Our views on the site assessment work proposed in Appendix A of the Council's consultation document.
- .

2. Q9(A) – OVERALL APPROACH

2.1 Q9(A) asks us to comment on the overall approach to the site selection process set out in Section 6.3 of the Council's consultation document. Accordingly our comments are based on the 4 stage methodology advanced in Section 6.3 of the consultation document.

STAGE 1: INITIAL SIFT

2.2 We have no objections to the criteria set out in respect of the initial sift.

2.3 In respect of the floodrisk criteria it may be the case that some sites are in part affected by Flood Risk Zone 3b; however that should not necessarily result in the site being discounted in its entirety if other parts of the site are at a lower risk of flooding and meet the remainder of the criteria under Stage 1.

STAGE 2: QUANTITATIVE ASSESSMENT

2.4 The Stage 2 criteria are dealt with in detail at Appendix A of the consultation document and accordingly our comments in that respect are contained within Chapter 3 of this response.

2.5 We note that in respect of flooding that the Council has been working with the Environment Agency with a view to establishing a sequential approach for settlements rather than the District as a whole. In the context of Plan making that is considered an entirely appropriate approach which will enable settlements to grow appropriately rather than loose out on growth because there is a site at a lower risk of flooding elsewhere.

STAGE 3: QUALITATIVE ASSESSMENT

2.6 The Stage 3 criteria are dealt with in detail at Appendix A of the consultation document and accordingly our comments in that respect are contained within Chapter 3 of this response.

STAGE 4: DELIVERABILITY

2.7 Clearly sites will need to be deliverable if they are going to make any meaningful contribution to the Plan. We have no objection to the criteria set out under Stage 4 of the consultation document but we will expect any judgements made about deliverability to be transparent and we would expect there to be an opportunity for site promoters to comment on any conclusions made about deliverability.

3. Q9(B) – SITE ASSESSMENT WORK

- 3.1 We now turn to the detailed site assessment criteria contained within Appendix A of the consultation document and set out our limited observations below.

STAGE 2 QUANTITATIVE ASSESSMENT

CONVENIENCE STORE

- 3.2 As a general point we would note that in respect of some criteria e.g. such as proximity to a convenience store there is no allowance for assessing the standard of the facility. Using a convenience store as an example the extent to which these facilities are able to meet day to day needs will vary significantly across the District depending on the offer, size and location of the store.

FLOOD RISK

- 3.3 The weightings for Flood Risk appear to have been categorised in the wrong order. Zone 1 should be (0), Zone 2 (-) and Zone 3a (--).

PLAN SELBY: SITES & POLICIES LOCAL PLAN CONSULTATION SUMMER 2015

CLIENT:
Linden Homes Strategic Land

DOCUMENT:
Designated Service Villages:
Growth Options

SELBY DC REFERENCE:
Q10 – 14 DSV

DATE:
10 AUGUST 2015

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1. INTRODUCTION

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1.2 Hourigan Connolly is instructed to review consultation documents produced by Selby District Council (hereafter referred to as the Council) in respect of PLAN Selby which is the Sites and Policies Local Plan which the Council is developing to deliver the strategic vision outlined in the Core Strategy (adopted in 2013).

1.3 When PLAN Selby is adopted it will form part of the Local Plan for the District against which planning applications will be assessed.

SCOPE

1.4 This document contains our response to consultation on the Designated Service Villages Growth Options Report.

1.5 Our response has regard to the Council's Local Plan evidence base and other material considerations such as:

- The National Planning Policy Framework (hereafter referred to as the Framework).
- Planning Practice Guidance.
- The Town and Country Planning (Local Planning) (England) Regulations 2012.

STRUCTURE

1.6 Our response is structured as requested by the Council and comprises:

- Q10 (DSV): Appendix B of the study provides a Settlement Profile for each Designated Service Village, including environmental and heritage designations. Is there any information that is incorrect or missing from these Settlement Profiles summaries? (Please note, we are in the process of updating evidence such as flood risk, accessibility, landscape and green infrastructure).
- Q11 (DSV): If you had the choice, let us know which option for growth of the Designated Service Villages you would choose?
- Q12 (DSV): Are there any better ways/options of determining how many new dwellings should be built in each of the Designated Service Villages up to 2027?

- Q13 (DSV): What areas of open land in and around your village do you think are especially valuable and tell us why you think so? (please describe as clearly as possible where this land is and its extent. If possible submit a map to us showing the area(s) you have picked out).
- Q14 (DSV): What parts of the built up area of your village do you think are especially valuable and tell us why you think so? (please describe as clearly as possible where these areas are and their extent. If possible submit a map or photographs showing the areas you have picked out).

2. RESPONSE – GENERAL OBSERVATIONS

2.1 We have reviewed the Designated Service Villages Growth Options Report and comment as follows:

GENERAL APPROACH

2.2 At the outset we consider that it is worth pointing out that the general approach being adopted is to plan for the absolute minimum amount of housing to be provided in the Designated Service Villages. That is evident in Section 1.1 of the consultation document in that it is stated that the Core Strategy “target” for Designated Service Villages for the Plan period is 2,000 dwellings. With respect it is nothing of the sort. Policy SP5 of the Core Strategy clearly indicates that the 2,000 dwellings referred to is the absolute minimum amount of development expected in Designated Service Villages.

2.3 In setting out to only achieve the minimum amount of development required by Policy SP5 in Designated Service Villages the Council is effectively planning to fail, the approach is neither aspirational nor realistic contrary to Paragraph 154 of the Framework.

2.4 Recent completions in the District measured against strategic requirements are outlined in Table 1 below and clearly demonstrate that insufficient deliverable land has hitherto been made available in the District to meet housing requirements.

Table 1 - Summary of Selby Housing Completions Performance Since 2008-09 (Source: Selby District Council SHLAA Methodology Update February 2015:

Year	Selby District Council Target	Net Completions	Shortfall
2008-09	440	226	-214
2009-10	440	270	-170
2010-11	440	366	-74
2011-12	450	338	-112
2012-13	450	248	-202
2013-14	450	263	-187
Total			-501

- 2.5 In our view exceeding the minimum amount of development expected in Designated Service Villages would not, as a matter of principle, give rise to harm but would rather offer more choice in the market place and support the vitality of the Designated Service Villages.

3. SETTLEMENT PROFILE B9 ESCRICK

Q10 (DSV): APPENDIX B OF THE STUDY PROVIDES A SETTLEMENT PROFILE FOR EACH DESIGNATED SERVICE VILLAGE, INCLUDING ENVIRONMENTAL AND HERITAGE DESIGNATIONS. IS THERE ANY INFORMATION THAT IS INCORRECT OR MISSING FROM THESE SETTLEMENT PROFILES SUMMARIES? (PLEASE NOTE, WE ARE IN THE PROCESS OF UPDATING EVIDENCE SUCH AS FLOOD RISK, ACCESSIBILITY, LANDSCAPE AND GREEN INFRASTRUCTURE).

- 3.1 The Settlement Profile for Escrick is out-of-date. In that respect reference should be made to our Settlement Review and Sustainability Audit for the village submitted under separate cover in support of our submissions.

4. Q11 (DSV): WHICH GROWTH OPTION IS PREFERRED

Q11 (DSV): IF YOU HAD THE CHOICE, LET US KNOW WHICH OPTION FOR GROWTH OF THE DESIGNATED SERVICE VILLAGES YOU WOULD CHOOSE?

4.1 We are unable to support either Option 1 or Option 3 put forward for the following reasons:

- Option 1: Proportional Dispersal – is considered wholly inappropriate and fails to take into account the specific characteristics of each settlement.
- Option 3: Growth Based On Avoiding Green Belt Release – is considered wholly inappropriate and could have a damaging effect on settlements such as Escrick which have hitherto been constrained by being inset within the Green Belt as evidenced in our Settlement Review and Sustainability Audit for the village which has been submitted under separate cover to the Council.

4.2 Option 2: Distribution Based On Services And Accessibility may have some credibility subject to their being up-to date and robust evidence on the availability of services and accessibility but this would need to be supplemented by looking at matters relating to the social, economic and environmental dimensions of sustainability (see further response below on this point). Accordingly the above should not be recorded as support for Option 2.

5. Q12 (DSV): ALTERNATIVE APPROACH

Q12 (DSV): ARE THERE ANY BETTER WAYS/OPTIONS OF DETERMINING HOW MANY NEW DWELLINGS SHOULD BE BUILT IN EACH OF THE DESIGNATED SERVICE VILLAGES UP TO 2027?

- 5.1 As outlined above the specific circumstances of each Designated Service Village needs to be taken into account. That to some extent requires an assessment of existing services (as per Option 2) to be taken into account but also requires the capacity of those services to accommodate future development to be assessed. Furthermore a judgement needs to be made about the ability of new services to be provided to support long term vitality.
- 5.2 Accessibility has also been mentioned in Option 2 and in that respect judgements have to be made about existing accessibility and whether existing accessibility could be improved.
- 5.3 In our view more detailed profiling of the demographics and housing markets in each of the Designated Service Villages is required in order to adequately identify and understand key issues affecting the settlements following which a credible plan could be drawn up for addressing those issues having regard to all other material considerations. For Escrick the Settlement Profile at Appendix B9 of the consultation document acknowledges that the Council's Strategic Housing Market Assessment does not include any specific market information relating to Escrick.
- 5.4 Clearly environmental considerations need to be taken into account in assessing the capacity of a Designated Service Village to accommodate future growth.
- 5.5 In effect we are advocating an approach which considers the three dimensions of sustainable development, namely social, economic and environmental which would allow for informed judgements to be made about each of the Designated Service Villages.

6. Q13 (DSV): VALUABLE AREAS OF LAND IN AND AROUND ESCRICK

Q13 (DSV): WHAT AREAS OF OPEN LAND IN AND AROUND YOUR VILLAGE DO YOU THINK ARE ESPECIALLY VALUABLE AND TELL US WHY YOU THINK SO? (PLEASE DESCRIBE AS CLEARLY AS POSSIBLE WHERE THIS LAND IS AND ITS EXTENT. IF POSSIBLE SUBMIT A MAP TO US SHOWING THE AREA(S) YOU HAVE PICKED OUT).

Q14 (DSV): WHAT PARTS OF THE BUILT UP AREA OF YOUR VILLAGE DO YOU THINK ARE ESPECIALLY VALUABLE AND TELL US WHY YOU THINK SO? (PLEASE DESCRIBE AS CLEARLY AS POSSIBLE WHERE THESE AREAS ARE AND THEIR EXTENT. IF POSSIBLE SUBMIT A MAP OR PHOTOGRAPHS SHOWING THE AREAS YOU HAVE PICKED OUT).

6.1 Q13 and Q14 are considered together as follows:

6.2 In considering these matters reference should also be made to the work undertaken by Rosetta Landscape Design in support of submissions made in respect of the Council's Draft Stage 1 Green Belt Study.

6.3 However reference to Appendix B19 of the consultation document adequately identifies where the important areas of open land are around the village, these being:

- Those areas of open land within the Development Limits lying to the south of the village and open land beyond are important due to their heritage designations or because they are either designated heritage assets or form part of the setting of designated heritage assets (see Figure 2 of Appendix B19). The same sentiments apply to land lying to the west of the village.

6.4 In contrast land lying to the east of the village is not considered to be important and our submissions in respect of the Council's Draft Stage 1 Green Belt Study demonstrate that the land does not fulfil the 5 purposes of including land within the Green Belt. Moreover this land does not affect the setting of designated heritage assets due to the presence of post war housing between the historic core of the village and the land in question.

6.5 The same sentiments apply to land to the north of the village and east of the A19 although this land lies within the City of York administrative area.

ESCRICK: SETTLEMENT REVIEW & SUSTAINABILITY AUDIT

CLIENT:
Linden Homes Strategic Land.

DATE:
10 AUGUST 2015

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1. INTRODUCTION

BRIEF

- 1.1 Hourigan Connolly is instructed by Linden Homes Strategic Land in respect of its land interests in the village of Escrick. The land in question is identified in Figures 1.1 and 1.2 below and comprises two parcels of land held under separate option agreements. The sites are hereafter referred to as land north of Escrick (and lying within York City Council's administrative area) and land to the east of Escrick (lying within the District of Selby).



Fig 1.1 – Land North Of Escrick Subject To Option Agreement By Linden Homes Strategic Land.



Fig 1.2 – Land East Of Escrick Subject To Option Agreement By Linden Homes Strategic Land. Red Land Promoted For Residential Development and Blue Land Promoted To Provide Access From Skipwith Road, Sustainable Drainage Facilities, Landscaping and Planting.

- 1.2 As part of our instructions we have been tasked with assessing the existing sustainability credentials of Escrick and determining whether the settlement has scope to accommodate future growth from a planning perspective.
- 1.3 Our work is to be used to support submissions made to Selby District Council and York City Council who are the respective Local Planning Authorities (LPAs) responsible for the preparation of Development Plan documents covering the land controlled by Linden Strategic Land.

SCOPE

1.4 In undertaking this assessment we have reviewed a number of documents from the following sources:

- Development Plan evidence base documents from both LPAs.
- Escrick Parish Council website.
- Demographic information obtained from The Office for National Statistics (www.neighbourhood.statistics.gov.uk/dissemination).
- Data available from NHS England.

2. ESCRICK – LOCATION

2.1 Escrick is located mostly within Selby District Council but a small section at the northern edge of the village is located within the City of York administrative area. The village can be found approximately 11.3 km (7 miles) south of the centre of York, and 12.1 km (7.5 miles) north of the centre of Selby and is situated on the A19.



Figure 2.1: The location of Escrick in relation to York and Selby - Source: Bing Maps.

3. ESCRICK - LOCAL GOVERNANCE

3.1 Figure 3.1 below indicates the extent of the Escrick Parish boundary where the village can be seen close to the northern boundary beyond which lies the Civil Parish of Deighton in the City of York.

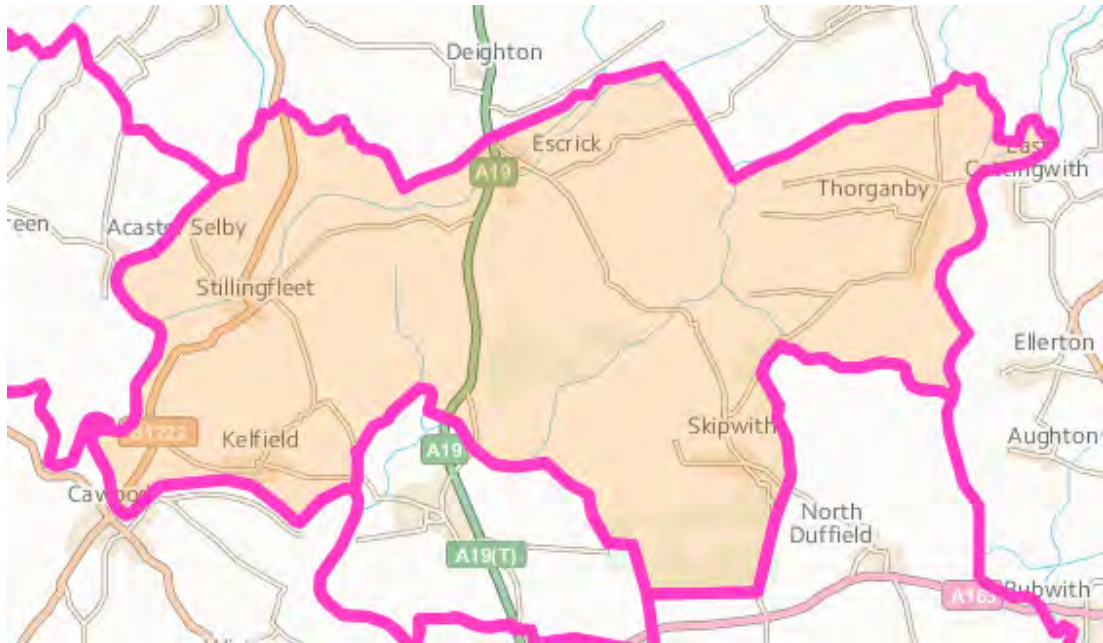


Figure 3.1: Escrick Parish Boundary Highlighted Orange- Source: Election Maps.

4. ESCRICK - HISTORY

- 4.1 According to the Escrick Parish Council website (www.escrick.org/village/about-escrick/) the village has a notable history dating back to the medieval times.
- 4.2 During the medieval period, the village was known as “Ascri” (Ash Ridge), but by 1600 the name Escrick was in use. Escrick was developed as an Estate Village by Sir Henry Thompson who acquired the village and the Hall in 1668. Sir Henry’s great grandson, Beilby Thompson, inherited the Estate in 1742. Under his ownership the village extended towards York and the Church was relocated from beside the Hall to its present site on York Road (A19). Part of this re-organisation involved stopping the main village street at the gates to the Hall and creating a by-pass which has become the present day A19.
- 4.3 The village contains several listed buildings and has a Conservation Area that was first designated on 13 February 1992. The Conservation Area was reviewed on 12 August 2003 and no changes were made.

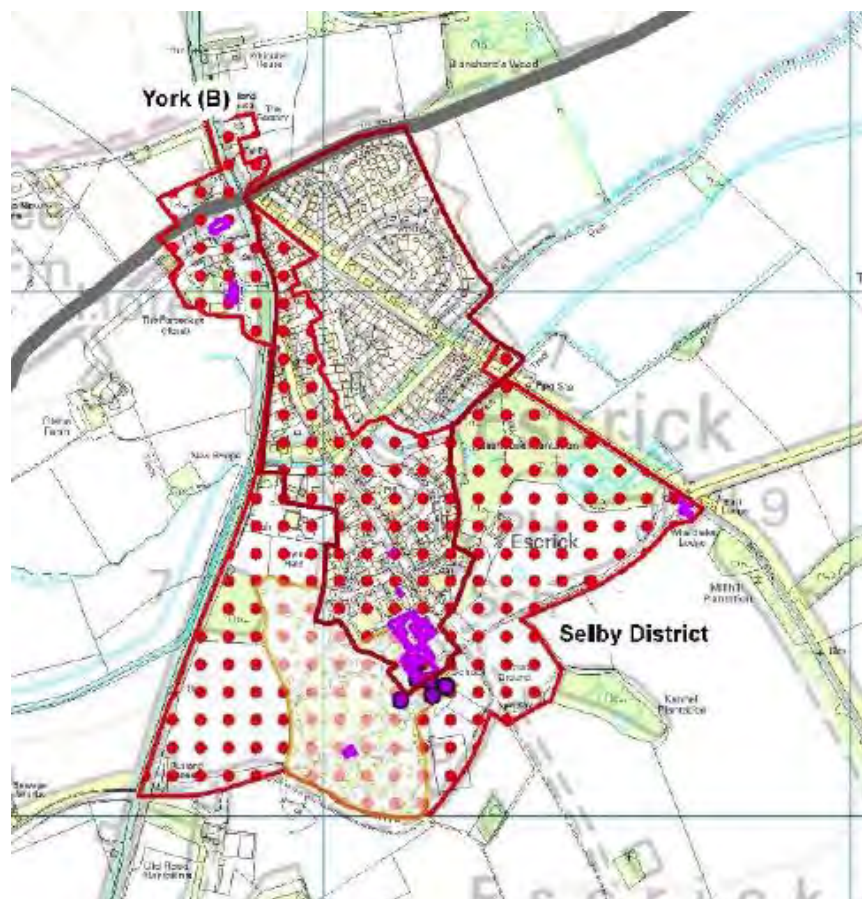


Figure 4.1a: Escrick Conservation Area denoted by red dots and Listed Buildings by purple – Source: PLAN Selby Site Allocations Designated Service Villages Growth Options Report.

4.4 The village contains a number of Grade II listed buildings¹ two Grade II*² listed buildings and a Grade II* Parkland.

Listed Building	Information	Grade
Church of St Helen A19, Escrick, North Yorkshire	Date Listed: 17 November 1966 English Heritage Building ID: 326290	Grade II*
Coach House and Stables to Rear of Escrick Park to Rear Right 115 Main Street, Escrick, North Yorkshire YO19 6EU	Date Listed: 10 April 1986 English Heritage Building ID: 326275	Grade: II*
Escrick Park	Date Listed: 25 October 1951	Grade: II*
Escrick, North Yorkshire YO19 6EU	English Heritage Building ID: 326274	

Figure 4.2b: Escrick Grade II* Listed Buildings/Park – Source: PLAN Selby: Site Allocations Designated Service Villages Growth Options Report.

4.5 The village is home to a special character derived from its history as an estate village, with individually important buildings complemented by buildings of more modest architecture consistent in design.

¹ Grade II buildings are of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner (Historic England 2015).

² Grade II* buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II* (Historic England 2015)

5. ESCRICK – ENVIRONMENTAL CONSIDERATIONS

FLOOD RISK

- 5.1 Figure 3 shows that to the east and west of the village are areas located within an area at risk of flooding, with the remainder of the village not at risk.

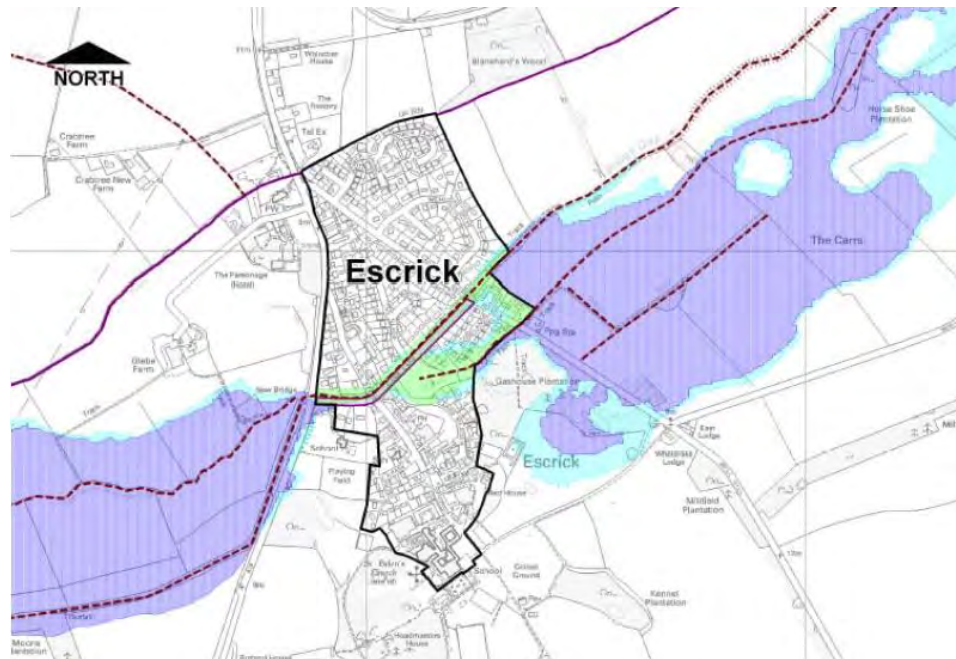


Figure 5.1: Areas at risk from flooding – Source: Selby District Strategic Flood Risk Assessment.

ECOLOGY

- 5.2 The woodland lying to the south east of the village is a Site of Importance for Nature Conservation (SINC).

LANDSCAPE

- 5.3 Selby District Council has undertaken some landscape appraisal work for that part of the village falling within its administrative area, an extract of which appears below:

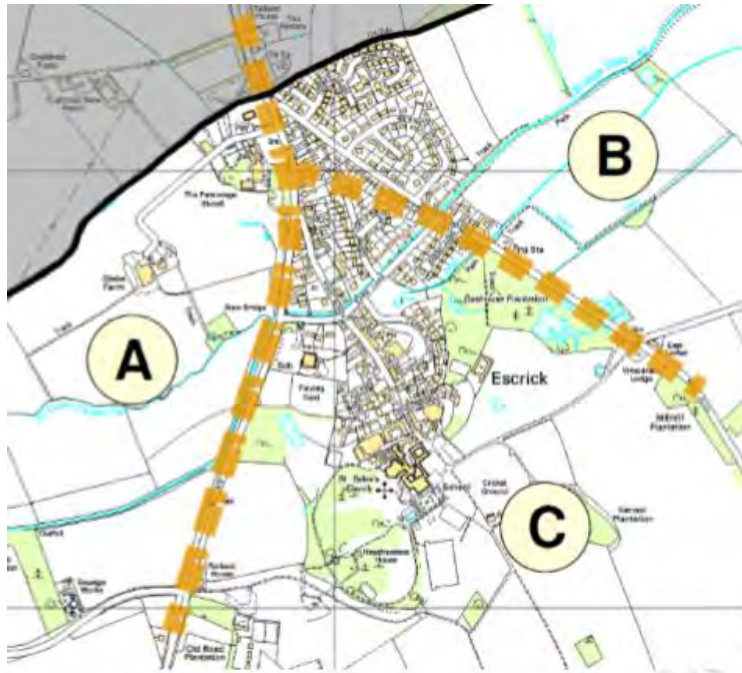


Table 2: Landscape Appraisal Findings

Sector A	Sector B	Sector C
Sensitivity		
Moderate	Low	High

Figure 5.2 Landscape Appraisal – Source: PLAN Selby Site Allocations Designated Service Villages Growth Options Report.

AGRICULTURAL LAND QUALITY

5.4 Data obtained from Natural England suggest that land around Escrick is likely to be Grade 3, although site specific surveys would be required to determine if the land falls within sub grade 3a or 3b which is a material factor when considering the allocation of land for development having regard to national planning policy found in the Framework.



Figure 5.3 Landscape Appraisal – Source: Natural England – Yorkshire & The Humber 1:250,000 Agricultural Land Classification.

6. ESCRICK – DEMOGRAPHIC PROFILE

- 6.1 Data has been obtained from the Office of National Statistics website and translated into a number of charts in order to understand, and diagrammatically illustrate, the population profile of Escrick.
- 6.2 At the time of the most recent census (2011), the population of Escrick was 1,078.
- 6.3 Figures 6.1 – 6.2b illustrate the changes in population composition over a 10 year timeframe, i.e. the 10 year period between the two most recent census (2001 to 2011), for Escrick, the Selby District and England.
- 6.4 Figure 6.1 shows that the age distribution of the population in Escrick has, in all but one age category, largely followed the national and local authority trends. The most notable population change in Escrick is where the population of age group 16-24 decreased in contrast to the national and local authority trend in the same age group, albeit only by -4%.

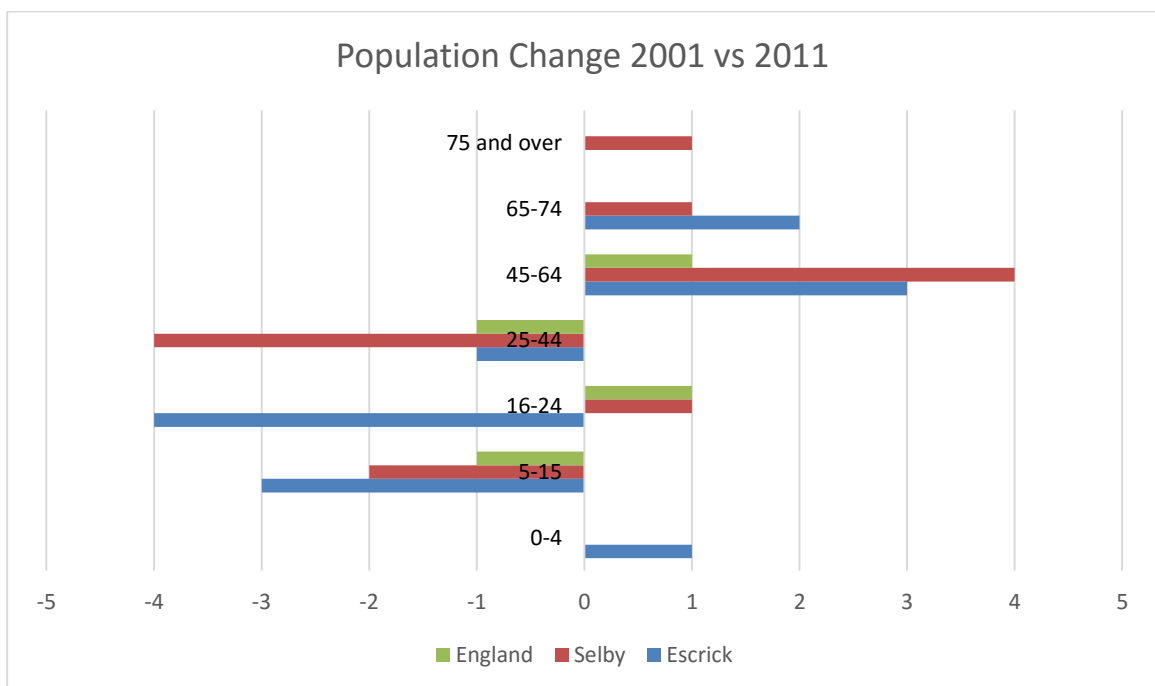


Figure 6.1: Population Change 2001 – 2011 - Source: ONS.

- 6.5 In terms of household composition, Figure 6.2a shows that the most common household type in Escrick in 2001 was those with children (36.21% of households), followed by households with persons of retirement age (at 27.3%), and then households with no children (26.18%). The percentage of Escrick households with children was below the national average (at 38.78%) in 2001, suggesting an ageing population having regard to the overall profile.
- 6.6 In 2011, Figure 6.2b shows that 40.27% of households in Escrick had children, followed by persons of retirement age (at 28.11%), and households with no children (19.46%). The percentage of Escrick households with children is now above the national average of 38.6%.

Notably the percentage of those at retirement age (28.11%) is significantly higher than the Selby average (20.8%) and the national average (20.8%).

6.7 As families grow older, new housing will be required in the village to accommodate dependents as they look to move out of parents homes. In order to retain these young people in the village, there must be a stock of appropriately sized and priced houses available to them and this will only be possible if new houses are built in the village. Similarly as older people look to down size appropriate accommodation needs to be available if these residents are to remain in the village.

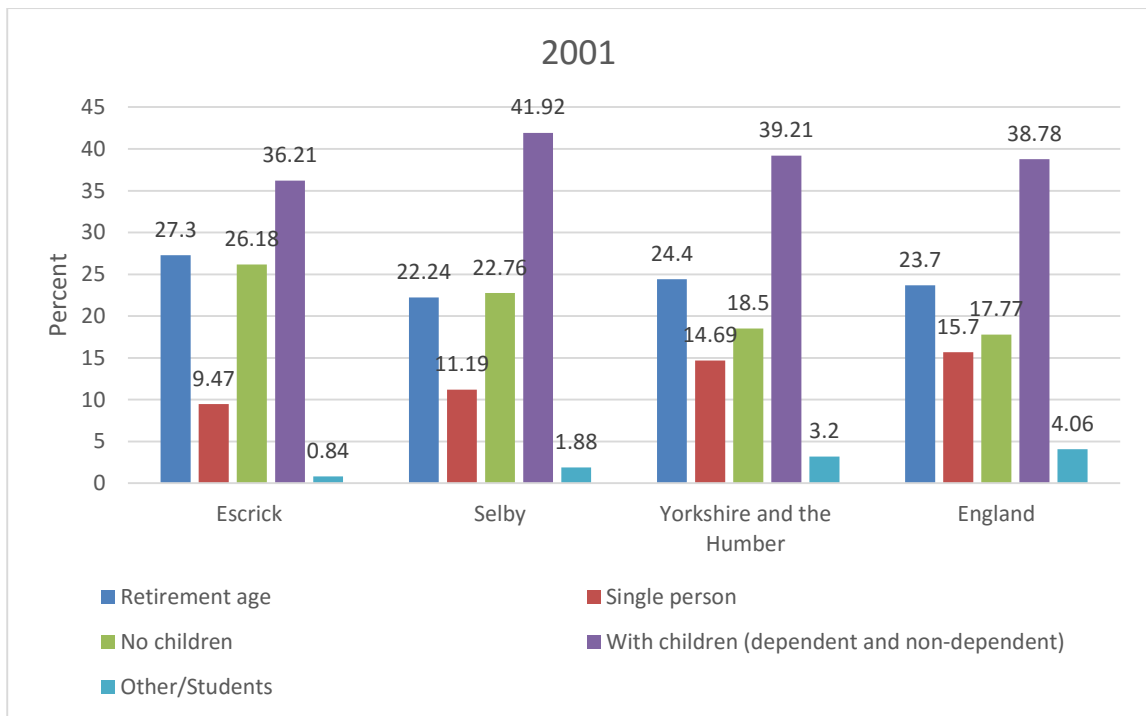


Figure 6.2a: Household Composition 2001 - Source: ONS.

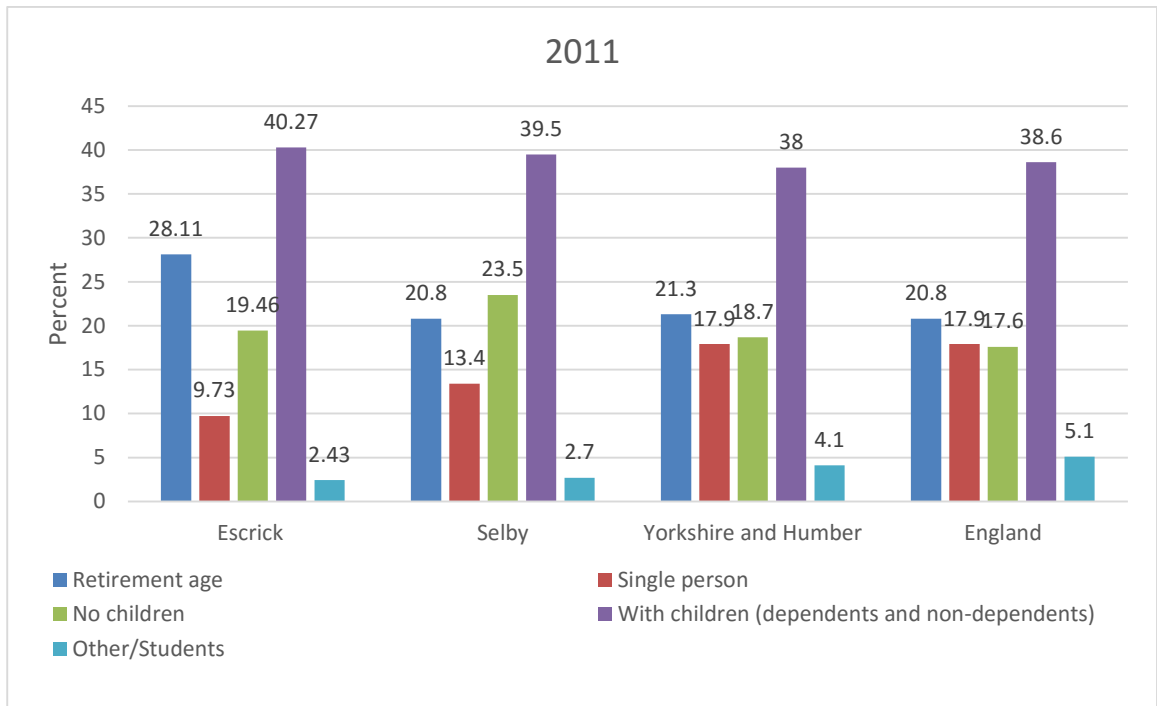


Figure 2.8b: Household Composition 2011 - Source: ONS.

7. ESCRICK - LOCAL AMENITIES AND SERVICES

BACKGROUND

- 7.1 Selby District Council's Background Paper No. 5 (Sustainability Assessment of Rural Settlements, Updated February 2010) which was produced to aid the production of the now adopted Core Strategy, sets out the identification of two categories of villages; namely Service and Non-Service villages. Each settlement was assessed on a number of matters, including the availability of four local services: post office, general store, primary school and doctor's surgery. The assessment noted that Escrick contained each of the four local services and as a result of this as well as other factors, Escrick was recognised as a Designated Service Village in the Core Strategy.
- 7.2 Designated Service Villages are identified for limited further growth as they have a good range of local services and are considered appropriate for development.
- 7.3 The draft PLAN Selby Site Allocations *Designated Service Villages Growth Options Report* ranks settlements in terms of their access to a primary school; general store; Post Office; GP Surgery; Village Hall; transport and employment opportunities. The document also recognises the following services in Escrick:

Service	Details	Service	Details
Primary School	Escrick Primary School	Restaurant	One
Secondary School	Queen Margaret's (Private).	Church	St Helen's
Post Office	Yes	Doctors Surgery	yes
Shops	Costcutter and hairdressers.	Public Houses	1
Sports Facilities	Cricket Pitch, Equipped Play Area, Tennis Courts, Small Playing Field	Other Facilities	Escrick Club, Parsonage Hotel, Village Green, Garage
Village Hall	1		

Figure 7.1: Services in Escrick - Source: Draft PLAN Selby Site Allocations Designated Service Villages Growth Options Report (June 2015).

HOURIGAN CONNOLLY ASSESSMENT – JULY 2015

- 7.4 A site visit undertaken in July 2015 by Hourigan Connolly identified a range of community facilities and local services available in Escrick. Whilst most of the above services in Figure 7.1 were identified on this site visit, some significant changes have been noted.

7.5 In particular both the Costcutter and Post Office have closed down. According to the village website (<http://www.escrick.org/village/businesses/>) the Post Office closed on 4 August 2014 and the shop on 12 December 2014. Whilst this is a loss to the services available in the village, the petrol station is currently being redeveloped further to gaining planning permission in January 2014 (LPA Reference: 13/03611/FUL) to demolish the existing buildings and in its place develop a forecourt building to incorporating a larger Spar retail shop with an ATM, Post Office services, Costa Coffee facilities as well as a Subway Sandwich franchise, creation of new parking, jet wash and petrol pumps.

7.6 Table 1 below clarifies the services identified in Escrick village in July 2015:

Table 1: Escrick Services.

COMMUNITY SERVICE PROVISION	DETAILS
Food Shop	Spar opening shortly to include convenience retail facilities, Costa coffee and Subway
Post Office	Being provided as part of PFS redevelopment
ATM	Being provided as part of PFS redevelopment
Pre-School Provision	Playgroup at the Village Hall
Primary School	Escrick Primary School
Secondary School	Queen Margaret's School: private girl's boarding school (10-18)
Public House / Social Club	2 Public Houses - Black Bull pub is in the heart of the village and the Fat Abbot is located off the A19 Escrick and Deighton Club
Medical	Escrick Doctors Surgery
Restaurants	The Lascelles Restaurant at the Parsonage Hotel Thai Restaurant
Health/Beauty	Parsonage Hotel Spa Thai Spa Village Hair/beauty Salon
Community Hall	Village Hall provides a function room, activities and a playgroup
Place of Worship	St Helens Church
Sports Pitches / Courts	Escrick and Deighton Club with tennis courts Cricket Pitch Equipped Play Area Playing Field
Children's Play area / Playing Field	Village Green
Allotments	2 allotments were identified in the village
Telephone box	At least one is available
Post Box	2+

7.7 Photographs of local facilities appear below:



Figure 7.1: The Village Green.



Figure 7.2: Escrick and Deighton Sports Club



Figure 7.3: The new garage under construction on the A19 which will provide a new, larger forecourt Spar Shop including Costa Coffee facilities, an ATM, Subway Sandwich counter and a Post Office service as well as standard garage facilities.



Figure 7.4: Escrick Surgery.



Figure 7.5: St Helen's Church.

HEALTHCARE - CAPACITY

- 7.8 As identified above Escrick has its own doctor's surgery, which according to the Practice's own website (<http://www.escricksurgeryyork.co.uk/>) is expanding. Currently the surgery employs 5 doctors and 3 nurses as well as several other staff members.
- 7.9 According to the NHS website (<http://www.nhs.uk/Service-Search/GP/LocationSearch/4>) Escrick Surgery currently has 6,025 registered patients and is accepting new patients at this time. Clearly the surgery serves a much wider catchment area than just the village with its 1,078 residents.
- 7.10 There are no dental practices in the village but such facilities can be accessed in the nearby villages of Copmanthorpe and Bishopthorpe, as well as in the settlement of Fulford to the south of York City Centre and in central Selby.

PUBLIC TRANSPORT LINKAGES

- 7.11 Escrick is served by two Arriva buses, the 415 and the 416. These both take the same route between York and Selby along the A19, through Escrick. Bus stops are located on the A19 outside St Helen's Church on opposite sides of the road. The service provides 4 bus an hour during peak times, starting at 6.11am and continuing throughout the day. The last midweek bus from Escrick to York runs at 10.44pm and vice versa the last bus from York to Escrick is at 23.05pm, on a Saturday this is 00.05am. Journey times between York and Escrick are 21 minutes and Escrick and Selby are 22 minutes.
- 7.12 There is no train station in Escrick. However both Selby and York train stations are accessible by providing links to London, Manchester, Hull, Glasgow and Blackpool to name just a few. Therefore, the reliance on the bus service as a means of public transport (as an alternative to using a private vehicle) is applicable in terms of accessing train services.

BROADBAND

- 7.13 It is now commonplace that households have a broadband internet connection as it plays such an important role in modern day life. According to www.uswitch.com Escrick currently receives standard broadband at 17Mb and fibre optic broadband at 76Mb (based on the postcode YO19 6JP) which would allow online users to stream catch-up TV, take part in multi-player gaming, or enable multiple devices to download material or share files all at the same time.

LOCAL EMPLOYMENT OPPORTUNITIES

- 7.14 Escrick Park Estate has commercial floorspace to let and S Harrison Developments have developed Escrick Business Park which comprises offices and warehouse accommodation.
- 7.15 Higher order centres are accessible by bus.

CONCLUSIONS

- 7.16 The above analysis demonstrates that whilst Escrick is a village within the rural area it has a range of facilities to meet day to day needs.
- 7.17 Furthermore our up-to-date assessment illustrates that there are far more facilities available in Escrick than have been identified by the District Council.
- 7.18 Clearly Escrick performs the role of a Designated Service Village and it is evident that it serves a much wider area than just the village.

8. ESCRICK – HOUSING

BUILT FORM

- 8.1 The village comprises a mixed built form comprising styles of large detached red brick dwellings with large gardens and driveways, yellow stone bungalows in quiet cul-de-sacs, terraced red bricked housing in the Conservation Area near to the schools and some new build houses on infill sites dotted around the village. The latter look to have been designed to complement the local character and style of the village.
- 8.2 The built form of Escrick has remained relatively constant with limited development or expansion in recent years other than a few pockets of more recent development within the village. Carrs Meadow is a reasonably modern estate but more so the development of three dwellings next to the primary school on Main Street demonstrates infill development.
- 8.3 The following photographs are examples of existing dwellings within the village, including those which have been constructed in more recent times.



Figure 8.1: Traditional red bricked housing with chimneys off the A19 in Escrick.





Figures 8.2 to 8.4: Photographs taken on a site visit in July 2015 showing the typical design features and roof profiles of dwellings in Escrick's Conservation Area.

8.4 Notable design features of housing in Escrick's Conservation Area include the pitched roofs and prominent chimneys. Newer built development has attempted to replicate this in the village with varying degrees of success as the following figures demonstrate.





Figures 8.5 and 8.6: Recent developments which reflect some design features of the older housing in the Conservation Area of Escrick.

8.5 However as Figure 8.7 demonstrates, not all of the new build developments have been as successful in reflecting historical context.



Figure 8.7: Less attractive housing which does not reflect the high quality designs of other housing in Escrick.

HOUSE TYPES

8.6 In terms of existing house types, Figure 8.8 demonstrates that there are three times the percentage of detached dwellings within Escrick when compared to the England average and 27% more than in Selby District. Only 11.6% of the houses in Escrick are terraced compared to 27% across Yorkshire and the Humber and only 5.7% are flats, maisonettes or apartments - that is 16.2% lower than the national average.

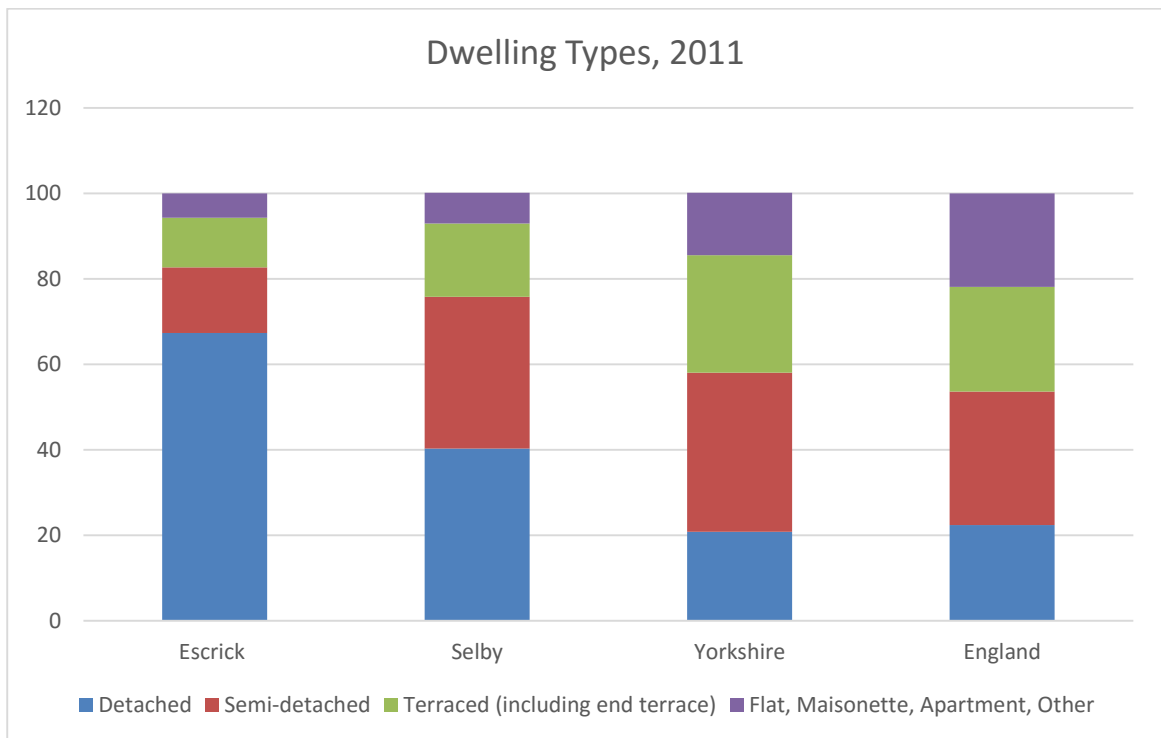


Figure 8.8: Breakdown of dwelling types for comparisons with Selby District, Yorkshire and Humber Region and England – Source ONS.

8.7 Taking this further, Figure 8.9 below shows the percentage breakdown of the number of bedrooms in each household in Escrick compared with the wider District, with the Yorkshire and Humber region and with England as a whole. It is evident that there is a prominence of large family houses with 4 or more bedrooms (56% of Escrick’s households have 4 or 5 bedrooms).

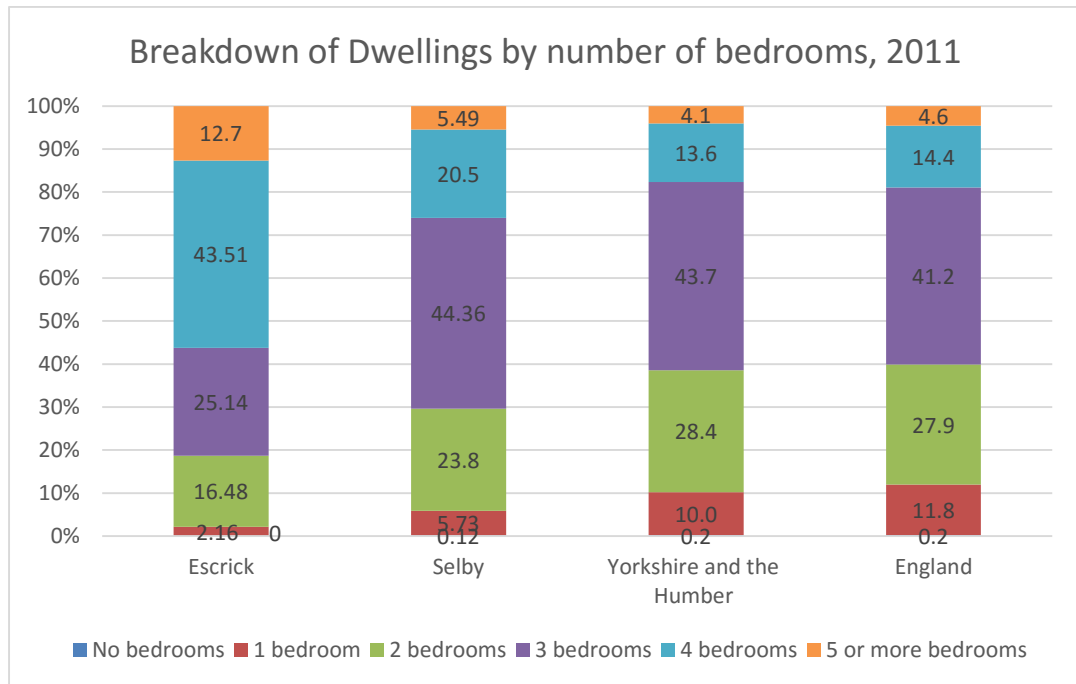


Figure 8.9: Percentage breakdown of dwellings by number of bedrooms in Escrick, Selby District, Yorkshire and the Humber Region and England – Source ONS.

8.8 Only 18% of households in Escrick have either 1 or 2 bedrooms, in comparison to the wider local authority area where the figure is 30%. A significant proportion of households in Escrick comprise 4 bedrooms (44%), which is substantially above the English average of 14.4%. Notably, the percentage of 5 bedroom properties in Escrick (at 12.7%) is much higher than the average for the Yorkshire and the Humber region (at 4.1%) and the average for England (4.6%). The high percentage of larger-sized properties accords with the large proportion of households with families living in Escrick and reflects the area’s affluent nature.

AVAILABILITY & ASKING PRICES

8.9 According to Rightmove there were just 8 residential properties for sale in the village on 1 August 2015 ranging from a 2 bed apartment with an asking price of £139,000 to a 5 bed house at £640,000.

8.10 According to Rightmove there was just 1 residential property for rent in the village on 1 August 2015; this being a 2 bed apartment at £900 per calendar month.

CONCLUSIONS

- 8.11 Following our review of ONS and market data, and after our site visit in July 2015, it is clear that Escrick is an affluent, attractive and aspirational place to live. Consequently, it is also an expensive location in which to live.
- 8.12 The majority of the built form comprises high quality and well thought out design where newer developments complement the older, historical parts of the village. There are however a small number of less attractive areas within the village, but these are confined to pockets within the northern area, away from the Conservation Area.

9. LOCAL PLANNING POLICY CONTEXT – SELBY DISTRICT COUNCIL

SELBY DISTRICT ADOPTED CORE STRATEGY 2011-2027

- 9.1 The Selby District Core Strategy was adopted in 2013.
- 9.2 The Core Strategy is subject to a legal challenge by Samuel Smiths Old Brewery (Tadcaster) on a number of grounds. The Hearing took place at the High Court in Leeds on the 10, 11 and 14 July 2014. On 27 October 2014, the High Court issued a judgment which dismissed the legal challenge to the adopted Core Strategy. However the Court of Appeal has now given permission for an appeal against the dismissal of the legal challenge to the Selby District Core Strategy Local Plan on 'Ground 1 – Duty to Cooperate'. The Hearing will take place in London in October 2015. While the Core Strategy is the subject of a legal challenge the Council is entitled to reply upon it under presumption of regularity (in that administrative decisions are considered to be lawful until such time as they are quashed).

GREEN BELT

- 9.3 The village is inset within the Green Belt according to the saved Proposals Map of the Selby Local Plan (2005). Land to the north of the village also lies within the York Green Belt.



Figure 9.1 – Extract From Selby Local Plan Proposals Map (2005). Green Belt denoted by diagonal hatch.

SETTLEMENT HIERARCHY

9.4 The Core Strategy was informed by an assessment of the relative overall sustainability of village settlements, including the availability of services and accessibility to higher order services and employment opportunities, as well as assessments of the capacity of individual villages to accept additional growth. As a result, 18 villages within the District are considered to be capable of accommodating additional limited growth and have been identified as ‘Designated Service Villages’. The Core Strategy describes these as follows in Paragraph 4.12:

“These are the villages with the largest populations and with the best range of services. They are spread across the District and provide the main village locations for job opportunities and for increasing the availability of affordable housing to meet identified local demand.”

9.5 Escrick has been identified as one of the Designated Service Villages:

a) Principal Town	
Selby ²⁰	
b) Local Service Centres	
Sherburn in Elmet	Tadcaster
c) Designated Service Villages	
Appleton Roebuck	Hambleton
Byram/Brotherton*	Hemingbrough
Barby Village/Osgodby*	Kellington
Brayton	Monk Fryston/Hillam*
Carlton	North Duffield
Cawood	Riccall
Church Fenton	South Milford
Eggborough/Whitley*	Thorpe Willoughby
Escrick	Ulleskelf
* Villages with close links and shared facilities	
d) Secondary Villages with defined Development Limits	
Barlow	Hensall
Beal	Hirst Courtney
Barkston Ash	Kelfield
Biggin	Kellingley Colliery
Bilbrough	Kirk Smeaton
Birkin	Little Smeaton
Bolton Percy	Lumby
Burton Salmon	Newland
Burn	Newton Kyme
Camblesforth	Ryther
Chapel Haddlesey	Saxton
Church Fenton Airbase	Skipwith
Cliffe	South Duffield
Colton	Stillingfleet
Cridling Stubbs	Stutton
Drax	Thorganby
Fairburn	Towton
Gateforth	West Haddlesey
Great Heck	Wistow
Healaugh	Womersley

Figure 9.1: Extract from the settlement hierarchy of the adopted Selby District Core Strategy (2013).

CORE STRATEGY POLICY SP2

- 9.6 Policy SP2 identifies Escrick as a Designated Service Village which has some scope for additional residential and small scale employment growth to support rural sustainability. Policy SP2 acknowledges that Escrick is constrained by Green Belt, however the policy comments as follows:

“It will be for any Green Belt review, undertaken in accordance with Policy CPXX (SP3) to determine whether land may be removed from the Green Belt for development purposes.”

CORE STRATEGY POLICY SP3

- 9.7 Paragraph 4.46 of the supporting text to Policy SP3 states that:

“Thus the need for a Green Belt review is most likely to arise if sufficient deliverable / developable land outside the Green Belt cannot be found in those settlements to which development is directed in accordance with the settlement hierarchy and if development in alternative, non Green Belt settlements / locations is a significantly less sustainable option (because the needs of the particular settlement to which the development is directed outweigh both the loss of Green Belt land and any opportunity for that development to take place on non-Green Belt land elsewhere). A Green Belt review will also consider identifying areas of Safeguarded Land to facilitate future growth beyond the Plan period. The Council considers that this constitutes the exceptional circumstances that justify a need to strategically assess the District’s growth options across the Green Belt”.

- 9.8 Furthermore Paragraph 4.51 of the supporting text to the policy commits the Council to identifying safeguarded land in Selby District in order to accommodate the needs of the District beyond the current Plan period which expires in 2027.
- 9.9 As Policy SP3 is critical to the review of the Green Belt and the future of the sites controlled by Linden Strategic Land it is reproduced in full below:

Policy SP3 Green Belt

- A. Those areas covered by Green Belt are defined on the Proposals Map.**
- B. In accordance with the NPPF, within the defined Green Belt, planning permission will not be granted for inappropriate development unless the applicant has demonstrated that very special circumstances exist to justify why permission should be granted.**
- C. Green Belt boundaries will only be altered in exceptional circumstances through the Local Plan. Exceptional circumstances may exist where:**
- (i) there is a compelling need to accommodate development in a particular settlement to deliver the aims of the settlement hierarchy, and**
 - (ii) in that settlement, sufficient land to meet the identified needs is not available outside the Green Belt, and**
 - (iii) removal of land from the Green Belt would represent a significantly more sustainable solution than development elsewhere on non-Green Belt land.**
- D. To ensure that Green Belt boundaries endure in the long term, any Green Belt review through the Local Plan will:**
- (i) define boundaries clearly using physical features that are readily recognisable and likely to be permanent**
 - (ii) review washed-over villages**
 - (iii) ensure that there is sufficient land available to meet development requirements throughout the Plan period and identify safeguarded land to facilitate development beyond the Plan period.**
- E. Any amendments to the Green Belt will be subject to public consultation and a Sustainability Appraisal, and assessed for their impact upon the following issues (non-exhaustive):**
- any other relevant policy/strategy; and**
 - flood risk; and**
 - nature conservation; and**
 - impact upon heritage assets; and**
 - impact upon landscape character; and**
 - appropriate access to services and facilities; and**
 - appropriate access to public transport.**

Figure 9.2: Extract from Policy SP3 of the adopted Selby District Core Strategy (2013).

EMERGING SELBY DISTRICT SITES AND POLICIES LOCAL PLAN

- 9.10 The Council is currently developing its Sites and Policies Local Plan (known as PLAN Selby) which will deliver the strategic vision outlined in the Core Strategy. It will incorporate site allocations to promote the growth needs of the District and site specific designations and policies to manage other development proposals.
- 9.11 The Council's latest Local Development Scheme came into effect on 22 October 2013. It indicates that the next steps for PLAN Selby are as follows:
- Further Consultation – December 2015/January 2016.
 - Publication of Submission Draft – June/July 2016.
 - Submission to Secretary of State – November 2016.
 - EiP – To be confirmed.
 - Inspector's Report – anticipated March 2017.
 - Adoption – anticipated July 2017.
- 9.12 Further to the initial consultation in winter 2014/15, the Council is currently engaging in the issues and options stage of PLAN Selby between 29 June 2015 and 10 August 2015 which will inform future decision making on the policies and proposals for inclusion in the Plan.
- 9.13 The draft studies that the Council is currently consulting on are as follows:
- Draft Strategic Housing Market Assessment.
 - Draft Employment Land Review.
 - Draft Stage 1: Green Belt Study.
 - Draft Strategic Countryside Gap Study.
 - Draft Method Statements for:
 - Identifying Development Limits.
 - Identifying Safeguarded Land.
 - Determining the Status of Villages in the Green Belt.
 - Site Allocations: A Framework for Site Selection.
 - Draft Growth Options for Designated Service Villages.
 - Market Towns Study (Sherburn in Elmet, Selby and Tadcaster):
Draft Part A: Evidence Baseline Review, including town fact sheets.
 - Highways Assessment: Draft Part A Baseline Position.

OTHER RELEVANT EVIDENCE BASE DOCUMENTS

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) (JUNE 2015)

9.14 The Council's most current SHLAA was published in June 2015. The SHLAA identifies the following sites in Escrick as having potential for residential development:

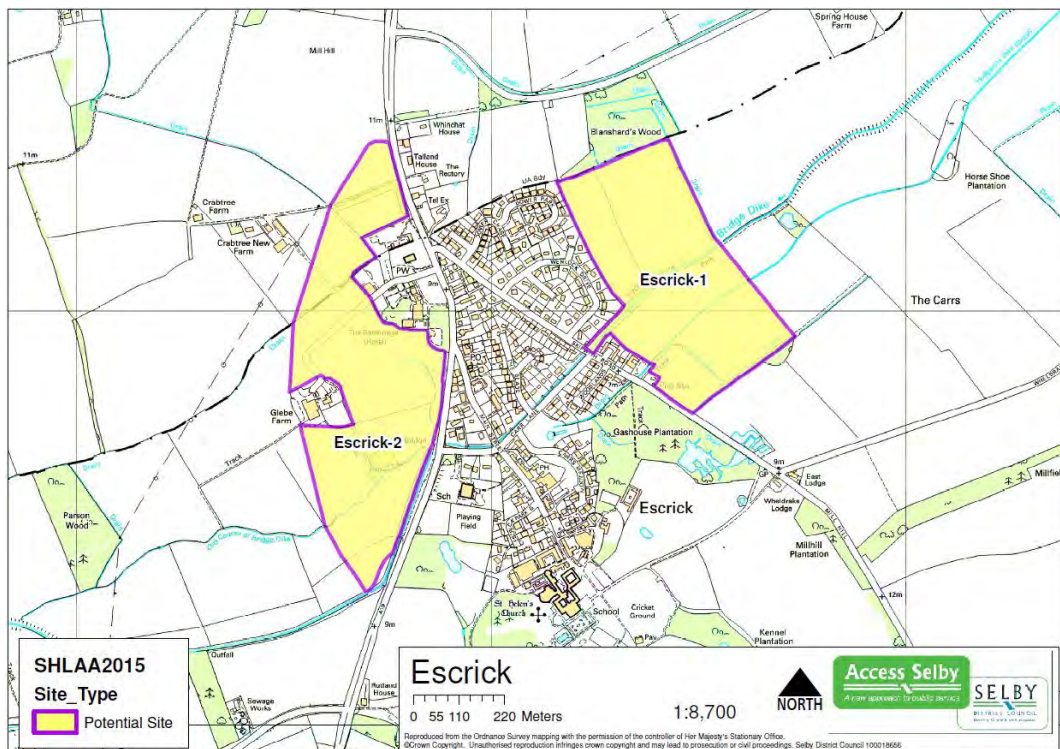


Figure 9.3: Extract from Selby District Council SHLAA June 2015.

9.15 The Council's SHLAA Site Assessment database makes the following remarks about Escrick 1:

- The land is not subject to any national policy restrictions.
- It is suitable for residential development.
- It has a net developable area of 12.21 hectares.
- It could deliver 336 dwellings.
- 210 dwellings could come forward between 2015 – 2020 at the rate of 70 per annum from 2017 onwards.

DRAFT STRATEGIC HOUSING MARKET ASSESSMENT (SHMA)

- 9.16 The Final Draft SHMA Report (dated June 2015) is currently being consulted on as part of the PLAN Selby focused engagement. It has been prepared to enable the Council to develop long term strategic views of housing need and demand to inform development plan making and housing strategies.

The only reference to Escrick in this document is with regards to the percentage of private rented sector housing benefit claimants by Parish (February 2015). In Escrick, only 2.1% of those in the private rented sector claim housing benefit.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 9.17 The Council has submitted its Community Infrastructure Levy (CIL) documents as required under Regulation 19 of the Community Infrastructure Levy 2010 regulations to the Secretary of State. This includes a Draft Charging Schedule which allocates Escrick within a 'High Value Zone' and as such private market housing is proposed to be charged at £50 per square metre.
- 9.18 The CIL Hearing will be held on 12 August 2015 with adoption scheduled for later this year.

5 YEAR HOUSING LAND SUPPLY

- 9.19 At this point in time the Council are unable to demonstrate a 5 year housing land supply.

NEIGHBOURHOOD/PARISH PLANS

- 9.20 Escrick is not currently in the formal stages of preparing a Neighbourhood or Parish Plan.

10. LOCAL PLANNING POLICY CONTEXT –CITY OF YORK

- 10.1 The Development Plan situation in the City of York is radically different to that in Selby and in the interests of brevity the situation with regard to the emerging Local Plan is only summarised herein.
- 10.2 At the outset it is acknowledged that Escrick North currently lies within the York Green Belt.
- 10.3 The emerging City of York Local Plan was abandoned due to political change in October 2014. It had reached the Publication Draft stage immediately prior to this.
- 10.4 A Local Plan 'Further Sites' consultation was held in June/July 2014 which identified part of the north Escrick site for residential development and part as safeguarded land Site Reference: 183).
- 10.5 The timetable for the production of further evidence and stages in respect of the new Local Plan are as yet unclear.

11. ASSESSMENT & CONCLUSIONS

NATIONAL PLANNING POLICY FRAMEWORK CONTEXT

- 11.1 Paragraph 6 of the Framework establishes that the purpose of the planning system is to contribute to the achievement of sustainable development and that the policies in Paragraphs 18 to 219 of the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.
- 11.2 Paragraph 7 of the Framework outlines the three dimensions to sustainable development as economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 11.3 Paragraph 8 of the Framework indicates that the three roles are mutually dependant.

ESCRICK

- 11.4 This Settlement Review and Sustainability Audit has clearly demonstrated that from an accessibility and services perspective Escrick is a sustainable settlement in that:
- It has a range of shops and services to meet day to day needs.
 - Services have the capacity to meet needs.
 - It has access to a good quality bus service connecting the village to higher order centres, employment areas and the wider public transport network.

- It is a focus for the wider rural hinterland, especially in respect of healthcare services.
- The village has a broadband service which enables residents and business to access retail facilities without having to rely upon private modes of transport or indeed public transport.

11.5 However the demographic profile of the village and its current housing stock indicates potential problems on the horizon. In this respect:

- The number of 1, 2 and 3 bedroom dwellings in the village is significantly below the District, regional and national averages.
- The number of 5 and 6 bedroom dwellings in the village is significantly above the District, regional and national averages.
- There is a very limited amount of housing stock available to buy and that is available is expensive.
- There are even less properties available to rent.
- The number of retired households is significantly above the District, regional and national averages.
- The number of households with children is slightly above the District, regional and national averages.

11.6 In our view the above factors signal a need to rebalance the local housing market but that could only be achieved if further land is made available for housing. In that respect it is notable that the Council's latest SHLAA indicates that there are just three sites with unimplemented planning permissions in the village accounting for just 6 dwellings. No other sites are identified within the existing village Development Limit as being either deliverable (i.e. likely to deliver housing within 5 years) or developable (i.e. likely to deliver housing in years 6 – 10 or 11 – 15).

11.7 Clearly in order to address the issues identified above and secure the future vitality of the village land needs to be released from the Green Belt. In that respect that adopted Core Strategy has already committed the Council to a review of the Green Belt.

11.8 In the context of a Green Belt review it is noteworthy that the Council's Core Strategy housing requirement is expressed as a minimum and in our view that signals that harm does not arise if the minimum housing requirement is exceeded.

11.9 Indeed there may be instances where the needs of a village such as Escrick signal that land currently in the Green Belt does need to be released to ensure the future sustainability of the settlement. The existing circumstances of the settlement (such as outlined herein) could comprise the exceptional circumstances envisaged by the Framework at Paragraph 83 to justify release of land from the Green Belt.

LAND EAST OF ESCRICK

- 11.10 Having established a need to release land in the Green Belt the next obvious question is are any sites suitable for removing from the Green Belt having regard to the five purposes of including land in the Green Belt. In that respect we have carried out detailed analysis of land East of Escrick together with Rosetta Landscape. Those submissions are contained within separate documentation being submitted to Selby District Council in response to consultation on various documents but in summary terms it is submitted that land east of Escrick does not serve the purposes of including land within the Green Belt.

LAND NORTH OF ESCRICK

- 11.11 Land north of Escrick lies within the York administrative area and has hitherto been considered identified for residential development (in part) and as safeguarded land in part. All that need be said here is that we would agree that Escrick North does not serve the purposes of including land within the Green Belt.

DUTY TO CO-OPERATE

- 11.12 Clearly there is a need for the two local authorities to co-operate in bringing forward Development Plan documents.
- 11.13 In our view Escrick is a suitable location for future development and we consider that a credible case can be made by the respective local authorities that exceptional circumstances exist to justify release of Escrick North and South from the Green Belt.