

**CITY OF YORK LOCAL PLAN PUBLICATION DRAFT 2018 – HTC RESPONSE**  
**POLICY SS11 LAND NORTH OF HAXBY - SITE ST9**

**Transport - Policy Reference T4**

Q 5.4

In relation to the proposed housing development on Site ST9 (Policy SS11) and the other proposed developments along the A1237 ring road corridor (particularly Site ST14 (Policy SS12)) the plan is not effective and is unsound because it is predicated on the delivery of a sustainable transport infrastructure.

A sustainable transport infrastructure to support these developments would, at a minimum, involve grade separated junctions on the overloaded A1237, and without significant government or regional funding this will never be economically viable.

In addition, most of the traffic associated with Site ST9 will travel into and out of Haxby and Wigginton along already overloaded and unsuitable roads, i.e. Usher Lane, Moor Lane, York Road and Mill Lane.

Q6.1

To make the plan sound, these housing developments should be deferred until the improvements to the A1237 have been completed. Alternatively, the additional housing should be located on sites with access to the dual carriageway A64 bypass, which has the capacity to cope with increased traffic volumes.

**Air Quality- Policy Reference ENV1**

Q 5.4

In relation to the proposed housing development on Site ST9 the plan not effective and is unsound because it does not take into account the deterioration in air quality that will be caused by the additional traffic generated by the development. During the morning rush hour stationary queuing traffic tails back from the York Road / A1237 roundabout for several hundred metres along York Road. HTC is concerned about the impact that the additional queuing traffic on York Road and Eastfield Avenue will have on air quality, and particularly on the health of the hundreds of school children who cycle or walk along these roads every day.

Q6.1

To make the plan sound, the development of Site ST9 should be deferred until the improvements to the A1237 have been completed.

**Drainage**

3.58

SS11

ST9

The Publication Draft submission regarding the sewerage system is not effective.

'Discharges from the new development should not exceed the capacity of existing and proposed receiving sewers'. *GP15a Flood Risk, Page19 Local Plan Policies*

Current residents' experience shows that the sewerage arrangements are not fit for purpose. Newly built houses built to the highest council specification still have sewage lapping at their door following heavy rain. (The Firs, Crooklands Lane, December 2016) Furthermore, incessant rain on 2 April 2018 highlighted the inadequate state of the drains when property on Windmill Way was flooded.

It has been acknowledged the system is overloaded: Yorkshire Water is aware of this problem and referred to the problems in the Haxby system at a meeting of Haxby Town Council in November 2013. While aware of their responsibility, they have shown no commitment to resolving this issue in the existing development.

The Publication Draft itself is unclear:

The second sentence says that new sewers may be required but this is contradicted in the following sentence: '... connection to the public sewer network will be required'. Elsewhere we are told that because the Haxby system is overloaded, foul water can be sent to Strensall: we have already been told that the treatment centre at Wallbutts is at breaking point.

### **Mitigation**

To make the plan sound, development should not take place before the current problems with sewerage and drainage have been resolved by Yorkshire Water.

### **Environment**

xi. P51

SS11

ST9

The allocation of development to this site running alongside the aspiration of maintaining the historic characteristics of the landscape cannot be effective.

The recognition of the importance of the preservation of medieval strips/ridge and furrow and ancient hedges, as well as the presence of older archaeological remains is identified in the Appraisal Stage Document. However, a serious omission is Crooklands Lane, a Green Lane unique in this area, which runs through the centre of the development.

How can medieval field systems be preserved in the face of development/use of open space for recreation? How can the character, identity and biodiversity of Crooklands Lane and the established medieval hedgerows be preserved once the developers' heavy plant moves in?

### **Mitigation**

Consider building elsewhere where the environment is not so sensitive and of such a historic nature.

## **Education**

3.57

SS11

ST9

Provision for education in the light of Government policy on academisation cannot be seen as effective as school provision is beyond the scope of City of York Council.

735 houses will generate a substantial number of children. Assurances are given that school places will be provided. As all schools locally are full and with the current pressure for school places as the bulge in the population moves on to secondary school, should school provision not be provided on site when the houses are first built, this will necessitate unsustainable travel for the new residents.

### **Mitigation**

Government backed support for school provision when this is beyond the powers of York City Council must be guaranteed at the time development commences.

## **Health**

iv. P51

SS1

ST9

Provision for health cannot be seen as effective as provision is beyond the scope of City of York Council. The plan does not demonstrate consultation with Humber, Vale & Coast clinical commissioning group. Current primary care medical provision in Haxby and Wigginton is at breaking point because of the increasing demands from an ageing population. There is no overt mention of this in the Publication Draft, though it is implied in Paragraph iv. It is highlighted here as a major concern of residents.

### **Mitigation**

Government backed support for premises/staffing when this is beyond the power of York City Council must be guaranteed at the time development commences.

## **Housing Allocations**

Section 5

Table 5.4

The housing allocations within the Local Plan Publication Draft are unsound because they have not been positively prepared. The 2016 Strategic Housing Market Assessment identifies an appropriate level of affordable housing as 522 houses p.a. from total of 841 houses being built p.a.

The Local Plan (table 5.4) sets out targets only that do not exceed 30% in any areas. This falls significantly short of the identified need.

### **Mitigation**

Firm commitment to require developers to include in excess of 30% affordable housing in all areas.