

ATSL24

Planning, Design and Access Statement in respect of the proposed residential redevelopment of the Escrick slaughterhouse, Main Street, Escrick, York YO19 6JP

1 Introduction.

- 1.1 The proposed development includes enhancing the vehicular access from Main Street to the site by including an area of garden land now forming part of Lanrigg, providing Lanrigg with direct vehicular access from Main Street and garaging, the conversion of two existing brick buildings into four dwellings and the construction of four new dwellings to replace the existing lawful slaughterhouse use of the site.
- 1.2 “*the site*” is all those premises and land edged red on the Location Plan which for four generations has lawfully operated as a butcher’s shop and slaughterhouse and is known as the Escrick Slaughterhouse.
- 1.3 Three *original* buildings remain, but over the years, those buildings have been significantly changed and altered to form part of the slaughterhouse.
- 1.4 The other buildings are specially designed and fitted for the purposes of housing livestock, slaughtering and the limited processing of meat for human consumption, including refrigeration plant.
- 1.5 The slaughterhouse business included livestock deliveries to the site by a mixture of articulated HGV’s, rigid body four-wheel HGVs and motor vehicles with trailers and outward deliveries in refrigerated HGVs.
- 1.6 The slaughterhouse business has been wound down for a number of reasons including increased regulatory costs, lack of skilled labour and changed consumer habits in purchasing fresh meat from supermarkets rather than individual butcher’s shops. This has led to a marked reduction in, and continuing decline in, the number of individual butcher’s shops.
- 1.7 The effect on the slaughtering businesses, such as the Escrick business, is perhaps best highlighted by a report recently issued by The National Craft Butchers organisation which reported that more than half of the 62 remaining local abattoirs (slaughterhouses) were likely to close by 2027.
- 1.8 Lack of financial viability has led to the proposal to residentially redevelop the site.
- 1.9 In planning policy terms, the site is previously developed (brownfield) land.

2 Validation Requirements. Compliance with the validation requirements as set out in ATSL27

3 Setting and Location

- 3.1 The site has frontage to that part of Main Street which is a cul-de-sac, with a secondary access used for the purposes of inward and outward deliveries. The secondary access is pictured below.



3.2 The site is within the Esrcick Conservation Area.

3.3 The site is bounded on three sides by dwellings and/or their gardens and to the east by open/amenity land within Carrs Meadow.



3.4 The Black Bull public house is adjacent to part of the site and is subject to a separate planning application for conversion into three dwellings.

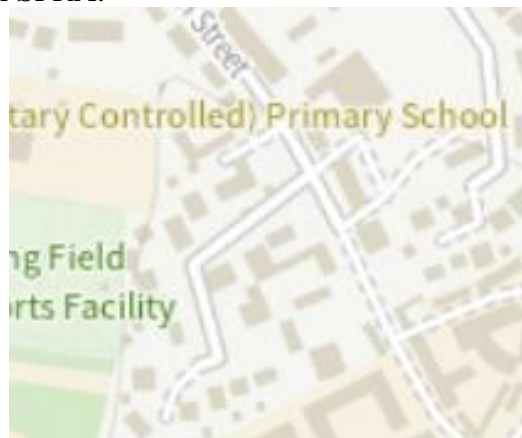


3.5 The site is situated centrally or within the core of the village.

4 **Most relevant planning policies.** ATSL26.

5 **Flood Risk Assessment**

5.1 The site is within Flood Zone 1. Source Environment Agency Flood risk maps and Selby District Council SFRA.



6 **Foul Sewerage Utilities Assessment (ATSL23)**

6.1 The site is situated within the core of the village.

6.2 There is a 4 inch cast-iron water main on the north-east side of Main Street adjacent to the site.

6.3 There is a combined sewer on the north east side of Main Street adjacent to the site.

6.4 There is a surface water sewer on the south west side of Main Street opposite the site.

6.5 Source of information-Yorkshire Water, water and sewer records (ATSL23)

- 6.6 There are no known or identified utility constraints.
- 7 **Heritage Statement.** The Heritage Statement is included as document ATSL25
- 8 **Land Contamination Assessment.** The assessment is included as ATSL22.
- 9 **Landscaping details.** The landscaping details are shown on the Proposed Site Layout Plan ATSL4.
- 10 **Open Space Assessment.** Proposed hard and soft landscaping is shown on the Proposed Site Layout Plan. ATSL4
- 11 **Parking Provision.** Parking provision to comply with policies shown on Proposed Site Layout Plan ATSL4.
- 12 **Statement of Community Involvement.** Neighbours have been provided with a brief resume of the proposed development and the Parish Council has been provided with full particulars with invitations to comment.
- 13 **Structural Assessment.** ATSL3 and 18
- 14 **Affordable Housing Statement.** ATSL19.
- 15 **Access.** An improved access is proposed from Main Street as detailed on the access drawings and appraisal included as ATSL5, 6, 7, 8, 9 and 10.
- 16 **Access and The Black Bull.** Very detailed consideration has been given to the proposed access arrangements. There are two existing accesses one of which is owned by the applicant and the other comprises a right of way, without necessary rights to make up and mend. The direct access to the site is adjacent to The Black Bull which has a limited right of way over only part of that access. That right is insufficient for the purposes of the proposed residential redevelopment of The Black Bull which the local planning authority and highway authority may, or may not, wish to consider when determining The Black Bull planning application. The access arrangements proposed by the planning application facilitate the continued use of that part of the access for the benefit of The Black Bull as a public house, but not as three dwellings.



17 **Proposed development.**

Plot No.	Description	Conversion m ² GIA	New Build m ² GIA
1	Office Block 2/3 bedroom	91.00	
2	New build 4 bedroom		129.28
3	New build 3 bedroom		129.00
4	New build 4 bedroom		138.12
5	New build 4 bedroom		149.40
6	Barn conversion 2 bedroom	75.60	
7	Barn conversion 2 bedroom	75.60	
8	Barn conversion 2 bedroom	88.00	
	Total	330.20	545.80

18 **Dwelling mix** (assuming Plot 1 is 2 bedroom)

No. of bedrooms	No.	%
2 bedroom	4	50.00
3 bedroom	1	12.50
4 bedroom	3	37.50
Total	8	100.00

19 **Site area.** The planning application site extends in all to 0.27 ha or thereabouts.

20 **Drawings, plans and documents.**

ATSL	Description	Drawing No. (if any)	Scale (if any)
1	Location Plan	-	1:1000
1A	Site Plan	-	1:500
2	Proposed Layout Plan	022/060/PSP	1:500
3	Topographical survey and existing buildings for conversion	06 220077 01 3 pages	1:100 1:200
4	Proposed Site Layout Plan	022/060/PSP	1:500
5	Access with Visibility Splays	LTP4955P101.01A	1:500
6	Access with Visibility Splays	LTP4955P101.01A	1:250
7	Access with Sweep Path for Cars	LTP4955P102.01A	1:200
8	Access with Sweep Path for Rigid Lorry	LTP4955P103.01A	1:200
9	Access with Sweep Path for Refuse Vehicles	LTP4955P104.01A	1:250
10	Highway Access Appraisal	-	-
11	Plots 1, 6, 7 and 8 - Conversion proposals	022/059/PDC	1:100
12	Plot 2 - Elevations and Floor Plans	022/059/PDP2	1:100
13	Plot 3 - Elevations	022/059/P3DPE	1:100
14	Plot 3 - Floor plans	022/059/PDP3	1:100
15	Plot 4 - Elevations and Floor Plans	022/059/PDP4	1:100
16	Plot 5 - Elevations and Floor Plans	022/059/PDP5	1:100
17	Garages	022/059/PDPG	1:100
18	Structural assessment		
19	Affordable Housing Statement	-	-
20	Ecology Appraisal Report	-	-

ATSL	Description	Drawing No. (if any)	Scale (if any)
21	Bat Survey Report	-	-
22	Sitecheck	-	-
23	Drainage search	-	-
24	Planning, Design and Access Statement	-	-
25	Heritage Statement and Materials	-	-
26	Planning Policies	-	-
27	Compliance with the Validation Requirements	-	-

- 20 **Conclusion.** The proposed redevelopment and development comply with the most relevant local plan and national planning policies and will lead the preservation and enhancement of the Escrick Conservation Area for the benefit of the Conservation Area and village as a whole.

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