

## **Selby Local Plan Consultation - 26 August to 28 October 2022.**

Wistow Parish Council wish to submit the following comments:

Site: SELB-BZ

Location: Cross Hills Lane, Selby.

Proposal: Up to 1270 dwellings.

Comment:

The Parish Council wish to object to this site's inclusion within the Councils Preferred Options for the following reasons:

1. The proposed scheme adjoins Selby Dam and extends from the rear of Selby Leisure Centre, for approximately half a mile to The Damn Veterinary Centre on Leeds Road. The scheme proposes to construct a new bridge over the Selby Dam to allow dwellings to be constructed on either side. The site profile confirms that 81.5% of the site falls within Flood zone 3a, 18% in zone 2 and less than 1% in zone 1.

The Parish Council feel that a development of this scale within flood zone 3, will create an additional bottleneck within Selby Dam, which will in turn exasperate the frequent and prolonged flooding of farmland within the Parish of Wistow further upstream.

2. The proposed scheme provides for up to 1,270 dwellings on the north-western edge of Selby. The site will be the second major housing development in this locality within seven years and is in close proximity to the Parish of Wistow.

The Parish Council feel that a development of this scale will increase traffic on several B and C roads within the parish, including several accidents 'hot spots'.

Site: STIL-D

Location: Land south of Escrick Road, Stillingfleet.

Proposal: Up to 3000 dwellings.

Comment:

The Parish Council wish to object to this site's inclusion within the Councils Preferred Options for the following reasons:

1. The Parish Council oppose the proposal for a new town within the Selby District generally and feel that development should take place within existing settlements, where it will support existing community facilities.
2. The Local Planning Authority has a robust and deliverable 5-year land supply, comprising of a mixture of brownfield and greenfield infill sites. What's more a further 400 sites were submitted for consideration as part of the Local Plan Consultation.

The Parish Council believe that allocating development within existing settlements and distributed across the district, is a fairer and more sustainable approach to delivering Selby Districts housing needs, than making provision for a new town in open countryside.

3. The proposed scheme provides for up to 3000 dwellings on bare agricultural land between the villages of Escrick and Stillingfleet. A development of this scale will increase traffic on several B and C roads within the parish, including several accidents 'hot spots'.

The Parish Council share the concern of residents about the significant increase in traffic (both during and after construction) along the B1222 between Sherburn-in-Elmet and Escrick. The B1222 is the principal road connecting resident to both Leeds and York and is the lifeblood of many residents who travel to work by car. Any increase in traffic along the B1222 will see it become a major haul road in the district and will add to the severance and isolation felt by many residents within the neighbouring communities.

Particular concern is held for the 150-year-old, swing bridge at Cawood, which would simply not be able to sustain the volume of traffic generated by the proposal. Many residents, college students and the emergency services rely on Cawood Bridge to get to York every day. Residents often endure 9-mile-long diversions along back roads, whenever the bridge needs to be maintained. It is therefore imperative that this vital access route can remain open, and the current bottleneck at Cawood is not made any worse.

The Parish Council therefore request that this concern, along with other pinch points in the area, such as Crockey Hill and Fullford on the A19, are closely considered by North Yorkshire Council Highways.