

The Parish Council object to application number 2022/0945/FUL seeking the demolition of existing buildings and erection of 32 dwellings on 0.19ha of mixed greenfield and brownfield land at Plantation House, Cawood Road, Wistow.

Objection is made to the application on the following technical and policy grounds:

Technical grounds:

1. The proposal constitutes a major and significant development for a secondary village such as Wistow.
2. The site is located outside the development limit of the village. The fact that approximately 50% of the site falls within the limit does not permit development beyond the limit or the limit to be extended. The remaining 50% of the site is greenfield and in open countryside.
3. The site is located in flood zone two, and therefore has a medium probability of flooding according to Environment Agency metrics.
4. The site is contaminated by its former use as a lorry and coach depot and poses a health and safety risk to those properties adjoining the contaminated areas.
5. The proposed scheme's inclusion of three-story houses is out of character with the rest of the village and would result in a stark and unsympathetic interface with the neighbouring bungalows to the north and listed building to the south.

Policy grounds:

1. Sub-optimal sites in secondary villages should not be used for development as Selby District Council (SDC) currently has a robust and deliverable 5-year land supply of preferred and deliverable sites.
2. The site's appropriateness for development was evaluated as part of SDC's recent Local Plan Consultation and was rejected. The site was evaluated as unsuitable for development owing to the site being located in flood zone two and outside of development limits.
3. The proposed scheme provides for 30% affordable housing. This fails to meet the 40% affordable housing criteria set by Selby District Council.
4. The proposed scheme fails to meet the 20 dwellings per hectare maximum housing density set by Selby District Council; and therefore, constitutes overdevelopment and poor design.

The Parish Council therefore request the following points are considered:

Layout and Density

The Parish Council shares the concerns of residents about the layout and density of the proposal. The layout is more akin to developments found in an urban setting and is both out of keeping and unsympathetic for a rural village such as Wistow. The Parish Council request that the housing density of the proposed scheme is therefore reduced in line with SDC's 20 dwellings per hectare limit. The maximum density of a 0.91ha site is 18 dwellings if SDC's maximum density is applied.

Village Design Statement

Wistow has a Vision Design Statement (created with Selby District Council) that the proposal should comply with, in particular the requirement for new houses to be infill only i.e. in between existing houses and not behind them. The Parish Council shares the concern of residents that the VDS will not be followed.

Style of Housing

The Parish Council shares the concerns of residents about the height and stark interface of any proposal to include three storey housing, with its wider setting in a rural village. The Parish Council therefore request that three storey properties are avoided on this site in this and any further consultations.

Affordable Housing

The Parish Council shares the concerns of residents about the small percentage of affordable housing provided for within the proposed scheme. The Parish Council requests that the proportion of affordable housing within the development is increased in line with SDC's 40% requirement.

The Parish Council shares the aspiration of residents that any affordable housing within the development should be first made available to within the local area. The Parish Council therefore request that any affordable housing within this development is made available to Selby District Council and/or North Yorkshire Council in the first instance and subject to a local occupancy condition. This would seek to ensure that any affordable housing is reserved for the housing needs of residents within the Selby District, and not those of another local authority's housing trust seeking to export its housing needs, rather than delivering its own.

Access, Traffic and Traffic Calming Measures

The Parish Council shares the concerns of residents about the safety of the proposed access to the site and the proposed traffic movements. The Parish Council shares the concerns of residents about the single entry/exit point onto the main road through the village at a point with limited visibility and increasingly speeding traffic. The Parish Council ask that this is closely considered by North Yorkshire Council Highways, and a site visit is included within that consideration. The Parish Council would welcome a site meeting with North Yorkshire Council Highways and the Local Planning Authority to discuss how this development could part fund highway improvements, in order to help improve the safety and amenity in the village more widely.

Village School

The Parish Council shares the concerns of residents that the village school is already over subscribed and any increase in the number of children will exacerbate this situation.

Drainage and Surface Water

The Parish Council shares the concerns of residents about the capacity and integrity of the villages existing foul and surface water drainage system. The Parish Council ask that the Local Planning Authority consider the proposals closely and ensure that appropriate conditions are attached to any permission so as not to exacerbate the existing drainage problems in the village, indeed remedy those existing problems.

Ecology

The Parish Council shares the concerns of residents about the need to preserve the ecology and wildlife habitat which currently exists on the green field part of the site. The Parish Council therefore asks that the Local Planning Authority seeks a professional review of the ecology proposals and ensure that appropriate conditions are attached to any permission to protect any existing trees or wildlife habitat. To mitigate the developments environmental impact the Parish Council believes that the development may benefit from owl boxes as means of translocating native bird species and additional tree planting.

Contamination

The Parish Council shares the concern of residents about the possible contamination of the site and asks that the Local Planning Authority ensure that appropriate conditions are attached to any permission to ensure that any risk to public health and safety is mitigated.

Allocated Parking

The Parish Council shares the concern of residents about the small number of allocated car parking spaces for each dwelling in the proposal, and the absence of any visitor car parking. The Parish Council believe each dwelling should have a minimum of three parking spaces and ask that the Local Planning Authority consider the proposals closely and ensure that appropriate conditions are attached to any permission so as not to exacerbate the existing off street parking problems in the village.

Neighbour Consultation

The Parish Council shares the concern of residents about the lack of engagement with the owners of neighbouring properties and residents generally. The Parish Council request that the Applicant and the Local Planning Authority communicate in writing to neighbouring properties any changes to the proposed scheme.

Community Infrastructure Levy

The Parish Council shares the concern of residents that a CIL could perhaps not be used for the benefit of Wistow, even should all other concerns be remedied then any development would be more palatable if the Village received ancilliary benefits.

Kins Regards,

Clerk of Wistow Parish Council