

INDEPENDENT EXAMINATION OF THE ESCRICK NEIGHBOURHOOD DEVELOPMENT PLAN

EXAMINER: Patrick Whitehead DipTP (Nott) MRTPI

Tudor Rees
Escrick Parish Council
NDP Team Leader

Ryan King
Senior Planning Policy Officer
Selby District Council

Examination Ref: 02/PW/ENP

12 May 2022

Dear Mr Rees and Mr King

ESCRICK NEIGHBOURHOOD DEVELOPMENT PLAN EXAMINATION

I have a follow up question for Escrick Parish Council and Selby District Council as a result of my further consideration of the Escrick Neighbourhood Development Plan (ENDP). I would appreciate your comments on my current assessment regarding Policy H1 – Allocated Housing Numbers by **26 May 2022**.

It appears to me that the purpose of the Policy and its relationship to the strategic housing policies in the Core Strategy Local Plan (CSLP) and to the Objectives set down in the ENDP are unclear. I appreciate that the current approach is not to allocate any further land for development in Escrick, a clear and justified approach to take in view of the CSLP strategy, limiting further growth in Designated Service Villages, whilst acknowledging that Escrick is a village constrained by the Green Belt. It is also clear that this approach is proposed to continue in the emerging local plan.

However, Policy H1 does not clearly reflect the approach and reference to housing numbers in both the title and the content makes little sense. This suggests changes to the Policy are necessary in order to address national guidance that policies should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications.¹

The Policy also appears to be based on Escrick's role in the settlement hierarchy by explicit reference to it being a Tier 2 Village. This relates directly to the emerging local plan definition which is different to the definition in the CSLP. Whilst I appreciate that where a neighbourhood plan is brought forward before an up-to-date local plan is in place, national guidance advises that the local planning authority and qualifying body should discuss and aim to agree the relationship between their emerging policies and the adopted development plan², the strict legal test for general conformity with the strategic policies in the development plan relates to the adopted CSLP.

As a result of my consideration thus far, I am minded to suggest the Policy is reworded along the following lines in order to meet the Basic Conditions:

"H1 – ~~Allocated Housing Numbers~~ Development"

¹ PPG Reference ID: 41-041-20140306.

² PPG Reference ID: 41-009-20190509.

“There are no new housing land allocations for the Plan period.

New residential development within the Development Limits ~~The number of dwellings included in any development should be limited to of an appropriate a scale, reflecting proportionate to Escrick’s and reflecting it’s role in the settlement hierarchy, a Tier 2 Village with circa 300 dwellings, and be in line with the approach set out in the Local Plan and NDP policies MT1 and NE1~~”.

An addition to the explanatory text could be added to the second paragraph following the Policy to provide clarification, as follows:

“The types of housing developments appropriate within Development Limits include conversions, replacement dwellings, redevelopment of previously developed land and the in-filling of gaps within a continuous frontage.”

In addition to policies MT1 and NE1, policies H2 and H5 provide further advice and requirements for new developments to support the thrust of the general approach provided by Policy H1. There is no need to reference these in Policy H1.

As mentioned above I would appreciate if the District and Parish Councils could provide me with their views on this proposed modification by **26 May 2022**.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter is placed on both the Parish Council and the Selby District Council websites?

Thank you in advance for your assistance.

Yours sincerely

Patrick T Whitehead

Examiner