

Selby District Council



Agenda

Meeting: **Executive**
Date: **Thursday, 8 December 2022**
Time: **4.00 pm**
Venue: **Council Chamber - Civic Centre, Doncaster Road, Selby, YO8 9FT**
To: **Councillors M Crane (Chair), R Musgrave (Vice-Chair), C Lunn, D Buckle and T Grogan**

1. Apologies for Absence

2. Minutes (Pages 1 - 12)

The Executive is asked to approve the minutes of the meeting held on 3 November 2022.

3. Disclosures of Interest

A copy of the Register of Interest for each Selby District Councillor is available for inspection at www.selby.gov.uk.

Councillors should declare to the meeting any disclosable pecuniary interest in any item of business on this agenda which is not already entered in their Register of Interests.

Councillors should leave the meeting and take no part in the consideration, discussion or vote on any matter in which they have a disclosable pecuniary interest.

Councillors should also declare any other interests. Having made the declaration, provided the other interest is not a disclosable pecuniary interest, the Councillor may stay in the meeting, speak and vote on that item of business.

If in doubt, Councillors are advised to seek advice from the Monitoring Officer.

4. Financial Results and Budget Exceptions Report to 30 September 2022 (Quarter 2) (E/22/27) (Pages 13 - 36)

The Executive are asked to consider report E/22/27 to ensure that budget exceptions are brought to their attention in order to approve remedial action where necessary.

5. Treasury Management - Quarterly Update - Quarter 2 2022/23 (E/22/28) (Pages 37 - 48)

The Executive are asked to consider report E/22/28 which reviews the Council's borrowing and investment activity (Treasury Management) for the period 1 July 2022 to 30 September 2022 and presents performance against the Prudential Indicators.

6. Discretionary Housing Payments (E/22/29) (Pages 49 - 52)

The Executive are asked to consider report E/22/29 and agree that an amount of £40,000 of funding from the COVID 19 Council Tax Support Hardship fund be moved to the Discretionary Housing Payment fund.

7. Escrick Neighbourhood Development Plan 2021 - 2035 (ENDP) (E/22/30) (Pages 53 - 202)

That Executive consider report E/22/30 and recommend that Council formally makes the Escrick Neighbourhood Development Plan 2021-2035 as part of the Development Plan for Selby District following the positive outcome of the referendum held on 6th October 2022.

Janet Waggott

**Janet Waggott
Chief Executive**

Date of next meeting
Thursday, 5 January 2023 at 4.00 pm

For enquiries relating to this agenda please contact Victoria Foreman, on vforeman@selby.gov.uk

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Selby District Council

Minutes

Executive

Venue: Council Chamber - Civic Centre, Doncaster Road, Selby, YO8 9FT

Date: Thursday, 3 November 2022

Time: 4.00 pm

Present: Councillors M Crane (Chair), R Musgrave (Vice-Chair), C Lunn, D Buckle and T Grogan

Also Present: Councillors R Packham and M Jordan

Officers Present: Janet Waggott – Chief Executive, Suzan Harrington – Director of Corporate Services and Commissioning, Alison Hartley – Monitoring Officer, Martin Grainger – Head of Planning and Interim Head of Regulatory Services, Julian Rudd – Head of Economic Development and Regeneration, Stuart Robinson – Head of Business Development and Improvement, Drew Fussey – Operational Service Manager, Peter Williams – Head of Finance, Stephanie McGourlay - Economic and Regeneration Projects Lead, Jenny Tyreman – Assistant Principal Planning Officer, Richard Welch – Principal Planning Policy Officer, Victoria Foreman – Democratic Services Officer

Public: 1

Press: 0

NOTE: Only minute numbers 38 – 42 and 44 - 45 are subject to call-in arrangements. The deadline for call-in is 5pm on 21 November 2022. Decisions not called in may be implemented from Tuesday 22 November 2022.

35 APOLOGIES FOR ABSENCE

There were no apologies for absence.

36 MINUTES

The Committee considered the minutes of the meeting held on Thursday 1 September 2022.

RESOLVED:

To approve the minutes of the meeting held on Thursday 1 September 2022.

37 DISCLOSURES OF INTEREST

The Deputy Leader, Councillor R Musgrave, declared a personal and pecuniary interest in agenda item 7 – 2022 – 2027 Five Year Housing Land Supply Report and agenda item 9 – Promotion of potential new settlement at Burn Airfield. Councillor Musgrave confirmed that he would leave the meeting during consideration of both items.

38 CORPORATE PERFORMANCE REPORT - QUARTER 1 2022/23 (APRIL TO JUNE) (E/22/20)

The Leader of the Council presented the report which asked Members to note and approve the content, and consider any further action they wished to be taken as a result of current performance.

The report covered the period April to June 2022, which was the first full quarter following the government's lifting of Covid-19 restrictions. 70% of KPIs reported were showing improvement over the longer term or had maintained 100% performance, and 78% of KPIs reported were on target – with 9% of KPIs within acceptable tolerances.

The report set out what went well in Quarter 1, as well as what did not. There had been positive performance in supporting SMEs, NNDR and sundry debt collection, the processing of benefit claims, planning applications, FOIs and complaints, customer waiting times on the phone, reportable health and safety incidents, council house re-let times and waste collection.

Areas of performance that required improvement included stage 2 complaints, savings and staff sickness.

The Leader of the Opposition was in attendance at the meeting and asked questions around staffing issues, housing repair backlogs, the work of the Low Carbon Working Group, responding to the consultation on the Local Plan and tree planting.

The Deputy Leader accepted that there would always be a constant number of jobs in the housing repair system and was pleased to report that new resources had recently been recruited to the Council that would be transferred to the new unitary authority. The backlog of repairs was mainly due to Covid and staffing issues, but had improved, despite there still being work to do.

The Leader stated that the slowed progress of the Low Carbon Working Group was partly due to local government reorganisation (LGR) and the loss of a particular member of staff who had been leading on such work. It was acknowledged that the Council had not achieved as much as it had intended to.

Responding to the Local Plan consultation the Leader accepted that the online process had not been easy at points, but there were statutory questions that had to be asked. Officers had accepted emails from members of the public or comments made via Ward Members.

The Leader commended the report.

RESOLVED:

The Executive noted and approved the report.

REASON FOR DECISION:

The reporting of performance data enables the Council to demonstrate progress on delivering the Council Plan Priorities to make Selby District a great place.

39 DEVOLUTION DEAL FOR YORK AND NORTH YORKSHIRE (E/22/21)

The Leader of the Council introduced the report which set out the steps being taken by City of York Council and North Yorkshire County Council (the Constituent Councils) towards the creation of a Combined Authority for York and North Yorkshire. The report also included details of the Devolution Deal, the Governance Review and the Scheme which had been prepared for consultation.

Members noted that on 1 August 2022 the Secretary of State for Levelling Up, Housing and Communities announced that the Government was minded to enter into a Devolution Deal with York and North Yorkshire under which the region would benefit from £540 million of new Government investment to spend on local priorities to produce growth, together with a range of devolved powers. The Devolution Deal was dependent upon the City of York Council and North Yorkshire County Council establishing a Combined Authority for the area with an elected Mayor.

The report explained that since the announcement, negotiations and further work had been undertaken about the detail of the proposed deal, the structure of the proposed Combined Authority and the process to be followed to create it, subject to the necessary consultation. The report sought to update Selby District Council members on this work and the next steps to be taken by the City of York Council and North Yorkshire County Council.

The Executive acknowledged that to develop the proposal to establish a Mayoral Combined Authority, there needed to be consideration of a governance review and the publication of a Scheme if it was concluded that the exercise of statutory functions was likely to be improved by the creation of a Mayoral Combined Authority. The Scheme would be subject to an eight-week public consultation across York and North Yorkshire in October 2022.

Members asked for clarification on some figures and felt that the report required more detail as to what tangible benefits the area would see from of the money being invested in the deal, in particular the return 'per head' of the population compared to other Mayoral areas in the United Kingdom. The Leader believed that the cost equated to the Teeside scheme but not as much as the West Yorkshire one.

Officers were asked to investigate comparisons of the funding with schemes in the south of the country.

Further queries were put regarding the York Central Scheme, grant funding City of York Council had received and project funding for affordable low carbon homes in York.

Officers advised Members that there were elements of the deal that had changed between its current iteration and the original bid, and that responses to the Members' queries would be provided.

The Leader commended the report.

RESOLVED:

- 1. The Executive supported the steps being taken by City of York Council and North Yorkshire County Council (the Constituent Councils) towards the creation of a Combined Authority for York and North Yorkshire, and in particular noted:**

- (a) the 'minded' to Devolution Deal;**
- (b) the Governance Review; and**
- (c) the Scheme which had been prepared for consultation.**

2. Officers were asked to provide responses to the queries raised in the debate following the meeting.

REASON FOR DECISION:

To ensure Members were consulted in relation to the proposed Devolution Deal and the next steps being taken towards the creation of a Combined Authority for York and North Yorkshire.

40 HELIOS RENEWABLE ENERGY PROJECT - NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECT (E/22/22)

The Leader of the Council introduced the report which asked the Executive to note the content and to authorise the Head of Planning and Interim Head of Regulatory Services (or equivalent), in consultation with himself as Leader of the Council, to agree the Local Impact Report, Statement of Common Ground, the content of the draft DCO, and all further necessary representations by the District Council, together with post-decision monitoring of planning conditions and enforcement of the DCO.

Members noted that the report set out the legislative background to Nationally Significant Infrastructure Projects (NSIPs) and how these were dealt with. The Executive had considered similar NSIP reports recently in respect of the Drax Bioenergy and Carbon Capture Project in May 2021, the Yorkshire GREEN Project in April 2022 and the Humber Low Carbon Pipelines Project in August 2022. Applicants for infrastructure projects needed to make an application to the Planning Inspectorate (PINS) for a Development Consent Order (DCO). The final decision was made by the Secretary of State on the recommendation of PINS, but Local Planning Authorities were statutory consultees in the process.

The Executive were reminded that the scheme was not a planning decision that would be taken by Selby District Council.

In attendance at the meeting was Ward Member for Camblesforth and Carlton, Councillor M Jordan, as a significant part of the scheme would be in his ward. Councillor Jordan was invited to address the meeting by the Leader.

Councillor Jordan spoke about the significant effects the proposals would have on the local area. These included pipelines from Drax Power to the North Sea, cabling from Scotland and the proposed and other solar farms to Drax Power, new National Grid buildings near Drax and the required demolition of a residential building to accommodate the Helios project.

The Leader thanked Councillor Jordan for attending and for the points he had made which reflected the considerable consequences the scheme could have on residents. Members also emphasised how important it was to recognise the value of consistent energy supplies across the country.

Officers explained that they had been undertaking further work on battery storage applications in order to build a complete contextual picture to inform the process. Environmental Impact Assessments (EIA) and cumulative impacts were being considered for every scheme and such matters were being raised with the developers.

The Leader asked that Members contact him with their views so he could construct a well-informed opinion before a response was provided about the scheme.

The Executive asked if the Council would receive a planning fee, if farmers would obtain rent for the sites, what the life span of the site would be and if Parish Councils would also benefit from the scheme.

Officers clarified that there was no planning fee for the Council as it was not a Selby District Council application; however, costs could be recovered. Farmers would receive rental income from having solar panels on their land and made the point that this could be quite a lucrative arrangement as it provided a consistent turnover for what was likely to be multiple ownerships.

Councillor Jordan informed Members that all the land relating to the scheme would be leased, and that it was for each Parish Council to decide how they wished to proceed in relation to the proposals.

The Leader commended the report.

RESOLVED:

The Executive

- i. noted the content of the report; and**
- ii. authorised the Head of Planning and Interim Head of Regulatory Services (or equivalent), in consultation with the Leader of the Council, to agree the Local Impact Report, Statement of Common Ground, the content of the draft DCO, and all further necessary representations by the District Council, together with post decision monitoring of planning conditions and enforcement of the DCO.**

REASON FOR DECISION:

Timescales for commenting on the DCO application once it was submitted are embedded in statute and it was important that appropriate delegation arrangements were in place so that the Council was able to meet the deadlines which were set by PINS.

**41 2022-2027 FIVE YEAR HOUSING LAND SUPPLY REPORT
(E/22/23)**

Councillor R Musgrave left the meeting at this point.

The Leader of the Council introduced the report which asked the Executive to approve the Five-Year Housing Land Supply 2022 – 2027 and explained that each local authority was required by central government to provide a 5-year supply of deliverable housing land. Being able to demonstrate a 5-year housing supply meant that planning applications for housing could be determined by the Council, with all the policies in the District's Local Development Plan. The 2022-2027 Five-Year Housing Land Supply report found that the district had a deliverable housing supply of 6.1 years.

Members noted that being able to demonstrate a deliverable five-year supply of housing means that when determining planning applications for housing, policies in the development plan were considered up to date. Failure to demonstrate a 5-year supply means that relevant policies were out of date and applications for housing development should be granted unless:

- the application of policies in the NPPF that protected areas or assets of particular importance provided a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

The assessment of the Council's Five-Year Housing Supply was carried out by the Planning Policy Team on an annual basis, with the start of each financial year being used as the base date. This report uses the base date of 1 April 2022.

Members were unsure as to the arrangements for housing supply assessment following local government reorganisation (LGR) in April 2023, as such work was usually done on a local basis.

Officers were content with the current 6.1-year supply of housing as had been identified and were looking closely at the interplay between the Development Plan and incoming planning applications; however, there were some sites that required further legal

consideration.

The Leader of the Opposition felt that the Council's current approach to housing land supply was more rigorous than it had been in the past, but that such supplies were used up quickly, and that it could be important for there to be appropriate interim arrangements or policies in place to cover such a gap, so that local areas within the Selby District continued to be represented. Officers explained that such provisions would depend on LGR and the Council's Local Plan, alongside careful monitoring of the supply position.

Officers were asked to supply further information to Members on housing land supply arrangements at other North Yorkshire local authorities. Some work had already been undertaken as part of a Member Task Group for LGR; information relating to this would be available quite soon.

The Leader of the Council commended the report.

RESOLVED:

The Executive

- 1. approved the Five-Year Housing Land Supply 2022 – 2027; and**
- 2. asked Officers to provide further information to Members on housing land supply arrangements at other North Yorkshire local authorities.**

REASON FOR DECISION:

To approve the Five-Year Housing Land Supply Report and the supply figure within it, so that the report could be used as a material consideration in the determination of planning applications for housing.

42 LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976, SECTION 65 – INCREASE OF HACKNEY CARRIAGE MAXIMUM FARES (FUEL CAP) - CONSULTATION RESPONSES (E/22/24)

Councillor R Musgrave re-joined the meeting at this point.

The Lead Executive Member for Health and Culture presented the report which asked the Executive to consider the objections received during the statutory consultation, determine if any modifications or not should be made to the table of fares in light of the objections, and confirm the date of 18 November 2022 for the

new table of fares to come into effect, with or without modification.

Members noted that on the 1 September 2022 the Executive approved a maximum taxi fare increase for the Selby Hackney Carriage trade. The proposal was in line with the recent Hackney Carriage (“HC”) Fare increase in Harrogate that considered the current increases in fuel prices at the pump. The approved proposed taxi fare was a maximum fare. This permitted drivers to charge the customer under the maximum fare amount and enabled them to increase or decrease their prices within the maximum fare, in accordance with the fuel prices at the pump.

The Executive understood it was anticipated that fuel costs would continue to fluctuate over the next year, and the Council’s proposal would allow some breathing space for the trade. A consultation had been carried out between 13 and 27 September 2022. There had been 15 comments on the consultation; 13 were representations (against the proposed fare in some way), which had not been withdrawn. The objections received mainly mirrored those received in the soft market testing with the trade.

Members expressed their support for the report’s proposals set out at Appendix A and noted that whilst the modifications set out a maximum fare, the drivers could charge less should they so wish.

The Lead Executive Member commended the report.

RESOLVED:

The Executive

- 1. considered the objections received during the statutory consultation;**
- 2. determined that no modifications should be made to the table of fares at Appendix A in light of the objections; and**
- 3. confirmed a date of 18 November 2022 for the new table of fares to come into effect.**

REASON FOR DECISION:

The table of fares must come into operation by the 27 November 2022, no later than two months after the last date for making representations (27 September 2022), with or without modification.

43 PRIVATE SESSION - EXCLUSION OF PRESS AND PUBLIC

It was proposed and seconded that the Executive sit in private session for the following business due to the nature of the business

to be transacted.

RESOLVED:

That, in accordance with Section 100(A)(4) of the Local Government Act 1972, in view of the nature of business to be transacted the meeting be not open to the press and public during discussion of the following items as there will be disclosure of exempt information as described in paragraph 3 of Schedule 12(A) of the Act.

44 PROMOTION OF POTENTIAL NEW SETTLEMENT AT BURN AIRFIELD (E/22/25)

Councillor R Musgrave left the meeting at this point.

The Lead Executive Member for Communities and Economic Development presented the report which sought approval to withdrawn land at Burn Airfield from the Local Plan process and not to undertake further work to promote the site for a new settlement.

Members discussed the matter in detail and contrary to the report's recommendations agreed that the site should not be withdrawn from the promotion in the Local Plan process.

RESOLVED:

The Executive agreed

- a) to carry out no further work at this stage to promote the Council's landholding at Burn Airfield for potential residential-led development; and**
- b) that alternative options for the future of the council's land at Burn Airfield be considered following local government reorganisation.**

REASON FOR DECISION:

The Council acquired over 200 hectares of land at Burn Airfield in 2014 due to its strategic development potential. The land had been promoted to be a potential new settlement in the emerging Local Plan, via the Council's Economic Development and Regeneration team (representing the Council as landowner). The outcome of flood risk work, undertaken by JBA Associated and reviewed by the Environment Agency, indicated that the site would be the least preferable location for a new settlement in the emerging Local Plan. The conclusion reached by the local planning authority was:

'The sequential test approach rules out the Burn Airfield site given

that there are available sites in lesser areas of flood risk available for development’.

Instead, the Heronby proposal was suggested for allocation in the Local Plan as a new settlement.

45 TOWN CENTRE REVITALISATION PROJECTS UPDATE (E/22/26)

Councillor R Musgrave re-joined the meeting at this point.

The Lead Executive Member for Communities and Economic Development presented the report which provided an update on projects under the Town Centre Revitalisation Programme, covering the three centres of Selby, Tadcaster and Sherburn-in-Elmet. The paper recommended approvals for capital and revenue costs related to projects and grant funding spend on Changing Places schemes.

Members expressed their support for the recommendations as set out in the report.

RESOLVED:

The Executive

- 1. agreed to reallocate £150k from existing budget within the Tadcaster Programme for Growth (P4G) funds to Tadcaster Bus Station project, to bring the total project budget to £500k, as set out in Section 2 of the report;**
- 2. approved £2,800 ongoing maintenance costs for Tadcaster Bus Station project, per annum from 2025 funded from Environmental Services budget (SC0702 1105). As part of the transfer of the Environmental Services Contract to North Yorkshire Council from April 2024 the annual contract budget would have to be allocated to a number of revenue service and budget lines including an allocation to cover the revenue implications in this report;**
- 3. approved Changing Places grant funding spend and SDC match funding at Tadcaster and Selby, and ongoing maintenance costs at Tadcaster of £5,000 per annum from 2024 funded from existing budget Public Conveniences (SC0219 3179); and**
- 4. approved the use of an identified ongoing**

£7,800 p.a budgetary underspend within the Existing Public Conveniences budget (SC0219 3179) to fund the ongoing revenue implications of these schemes. The proposal required a minor permanent budget virement of £2,800 p.a to the Environmental Services budget (SC0702 1105), as per recommendation 2.

REASONS FOR DECISION:

- The three main centres in Selby District were a strategic priority for regeneration.
- To make appropriate use of external funding awarded to Selby District Council, and to maximise funding bidding opportunities.
- To ensure that any ongoing revenue implications for the schemes were captured within the Council's existing budgetary framework.

The meeting closed at 5.24 pm.



Report Reference Number: E/22/27

To:	Executive
Date:	8 December 2022
Status:	Key Decision
Ward(s) Affected:	All
Author:	Peter Williams, Head of Finance
Lead Executive Member:	Councillor Cliff Lunn – Lead Executive Member for Finance and Resources
Lead Officer:	Karen Iveson - Chief Finance Officer

Title: Financial Results and Budget Exceptions Report to 30th September 2022

Summary:

At the end of Q2, current estimated full year revenue outturn estimates indicate surpluses of (£371k) for the General Fund (GF) and (£68k) for the Housing Revenue Account (HRA). This includes this years proposed pay award. The key variances are highlighted in the report with further detail in Appendix A.

All new general fund savings have been delayed to 2024/25, post Local Government reorganisation (LGR). The £195k saving in the Housing Revenue Account for the housing system will be aligned to delivery of phase 2 of the project which is anticipated to be in Q3 2022, although savings will not be realised until future years and resource requirements for local government reorganisation may impact on delivery timescales.

The capital programme is on budget at the end of quarter 2. At this moment, both the GF and HRA forecast their programmes to be spent by year end with the exception of two projects in the GF which see £0.5m of costs pushed back to 2023/24 and the budget for boiler replacements in the HRA which is expected to overspend by £0.14m. There is however considerable risk of increased costs in the HRA property refurbishment budget as a result of inflation and higher than expected levels of voids which require refurbishment. The impacts on this budget are currently being assessed by officers. Headlines can be found in the report below with a more detailed analysis in Appendix C.

Programme for Growth projects spend was £1,053k in quarter 1 including £520k on staffing costs, £174k on the Transforming Cities Fund project and £122k on the Tadcaster business flood grant scheme. Project by project progress is shown in Appendix D.

Recommendations:

That the Executive

- i) endorse the actions of officers and note the contents of the report; and
- ii) approve re-profiled capital programmes and Programme for Growth as set out at Appendices C and D.

Reasons for recommendation:

To ensure that budget exceptions are brought to the attention of the Executive in order to approve remedial action where necessary.

1. Introduction and background

- 1.1 The revenue budgets and capital programmes were approved by Council on 24 February 2022, this report and associated appendices present the financial performance as at 30 September 2022 and a full year forecast against these budgets.
- 1.2 There are areas of the Council which have resourcing issues, and additional workload pressures resulting from Local Government Reorganisation. There is a risk in 2022/23 that this could impact on delivery in some areas.

2. Main Report

General Fund Revenue

- 2.1 Latest forecasts show an expected full year surplus of (£371k). Details of the variances against budget are set out at Appendix A.
- 2.2 The table below shows the summary position at the end of June 2022.

General Fund Account Q2 2022/23 Outturn	Latest Approved Budget £000's	Forecast £000's	Forecast Variance £000's
Service Income	-32,073	-30,567	1,506
Service Expenditure	48,267	45,882	-2,385
Accounting adjustments / non-service budgets	-16,194	-15,686	508
Total Surplus / Deficit Before Pay Award	0	-371	-371

- 2.3 The main forecasted variances against the General Fund are:

- A net saving of (£283k) on the waste and recycling service. The key components of this are:

- Commodity payments savings (£473k) driven by a continued increase in the rate per tonne received for paper and card.
- Partly offset by £189k additional costs including an anticipated increase above budget on contract inflation at the contract anniversary in October (RPIX @ 12.4%) which will impact on the costs in the second half of the year, higher costs for trade waste disposal (see increased income below) and an increase in gate fees.
- The commercial and other waste services have successfully maintained and grown the customer base resulting in an additional (£61k) of forecasted income for the year.
- Improved investment interest returns driven by base rate rises have resulted in an additional (£748k) of forecasted income in year. The £350k cap on interest from cash investments that approved as part of the Medium Term Financial Strategy means that £508k of this will be transferred to the Contingency reserve. This leaves an overall favourable variance of (£240k).
- There is a net overspend of £83k at present on salaries but it is anticipated that the vacancy levels are likely to increase over the next 6 months and may offset this by the year end. The impact of the higher pay award in year is £337k whilst current estimated vacancy levels are (£254k) higher than budget. Vacancy levels are unusually high due to a number of posts not being recruited due to LGR.
- There is a (£63k) saving expected on drainage board levies due to the difference in actual inflation on the fees compared to what was assumed in the budget which was based on early estimates.
- There continues to be a shortfall in income against the lifeline service £84k due to lack of growth with the effects of the pandemic making it challenging to grow, £50k for Assets Team commercial work due to vacancies in the team meaning work is prioritised towards maintaining our dwellings and occupancy £22k of the industrial units due to condition issues.
- New burdens support for (£77k) for the delivery of the council tax support grant was not included in the budget.
- The cost of utilities remains a concern against rising prices, an increase has been forecast but we are still awaiting bills to provide an accurate estimate. Additional cost pressure of £62k has been forecast (some savings are anticipated against the old Contact Centre site).
- There is a £2.271m contra between income and expenditure as a result of lower levels of benefit payments and therefore correspondingly lower grants.

Housing Revenue Account (HRA)

2.4 Latest forecasts show a (£68k) surplus. This will result in an increase in the transfer to the major repairs reserve from £4,310k to £4,378k.

2.5 The table below shows the summary position at the end of September 2022. Full details of forecast variances against budget are set out at Appendix A.

Housing Revenue Account – Q2 2022/23	Budget £000's	Outturn £000's	Variance £000's
Net Revenue Budget	8,339	8,122	(217)
Dwelling Rents	(12,649)	(12,500)	149
Net (Surplus) / Deficit transferred to Major Repairs Reserve	(4,310)	(4,378)	(68)

2.6 The main forecasted variances against the HRA deficit are:

- (£289k) forecasted additional investment interest due to base rate increases.
- While phase 2 of the Housing Development programme has been suspended, there will not be the requirement to borrow additional funds generating a (£60k) saving. To counter that, the HRA Business Plan assumed for every property sold there would be a replacement to maintain stock levels. To date 5 properties have been sold with 1 addition. This has an impact on rents generated.
- Housing rent collection forecasts to date shows a £149k shortfall. The main driver being that void rates are higher than budget which is driven by the assumptions in the business plan. This is mainly due to the condition they are left in when vacated and the resource available to bring back in to use. Contracts have been agreed to progress bringing properties back in to use which should hopefully see the void rates reduce.
- The £195k saving which would be generated from the implementation of the housing system will not be achieved in year due to timing of the implementation of phase 2 plus continuing requirement of resources as a result of covid-19 and LGR.
- An increase of 50% above budget for utility costs is forecast which equates to £67k. There is still a shortage of bill data to confirm this estimated level of additional cost, so this will be kept under close review.

Planned savings

2.7 All new general fund savings have been delayed to 2024/25, post Local Government reorganisation (LGR).

- 2.8 The £195k saving in the Housing Revenue Account for the housing system will be aligned to delivery of phase 2 of the project, which is anticipated to be in Q3 2022, although savings may not be realised until future years and resource requirements for local government reorganisation may impact on delivery timescales.

Capital Programme

Capital Programme 2022/23	Q2	Actual Year to Date £k	Budget Year to Date £k	Year To Date Variance £k	Full Year Budget £k	Full Year Forecast £k	Full Year Variance £k
GF		264	271	-7	3,694	3,194	-500
HRA		3,909	3,910	-1	13,578	13,717	139
Total		4,173	4,181	-8	17,272	16,911	-361

- 2.9 The overall capital programme shows an underspend at the end of quarter 2 of just (£8k) with both GF and HRA on budget.
- 2.10 General Fund and Housing Revenue Account programmes are expected to be fully spent by the end of the year with the exception two projects in the general fund. The car park improvement works at Portholme Crescent was delayed due to it being used as a walk-in covid testing centre. Whilst this has now been removed, the works on the car park are not expected to take place until 2023/24 resulting in a £350k in year underspend. Procurement is underway on the skate park refurbishment, but bidders have stated that the work cannot be undertaken until the next financial year, so it is expected that this project (£150k) will be undertaken in 2023/24.
- 2.11 The capital programmes are impacted by increasing costs. Where possible projects will be re-engineered to deliver within budget, but it is anticipated that in the general fund less play areas will be able to be delivered within the existing budget than planned, due to rising costs leaving an estimated shortfall of £34k.
- 2.12 Emerging budget pressures in the HRA are impacting heavily on two capital budgets.

2.12.1 Boiler replacement programme

An additional £139k (against the budget of £759k) has been forecast to undertake priority work in 22/23 due to a higher-than-expected number of breakdown/ replacements. These largely relate to boilers from the same manufacturer that were originally installed between 2010-12. The business plan assumes boiler replacement on a 15-year cycle but increasing breakdowns and obsolescence of parts means that replacements are required earlier than planned. Going forward the phasing of future replacements will need to be considered as part of the next HRA business plan refresh.

2.12.2 Refurbishment programme

22/23 has seen a marked increase in both the number of voids and the level of work required to bring properties up to a decent lettable standard. Based on an average of £38k per property, as at November 2022, an estimated additional £643k (against the budget of £4.4m) will be needed to complete the 42 voids currently issued to the contractors for assessment. In addition, a further estimated £1.14m will be needed to resolve the 30 voids that have not yet been issued.

Across the previous three financial years, refurbishment voids have accounted for approximately 34% of all voids received; however, of the properties within the portfolio which are currently void, this figure has risen to 82%.

Alongside void property works there is also a risk of additional reactive urgent works on homes over the winter which could cause a further shortfall in budget provision.

To date these costs have been mitigated by suspending planned improvements but the pace of voids continues far beyond numbers previously experienced.

Officers are assessing the potential for reducing the scope of works on void properties to ensure we meet our legal requirements. Once we have a clearer view of the forecast costs on this basis, we will then be able to bring forward potential funding and/or phasing solutions. An update will be presented to the Executive meeting.

At this stage we await an updated stock condition survey in order to assess the medium to longer term implications for the HRA and will work with colleagues across North Yorkshire as we develop a single HRA for North Yorkshire Council. It should also be noted that growing inflation in the construction and related industries is likely to put further pressure on these budgets.

There may be opportunity to rephase some of the future improvement works to accommodate in part or full, these additional costs, and/or consideration to the current 'Decent Homes Plus Standard' may be required.

Programme for Growth (P4G)

Programme For Growth Q2 2022/23	Full Year Budget £k	Actual Year to Date £k	Full Year Forecast £k	Full Year Variance £k	Budget Full Programme Spend £k	Forecast Full Programme Spend £k	Project Budget Remaining £k
Expenditure	5,260	1,053	5,214	-46	19,073	19,073	0
Funded by:							
Reserve Grant Funding	- 4,649	-767	-4,552	-97	18,195	18,195	0
	-611	-286	-612	1	878	878	0

- 2.12 A report was taken to Executive in July with proposals to re-allocate money within the P4G programme. This was approved and those amendments to the programme are reflected in this report and the project detail in Appendix D.
- 2.13 The total programme for growth for delivery from 2022/23 onwards is £19,072k of which £5,260k was expected to be spent in 2022/23. This has been reforecast slightly lower at Q2 to £5,214k.
- 2.14 The pay award offer will increase P4G salaries, but this is expected to be funded from existing vacancies in the programme.
- 2.15 There are a number of projects where spend is expected to vary from the phasing of the budget including:
- Growing Enterprise – money put aside to support businesses impacted by the TCF project is now likely to be spread across two years, as is spend to support businesses post covid. This has resulted in (£120k) being phased to 2023/24.
 - Timing of delivery of low carbon budgets is now predominantly expected in 2023/24 with (£272k) of spend being rephased to the next financial year.
 - A number of projects in Sherburn being delivered by local partners are expected to be delivered in 2022/23 which had previously been anticipated to be spent in 2023/24. £312k of this funding has been phased back in 2022/23 to assist with this deliver. In addition, the project at New Lane is expected to commence this year, so £50k of the £200k budget has been rephased from 2023/24 to 2022/23.

2.16 In year spend in quarter 2 includes:

- £122.5k which has been transferred to Two Ridings Community Foundation to fund and administrate the Tadcaster Business Flood Grant Scheme. 22 businesses are currently being funded through the scheme.
- £62.1k on the High Street shop front scheme.
- £164.5k for the acquisition of the Selby Railway Club as part of the Transforming Cities Fund programme.
- £520k of staff costs.

2.17 Excellent progress has been made across a range of other project areas with project-by-project detail on delivery to be found in Appendix D.

3. Alternative Options Considered

3.1 Not applicable.

4. Implications

4.1 Legal Implications

4.1.1 There is a legal requirement to balance the budget.

4.2 Financial Implications

The financial issues are set out in the report. The impacts of the potential overspend in relation to the HRA capital programme are currently under investigation. Should these costs not be manageable within the approved budget then an additional drawdown from HRA reserves and/or rephasing of the programme will be needed. The necessary approvals will be sought should this be required.

4.3 Policy and Risk Implications

Increased budget pressure from rising prices, in particular on the capital programme and programme for growth, could put more pressure on budgets in future years. There is a particularly high risk in the HRA capital programme. Projects are keeping this under review and looking to mitigate increases within existing budgets to help mitigate price increases.

4.4 Corporate Plan Implications

The financial position and performance against budget is fundamental to delivery of the Council Plan, achieving value for money and ensuring financial sustainability.

4.5 Resource Implications

Resource requirements for Local Government Reorganisation has put considerable pressure on the Council to deliver all of its priorities from the Council plan. An additional £900k including carry forward from 2021/22 is in the budget to manage additional costs as a result of Local Government Reorganisation. At the end of quarter 2, £17.4k of this funding has been drawn down for additional legal support.

4.6 Other Implications

None.

4.7 Equalities Impact Assessment

There are no equalities impacts as a direct result of this report.

5. Conclusion

- 5.1 The general fund at the end of quarter 1 is forecasting a (£371k) surplus for the year.
- 5.2 Interest receivable is forecast to exceed the £350k cap in the general fund, resulting in an expected £508k transfer to contingency reserve as per the medium-term financial strategy.
- 5.3 The housing revenue account is forecasting a (£68k) surplus at the end of quarter 2 which will increase the contribution to the Major Repairs Reserve.
- 5.4 There has been increased pressure on resources and capacity to deliver the Council's priorities with local government reorganisation requiring considerable resource which is only set to increase.
- 5.5 The impact of inflation is impacting on costs in all areas. There is a particular risk for the HRA capital programme which is facing increasing pressure as a result of rising costs and a much higher proportion of voids being refurbishment voids. Officers are assessing the impacts and potential solutions to this issue.

6. Background Documents

None.

7. Appendices

Appendix A – General Fund and Housing Revenue Account Revenue Budget Exceptions

Appendix B – General Fund and Housing Revenue Account Savings

Appendix C – General Fund and Housing Revenue Account Capital Programme

Appendix D – Programme for Growth

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GF Management Accounts 2022-23
Results as at 30th September
General Fund

	Previous Year Actuals		Latest Approved Budget		Year to Date		Annual Total	Variances		Comment
	Actual £k	Budget £k	Budget £k	Actual £k	Budget £k	Forecast £k	Year to date	Full Year		
							Actual £k	Forecast £k		
Income										
Investment Income	-374	-400	-400	-210	-200	-1,148	-10	-748	Forecast annual return on Council Investments shows an anticipated y/e surplus of £748k, driven by the recent sustained rises in Bank of England base rate seen over the previous months in an effort to combat inflationary increases any excess income earned above a £350k income ceiling is transferred to Contingency Reserve. Base Rate has accordingly risen from 0.25% when budgets were initially set, to their current level of 2.25%. Revenue returns on Council Property Funds and loans to SDHT currently expected to match current budgets	
Recharges	-10,626	-12,004	-12,024			-12,028		-4	Estimated additional External Audit fees rechargeable to the HRA	
Customer & Client Receipts	-6,094	-4,858	-5,593	-1,857	-2,150	-5,476	293	117	The Lifeline service is anticipating a shortfall of £84k against its income target for the year, this is from the lack of customer growth in the service. There is a shortfall of industrial unit income £22k from occupancy levels due to condition, the approved investment programme will contribute to rectifying it. It is anticipated that the Trades Team will not generate any income from commercial work £50k, this is due to capacity in the team where the focus is on void property and responsive repairs. Recycling Credits are currently forecasted to be short of target by £47k, this is down to reduced green waste from the dry Summer and reductions in dry recycling post Covid lockdown. Car park income is estimated to show an improved position over last year but is £15k short of its income target. Commercial Waste Income is ahead of budget by (£48k), this is due to maintaining and increasing the customer base through the pandemic and recycling services available, other income generated through the Waste & Recycling service is expected to exceed budget by (£13k). Property Rents are currently estimated to exceed budget by (£25k), this is due to payment of accrued arrears for Burn Airfield being much higher than anticipated.	
Government Grants	-9,920	-11,634	-11,857	-4,873	-5,835	-9,638	962	2,219	£2.271m reduction in benefit grants reflective of the current amount of benefits paid out below, (£38k). New burdens funding in relation to the Council Tax Rebate Scheme, Housing Benefit resource management grants (£22k) received offset by reduced Admin Subsidy £8k.	
Other Government Grant	-2,570	-1,816	-1,825	-980	-912	-1,902	-67	-77	New Burdens Council Tax Support Grant (£77k)	
Other Grants/Contributions Etc	-7,404	-271	-374	-124	-134	-374		11		
Total Service Income	-36,988	-30,984	-32,073	-8,044	-9,232	-30,567	1,188	1,506		
Expenditure										
Employees	8,598	8,699	9,446	4,523	4,693	9,529	-169	83	A £364k Vacancy factor target was set for the year, whilst progress towards meeting this is ongoing, the shortfall position is anticipated to improve as the year progresses driven by vacancies and recruitment challenges to vacant posts. However, pay award is currently built into the budget is at 2%, but as a minimum £1,925 has been agreed to be paid to staff pending final settlement creating substantial upward pressure on the budget.	
Premises	1,043	1,059	1,059	606	696	1,217	-89	157	£108k is for the estimated contractual inflation (RPIX @ September 22 is 12.4%) for grounds maintenance and additional costs for adopting the Staynor Hall estate, this increase is to be covered by S106 receipts but is increasingly unlikely these receipts will be received in year to offset. Inflation on Energy, a 50% estimated increase above budget for gas & electricity adds a £62k cost pressure, this will continue to be monitored as utility bills get paid to gauge the continued rise in prices. There are potential savings on NDR charges of (£12k) across various properties.	
Supplies And Services	18,426	9,366	13,095	4,084	4,418	12,788	-334	-306	There is a net saving (£283k) to date for the waste and recycling service, including Commercial Waste, significant savings on commodity payments calculated using costs for bulking, haulage, processing and the offset for income received for recycling materials. There continues to be a consistent high rate per tonne received for paper and card, this income and that for cans, plastic and glass is offset against the cost that would be levied to us by Urbaser Ltd. This saving is offset in part to inflation on the contract anniversary being significantly higher than budgeted (12.4% September 22 RPIX). Technical & Legal support bid for the procurement of a new waste service is not required (£50k) as the service will come back in house after the expiry of the current contract in March 2024. There are savings on the Building Control contract fee (£13k), this is from a higher than expected surplus for the final 21/22 which is netted out against the contract fee. There are savings on the Public Conveniences contract (£10k), Data & Systems software costs (£19k) and (£10k) in Business Support office running costs. There are anticipated costs for External Audit Fees £16k in line with expectations for 20/21 & 21/22, additional cost to the PFI scheme due to inflation £15k, £8k Internal Audit charges and an estimated shortfall in LT subscriptions £16k. There is a shortfall in the savings target for small procurement schemes that will not be achieved £24k.	
Transport	124	147	147	63	73	134	-10	-12	Various car allowance savings across services in some cases attributable to vacancies.	
Benefit Payments	9,627	11,610	11,610	4,419	5,735	9,339	-1,316	-2,271	Based in line with mid year subsidy estimates, there continues to be a reduction in housing benefit claims caseload as Universal Credit continues to roll out, therefore rent allowances and rebates are expected to be under budget, subsidy income (above) is reduced in line with this.	
Support Services	7,469	8,571	8,571			8,571				
Third Party Payments	973	-27	964	226	482	991	-256	27	The forecast variance is the net result of the funding approved to cover the expected annual costs of providing leisure services against the previously budget contract position.	
Drainage Board Levy	1,760	1,886	1,886	912	943	1,823	-31	-63	Inflation increases anticipated when setting the budget were higher than actual levies.	
External Interest Payable	75	75	75	32	38	75	-6			
Contingency		1,972	1,415			1,415				
Total Service Expenditure	48,095	43,359	48,267	14,864	17,077	45,882	-2,213	-2,385		
Accounting - Non Service budgets										
Total Accounting & Non Service Budgets	-11,107	-12,375	-16,194	1,852	1,852	-15,686		508	Interest on cash investments exceeds the £350k cap by £508k which is transferred to Contingency Reserve.	
Net Total				8,672	9,696	-371	-1,025	-371		

HRA Management Accounts 2022-23
Results as at 30th September

HRA

	Previous Year Actuals	Original Budget	Latest Approved Budget	Year to Date		Annual Total	Variances		Comment
	Actual £k	Budget £k	Budget £k	Actual £k	Budget £k	Forecast £k	Year to date Actual £k	Full Year Forecast £k	
Income									
Investment Income	-65	-43	-43			-331		-289	Forecast annual return driven by the recent sustained rises in Bank of England base rate seen over the previous months in an effort to combat inflationary increases. Base Rate has accordingly risen from 0.25% when budgets were initially set, to their current level of 2.25%.
Garage Rents	-91	-109	-109	-46	-55	-89	8	20	A shortfall in Garage income as sites have been identified and cleared for HDP schemes, the budget has not been reduced to reflect that position.
Housing Rents	-12,111	-12,649	-12,649	-6,505	-6,588	-12,500	83	149	Ongoing shortfall in rents against budget. This follows the ongoing impact of Covid-19 on households, cost of living increases on families impacting on collection rates and higher than anticipated void levels (102 properties requiring work). The void refurb programme is now well underway and all 3 successful contractors are actively working on the considerable amount of refurbishment issues that can't be delivered by our Trades Team. Completion forecasts suggest approximately 25 refurb voids completed and ready for new tenants by the end of December and as the work continues should begin to see a meaningful reduction in void numbers but will be dependant upon the amount and condition of property that comes back in to management.
Customer & Client Receipts	-192	-153	-153	-65	-64	-183	-1	-29	Income returns for alternative heating system installs (£30k) offsetting increased gas servicing charges in premises.
Recharges		-18	-18		-9		9	18	Internal rechargeable works on corporate buildings have not been taking place due to Covid-19 restrictions and prioritisation of resources available, therefore no charges raised to date in this financial year.
Total Service Income	-12,460	-12,972	-12,972	-6,616	-6,715	-13,103	99	-131	
Expenditure									
Employees	70	75	75	37	37	75			
Premises	746	792	787	350	401	836	-51	48	Although this is a small net cost, it is made up of a number of items. There is an estimated shortfall in budget for Gas Servicing £30k, this is offset by savings on estimated solid fuel servicing (£28k) as systems are being replaced with gas heating and alternative systems which contributes to this saving. Although is early in the year, it is anticipated there will be increased energy costs due to the ongoing energy crisis. Forecasts are currently assumed at 50% above budget giving a £67k shortfall, this will be closely monitored as the year progresses and more information becomes available. There is a potential net saving of approximately (£20k) across budgets for Responsive Repairs, Hostels & fencing offset by increased specialist cleaning costs at the Community Centres.
Supplies And Services	1,268	1,304	1,308	547	569	1,281	-22	-27	There are several variances that make up this balance. The use of subcontractors is currently forecasting a net saving of (£24k), this from reduced responsive adaptation work trends off set by responsive repair contractors filling in for vacancies in the trades team, particularly electricians. Using subcontractors has the potential to reduce materials spend although as prices continue to rise this is a tentative saving (£26k). A small saving of (£10k) is anticipated on Tenant Participation services. Based on payments to date and estimated future charges, the new housing system has the potential to generate savings of (£27k) on annual maintenance costs. The high level of voids is impacting on rents and the in house team are continuing to turn round the standard but numbers remain fairly consistent, but as a result of this work and empty property costs such as specialist cleaning and council tax charges expect to overspend by £60k. There are also contributions to increased corporate costs including External Audit fees and Bank Charges and this budget is estimated to have a £14k shortfall.
Support Services	2,788	2,816	2,836			3,031		195	The £195k saving which would be generated from the implementation of the housing system will not be achieved in year due to timing of the implementation of phase 2 plus continuing requirement of resources as a result of covid-19 and LGR.
Transport	54	148	148	69	67	131	2	-17	Estimated saving on the cost of renting vans over the year (£18k).
Debt Management Expenses	6	6	6			6			
External Interest Payable	1,847	1,901	1,901	907	951	1,842	-44	-60	No borrowing anticipated to support the HDP Capital Programme in 22/23, therefore savings anticipated, the focus is on acquisition of property.
Contingencies		77	77					-77	Assumption that the contingency will not be required for the year.
Provision for Bad Debts	82	278	278			278			Rent provision has been calculated as a proportion of rents to meet arrears, it is anticipated that there will be an impact on this as the cost of living crisis continues to impact on households.
Total Service Expenditure	6,861	7,398	7,417	1,910	2,025	7,480	-116	63	
Accounting & non service budgets									
Total Accounting & Non Service Budgets	5,599	5,574	5,555			5,555			
Net Total				-4,707	-4,690	-68	-17	-68	

Appendix B : Planned Savings

Strategic Category	Lead	HRA - Potential Saving	Risk	2022/23 Planned Savings Budget £000's	2022/23 Planned Savings Actual £000's	2022/23 Planned Savings Variance £000's	Update/Comments
Transforming	Suzan Harrington	Process improvements /on-line transactions	High	195	0	195	The new housing/asset management system is in the process of being implemented and will be completed in 2022/23. The project has experienced resource pressures and it will take time to adapt to the new system, meaning minimal savings realised to date but this will be kept under review during and following the implementation.
Total			-	195			

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Appendix C : 2022/23 Selby District Council Capital Programme - To 30 September 2022

General Fund	Original Budget Incl C/F	Revised Budget	Year to date Revised Budget	Year to date Actual	Year to date Variance Before Carry Forwards	Forecast	Carry Forward	Year to date Variance After Carry Forwards	Comments	Approved Programme & Carry Forward Proposal		
										Forecast 23/24	Forecast 24/25	Forecast 25/26
Transforming Customer Services	104,090	104,090	21,045	20,455	-590	104,090	0	0	Covid-19 and other delays have prevented the start of work on the reception alterations delaying the contact centre move. The Call Centre continues to operate from the first floor extension at the Civic Centre and face to face appointments are being offered for the most vulnerable customers. Due to LGR, a reassessment is taking place of the requirement for wholesale changes to the Civic Centre reception and are now looking at modifying existing meeting rooms to ensure face to face services can be delivered effectively.			
Website Development	10,000	10,000	0	0	0	10,000	0	0	This project is to enhance the platform to allow for future development of the website. Currently reviewing the scope of this projects with NYCC / LGR on the horizon, it is anticipated by Q3 a clearer picture of future requirements for the SDC platform is known.			
GIS System	26,820	26,820	0	0	0	26,820	0	0	This budget has been carried forward to fund the Contact Centre arrangements. Pending decisions from the Customer LGR workstream this budget will be used to support the required systems.			
Benefits & Taxation System upgrade	28,850	28,850	14,425	12,378	-2,047	28,850	0	0	This budget is linked to software upgrades supporting Channel Shift as part of the Digital Strategy. This years budget includes a carry forward to deliver the e-billing processes.	15,000	15,000	15,000
MS Project	20,000	20,000	20,000	18,073	-1,927	20,000	0	0	This budget is to maintain the current Finance software suite. Initial payment of £18k has been made, the balance of the budget may be required for system changes in the run up to LGR.			
IDOX Planning System	28,225	28,225	16,113	16,100	-13	28,225	0	0	To support the IDOX suite of software applications for upgrades and patches as part of the IDOX Roadmap. This ensured that we remained PSN compliant throughout 2022/23.	15,000	15,000	15,000
Adobe Licence Replacement	15,000	15,000	0	0	0	15,000	0	0	Licences replacement programme was delayed to 2022/23			
Finance System Replacement	0	0	0	0	0	0	0	0	Replacement for the finance system has been reforecast into 2024/25 although this will be reviewed as part of LGR transition.		150,000	
SAN Storage	0	0	0	0	0	0	0	0	To replace the existing Councils storage area network with storage on NYCC SAN.	30,000		
Committee Management System	3,000	3,000	0	0	0	3,000	0	0	A decision on the ModernGov software upgrade is expected in Q3 2022/23 as part of legislative changes.			
Upgrade to Assure from M3	4,000	4,000	4,000	4,000	0	4,000	0	0	This budget is to migrate from M3 to Assure software as part of the Digital Transformation programme. The Assure migration is now live, the balance of the budget has now been paid.			
Cash receipting System	17,600	17,600	0	0	0	17,600	0	0	This budget is to carry out the configuration work to decommission PARIS in Q3 2022/23, and run feeder files directly out of Civica Pay. The works are due to be completed in Q3 and invoiced thereafter.			
Northgate Revs & Bens	3,600	3,600	0	0	0	3,600	0	0	Budget required for system upgrades following legislative changes in relation to e-billing in line with the Digital Strategy.			
Asset Management Plan - Leisure & Parks	15,005	15,005	2,503	2,400	-103	15,005	0	0	A work programme for 2022/23 is currently being pulled together.	17,746		
Committee Room Microphone system	65,000	65,000	48,000	47,183	-817	65,000	0	0	The Committee Room microphone system has been upgraded pending receipt of the invoice. Any balance remaining in this budget is to be utilised to upgrade the projector in the Civic Suite.			

Appendix C : 2022/23 Selby District Council Capital Programme - To 30 September 2022

General Fund	Original Budget Incl C/F	Revised Budget	Year to date Budget	Year to date Actual	Year to date Variance	Forecast	Carry Forward	Forecast Variance	Comments	Forecast 23/24	Forecast 24/25	Forecast 25/26
Skate Park	150,000	150,000	0	0	0	0	150,000	-150,000	To improve and enhance the outdoor skatepark adjacent to Selby Leisure Centre. A procurement has taken place but the submissions are still being evaluation. Bidders have stated that the works can't be carried out until the next financial year, the budget is requested to be carried forward to 2023/24.	150,000		
Industrial Units Maintenance	229,400	229,400	0	0	0	229,400	0	0	The Energy Auditor assessments are complete & are now working on finalising the detailed specification for the Prospect centre ahead of issue of tenders, works to be completed in 2022/23. Further work is required to understand the needs in relation to the Sherburn units, anticipate works commencing in this financial year. Agreed no further works will be undertaken at the Vivars pending the strategic masterplanning exercise in relation to One Public Estate.			
Industrial Units Investment	640,163	640,163	4,041	3,600	-441	640,163	0	0	The Energy Auditor assessments are complete & are now working on finalising the detailed specification for the Prospect centre ahead of issue of tenders, works to be completed in 2022/23. Further work is required to understand the needs in relation to the Sherburn units, anticipate works commencing in this financial year. Agreed no further works will be undertaken at the Vivars pending the strategic masterplanning exercise in relation to One Public Estate.	300,669		
Car Park Improvement Programme	490,398	490,398	0	0	0	140,398	350,000	-350,000	Work to progress improvement to Back Micklegate and Micklegate car parks is delayed in order to maximise funding options through external funding bids such as the Heritage Action Zone funding; however delays have also been encountered due to discussions with Landowners. Portholme Crescent is now back in use as a car park following the removal of the walk-in testing centre for Covid-19. Work to engage architects to prepare initial design concepts has been delayed due to LGR, it is now expected that this work will commence in the next financial year. The budget for this work is requested to be carried over into 2023/24. Work is under way at Britannia car park, Tadcaster. Work is expected to be completed in Q3 2022/23.	350,000		
ICT - Channel Shift 2 Website & Intranet	13,320	13,320	3,330	2,900	-430	13,320	0	0	Citizens Access Portal (Revenues) is now live, Citizens Access Portal (Benefits) has been delayed pending review of its suitability with regards to LGR. The remaining budget will also be used for e-forms development.			
ICT - Channel Shift 3 Website & Intranet	18,000	18,000	0	0	0	18,000	0	0	Channel shift Phase 3 - Housing management CX Portal project was delayed due to Channel Shift 2 delays, this is in development. As a result of the delays on these projects Channel Shift 3 will be completed in 2022/23.			
ICT - Disaster Recovery Improvements - Software / Hardware	12,040	12,040	0	0	0	12,040	0	0	This budget is for improvements aligned to Microsoft requirements & Disaster Recovery Improvements in 2022/23. A number of Oracle server upgrades will be required throughout Q3 2022/23 to ensure that they remain compatible following software upgrades.			
ICT - End User Devices - Software / Hardware	60,260	60,260	0	0	0	60,260	0	0	Budget is used for the replacement hardware in relation to the digital workforce strand of the digital strategy. Discussions are ongoing in relation to replacement of hardware in connection with LGR.	49,500	49,500	49,500
ICT - Digital Workforce - Telephones - Mobile Working	21,270	21,270	0	0	0	21,270	0	0	Budget is for replacement Mobile hardware in relation to the digital workforce strand of the digital strategy. A further 25 trades tablets are potentially required depending on the performance outcomes with the new Housing system. Following the implementation of the Housing System in Q3 a review can be undertaken to assess the requirements going forward, any decisions will be taken in conjunction with LGR requirements.	9,500	9,500	9,500
South Milford Retaining Wall	15,000	15,000	0	0	0	15,000	0	0	We are still awaiting confirmation from the parish priest as to whether approval for the improvement works to the wall will need to go through a Faculty application (similar to Listed Building Approval). The budget has been carried forward into this financial year, it is currently unknown how long the process will take.			

Appendix C : 2022/23 Selby District Council Capital Programme - To 30 September 2022

General Fund	Original Budget Incl C/F	Revised Budget	Year to date Budget	Year to date Actual	Year to date Variance	Forecast	Carry Forward	Forecast Variance	Comments	Forecast 23/24	Forecast 24/25	Forecast 25/26
Council Play Area Maintenance	272,440	272,440	7,110	6,877	-233	272,440	0	0	Works have started on Petre Avenue, Volta Street, Parkland Drive and Woodlands Avenue play areas with an estimated completion by the end of Q3 for all four sites. Costs have increased significantly on the final play area and as no contract has been awarded for works here it may be that work to the final site is delayed until either costs reduce or we can submit a bid for additional capital funding to the new North Yorkshire Council next year.			
Pick Protection Software	8,000	8,000	0	0	0	8,000	0	0	This is a one off budget to maintain the current PICK Protection software. The work has been completed and is expected to be invoiced in Q3.			
Sherburn GP Surgery	750,000	750,000	0	0	0	750,000	0	0	Due diligence was completed in Q2 & the payment has been made in Q3.			
Private Sector - Home Improvement Loans	55,044	55,044	0	0	0	55,044	0	0	RAS Loans remain an important tool in providing support for emergency repairs in homes owned by vulnerable people. Historically, RAS loans are repaid to the council upon sale of the property allowing them to be recycled into new loans. This allows more vulnerable households to receive the help they need.	30,000		
Empty Property Grants	121,780	121,780	0	0	0	121,780	0	0	Despite some slowdown in delivery due to covid, Empty Homes Grants remain popular and are an excellent way of sourcing much needed private rented accommodation for vulnerable households at risk of homelessness. There are 2 self contained proposals being processed for completion in 2022/23 and discussions are already underway with owners about potential other schemes. Our linking of Empty Homes Grant to the homelessness service has attracted a lot of positive interest amongst our district council colleagues and it is hoped that the scheme may be extended throughout North Yorkshire Council from 2023/24.			
Disabled Facilities Grants (DFG)	495,589	495,589	130,795	130,302	-493	495,589	0	0	Due to underspends as a result of Covid the budget has been profiled through to 2024/25. This helps the annual budget by reflecting more accurately the amount granted in the year from the Better Care Fund. YTD 30 have been completed and the expectation is 65 people will have had their home adapted by the end of the year. The year to date spend does not reflect all works carried out due to the lag in invoice processing. YTD 61 referrals have been received. This year there will several significant spends on major adaptations with contributions from NYCC as the costs exceed the DFG statutory and discretionary grant available. The average time from Approval to completion has gone up to approx. 84 days from 79. This is primarily due to supply chain issues and competing demands on contractors.	500,000	531,981	
Total General Fund	3,693,894	3,693,894	271,360	264,268	-7,092	3,193,894	500,000	-500,000		1,467,415	770,981	89,000

Appendix C : 2022/23 Selby District Council Capital Programme - To 30 September 2022

Housing Revenue Account	Original Budget Incl C/F	Revised Budget	Year to date Budget	Year to date Actual	Year to date Variance	Forecast	Carry Forward	Forecast Variance	Comments	Approved Programme & Carry Forward Proposal		
										Forecast 23/24	Forecast 24/25	Forecast 25/26
Housing & Asset Management System	103,660	103,660	43,830	43,065	-765	103,660	0	0	The remaining capital balance is expected to be paid following the Phase 2 project completion in Q3 2022/23.			
St Wilfrid's Court	93,733	93,733	0	0	0	93,733	0	0	The programme scoping meeting identified requirement for significantly more investment than is available in the current budget. This budget will therefore be utilised to address some of the higher priority issues identified during visit, as well as any essential health and safety related works.			
Environmental Improvement Plan	74,672	74,672	0	0	0	74,672	0	0	Work to progress the scheme was delayed due to Covid-19. Of the 6 sites this budget is supporting 3 have been completed with works on the remaining 3 to be completed in 2022/23.			
Housing Acquisition and Development	9,391,273	5,927,976	151,516	151,516	0	5,927,976	0	0	Programme for the development of HRA properties on phase 2 small sites, Starts on these sites has been delayed due to Covid. Work including, feasibility studies, asbestos surveys and garage clearance has been completed. Planning permission for development of the fourth schemes has now been secured. The HDP board have agreed not to go out to tender, but to financially assess based on current indicative build rates, once this is completed further affordability can be assessed. This budget is also allocated to the purchase of S106 properties and for the 1:1 replacement programme, there has been one purchase of a 1:1 property in Q1. The forward forecast has been adjusted for the purchase of S106 properties in 2022/23 and a small number of 1:1 purchases. The timing of the S106 properties is subject to contract and the 1:1 purchases are a challenge given the active property market at present.	3,463,297		
Community Centre Refurbishment	64,377	64,377	0	0	0	64,377	0	0	Work to identify requirements outlined for the community centres under the FRA process has been completed. We have agreed a programme of works to upgrade Fire Safety measures in a number of our community centres, work has commenced in Q2 and will be completed in this financial year.			

Appendix C : 2022/23 Selby District Council Capital Programme - To 30 September 2022

Housing Revenue Account	Original Budget Incl C/F	Revised Budget	Year to date Budget	Year to date Actual	Year to date Variance	Forecast	Carry Forward	Forecast Variance	Comments	Forecast 23/24	Forecast 24/25	Forecast 25/26
Energy Efficient Programme	758,759	758,759	596,380	596,082	-298	897,699	0	138,940	A programme of properties was identified for boiler and/or system upgrade this financial year. In Q2 2022/23 our gas contractor has completed a further 64 installs which included some boilers replaced due to early failure. We continue to monitor material/labour availability and upward financial pressures on the same; although thus far these have not manifest in a request for increased rates. We have delivered a small programme of installing 5 air source heat pumps where the existing solid fuel or electric only systems are beyond economical repair.	554,852	566,504	1,573,263
Health and Safety Improvement Programme	1,053,122	1,053,122	425,561	425,358	-203	1,053,122	0	0	A significant programme of work has been allocated to our major works contractor and anticipate to complete 2000 in the financial year (not all of these invoices have been processed as yet). With the focus of being safe and legal we have switched our requirements around to focus on our compliance work in the lead in to LGR therefore in Q2 we have completed 126 properties for survey and 471 electrical surveys Material availability and cost increases continue to pose a significant risk to delivery of the programme.	601,353	613,981	626,261
Property Refurbishment Programme	4,403,810	4,403,810	2,665,905	2,665,789	-116	4,403,810	0	0	A significant programme of work has been allocated to our major works contractor and anticipate to complete 2000 in the financial year (not all of these invoices have been processed as yet). With the focus of being safe and legal we have switched our requirements around to focus on our compliance work in the lead in to LGR therefore in Q2 we have completed 126 properties for survey and 471 electrical surveys Material availability and cost increases continue to pose a significant risk to delivery of the programme.	3,984,323	4,091,037	4,126,994
Property Investment Programme	1,098,340	1,098,340	27,170	27,283	113	1,098,340	0	0	A significant programme of work has been allocated to our major works contractor and anticipate to complete 2000 in the financial year (not all of these invoices have been processed yet). With the focus of being safe and legal we have switched our requirements around to focus on our compliance work in the lead in to LGR therefore in Q2 we have completed 126 properties for survey and 471 electrical surveys. Material availability and cost increases continue to pose a significant risk to delivery of the programme. The half year spend is below forecast due to ongoing investigations regarding works required to an unadopted highway within a HRA housing estates. An element of the fire safety works mentioned within the Community Centres Refurbishment Works also includes works to general communal areas which will be covered under this budget.	467,928	477,754	531,011
	0		0	0	0		0	0				
Total HRA	17,041,746	13,578,449	3,910,362	3,909,093	-1,269	13,717,389	0	138,940		9,071,753	5,749,276	6,857,529
Total Capital Programme	20,735,640	17,272,343	4,181,722	4,173,361	-8,361	16,911,283	500,000	-361,060		10,539,168	6,520,257	6,946,529

Page 34

	Annual Budget
GF	
Capital Receipts	1,089,427
Grants & Contributions	495,589
Asset Management Reserves	1,003,893
IT Reserve	354,985
CIL	750,000
TOTAL	3,693,894

Forecast
1,089,427
495,589
503,893
354,985
750,000
3,193,894

Forecast 23/24	Forecast 24/25	Forecast 25/26
330,669	0	0
500,000	531,981	0
517,746	0	0
119,000	239,000	89,000
0	0	0
1,467,415	770,981	89,000

HRA	
Capital Receipts	1,878,255
Major Repairs Reserves	7,546,813

1,185,595
7,685,753

692,659	0	0
5,608,456	5,749,276	6,857,529

IT Reserve	103,660
S.106 Commuted Sums - affordable housing s	7,513,018
TOTAL	17,041,746

Appendix C : 2022/23 Selby District Council Capital Programme - To 30 September 2022

103,660
4,742,381
13,717,389

0	0	0
2,770,638	0	0
9,071,753	5,749,276	6,857,529

Appendix D - Programme for Growth 2022/23 Financial Year Project Updates
Multi Year schedule for the project lifespan

Project	Lead Officer	Amended Multi-Year Budget	Position @ 30 September 2022				Full Programme Position			Update	Phasing of future spend			
			In Year Budget 22/23	Spend to Date 22/23	Forecast Full Year Spend 22/23	Forecast In Year variance	Multi-Year Project Budget	Forecast Full Programme Spend	Project Budget Remaining		Forecast 22/23	Forecast 23/24	Forecast 24/25	Forecast 25/26
Healthy Living Concepts Fund	Angela Crossland	77,031	30,000	0	30,000	0	77,031	77,031	0	Of the remaining £77,031 in this fund - £10k allocated to develop active travel sustainable travel packs in line with the visitor economy niche trials work, £30k allocated to development of project with Yorkshire Wildlife Trust for Barlow Common to develop project and funding bids as they arise (Barlow Common delayed due to Covid). Remaining £13k will support public health initiatives identified as part of covid recovery plans. Barlow Common project still in train. To look at enhancement of visitor experience.	30,000		47,031	
Visitor Economy (Tourism & Culture) - P4G	Angela Crossland	617,747	195,784	48,920	195,784	0	617,747	617,747	0	There has been slippage in the early part of 22/23 because of lack of capacity through vacant posts and staff sickness. This has impacted on the delivery of the refreshed Visitor Economy Strategy and the Cultural Development Framework. Work on the Food & Drink Improvement Plan is underway, planning has begun on the Residents Festival will take place in April 23; an artist residency exploring how the social history of Barby Road's industries can be told is complete; artists are in place working on public artworks for the Selby Station gateway project and the improvement of Tadcaster Bus Station. Development work for a high street culture programme in Tadcaster is underway. Work on the Arts Council Priority Place programme is underway, with links into the UK Shared Prosperity Fund. The Priority Place Plan delivers on the 5 priorities of the Cultural Development Framework. The budget is fully committed as the match for a significant investment from Arts Council England through their Place Partnership Fund - the back-loading into 2023/24 reflects this. The Arts Council will also provide additional capacity through their own officers. Budget and actuals for Visitor Economy salaries previously captured within this line have now been aligned with wider P4G salaries, and captured within the Staffing lines below.	195,784		421,963	
Visitor Economy (Tourism & Culture) - S106 Funding	Angela Crossland	81,722	0	0	0	0	81,722	81,722	0	£81,722 of Section 106 funding within the Visitor economy Budget. £31,722 relating to Kellingley Colliery, to be used for public artwork to create an entrance feature at the main entrance on Weeland Road, making reference to the previous use of the site as a former colliery. £50,000 relating to Staynor Hall, to also be used for public art to be integrated into the Recreational Open space and/or the Landscape Management Areas	0		81,722	
HAZ Selby Stories (p4G Funded spend)	Angela Crossland	54,615	27,900	24,600	27,900	0	54,615	54,615	0	Project total £150,950 over 3 years. £60,000 from P4G, £89,500 from Historic England grant. Payment schedule from HE: 21/22 £49,225, 22/23 £26,850, 23/24 £13,425. The programme completes 31 March 2024. Programme includes wide-ranging cultural activity in Selby town centre, including performance, exhibitions, artist residencies and testing of outside event spaces (e.g. amphitheatre). Work is well-underway with some aspects attracting significant press interest e.g. artist Serena Partridge artist-in-residence in Selby Abbey, the Our Town writer working in the marketplace and the ongoing work to create Selby in Minecraft. Costs have risen on some elements (e.g. scaffolding shroud artworks) and a revised programme will be negotiated with Historic England to ensure deliverability. Funding contractually obligated as match fund to Historic England HSHAZ funding.	27,900		26,715	
HAZ Selby Stories - Grant Funded spend	Angela Crossland	76,350	44,755	0	44,755	0	76,350	76,350	0	Project total £150,950 over 3 years. £60,000 from P4G, £89,500 from Historic England grant. Payment schedule from HE: 21/22 £49,225, 22/23 £26,850, 23/24 £13,425. The programme completes 31 March 2024. Programme includes wide-ranging cultural activity in Selby town centre, including performance, exhibitions, artist residencies and testing of outside event spaces (e.g. amphitheatre). Delivery underway with some slippage (agreed by Funder) due to impact of Covid on programme and procurement issues for some areas of delivery. Funding contractually obligated as match fund to Historic England HSHAZ funding.	44,755		31,595	
Low Carbon Projects	Stuart Robinson	95,638	47,819	8,822	15,000	(32,819)	95,638	95,638	0	This funding supports the employment of a Low Carbon Projects Officer. Officer commenced in April 2021 and has progressed the agreement of a new Low Carbon Strategy and delivery of activity in the Low Carbon Action Plan. Low Carbon Projects Officer left post in June 2022 and recruitment of an effective replacement has been put on hold until at least April 2023.	15,000		40,319	40,319
Marketing Selby P4G	Stuart Robinson / Communications	139,422	41,947	0	41,947	0	139,422	139,422	0	Funding is used to support employment of a Communications & Marketing Officer and the Officer is in place. The Communications & Marketing Manager left in August 2021 and has not been replaced. The additional challenges of LGR mean the place branding project is unlikely to progress in the way initially planned. Options for alternative use of the funding - along similar lines to the original intention such as supporting communications around the TCF project are under consideration.	41,947		97,475	
Retail Experience - STEP	Duncan Ferguson	1,500	1,500	1,500	1,500	0	1,500	1,500	0	This was a fixed budget to support events, street scene improvements identified by the STEP group who no longer meet. £61k of this budget remained at the start of the 2022/23 financial year, therefore the July P4G report to Executive reallocated the £60k remaining of this budget into the budget, after current year spend, for the Selby Town Regen (Abbey Qtr) project (currently £1m for marketplace and park).	1,500		0	0
Legal Support	Julian Rudd	100,843	60,000	80	60,000	0	100,843	100,843	0	Legal Support for agreements and advice associated with the P4G programme / projects. At this stage it is expected that all of this budget will be required	60,000		30,000	10,843
Towns Masterplanning (Regeneration) - P4G Funded	Duncan Ferguson	112,705	112,705	12,937	92,705	(20,000)	112,705	112,705	0	This fund is used for People and Places consultancy (Chris Wade) - now complete. Funding of £50k has been previously used to support the MHCLG Reopening High Street Safety Fund (RHSSF) and 21/22 Welcome Back Fund. A contribution from this fund has also been used to support the Places and Movement Study, in partnership with NYCC Highways and YNY LEP. The next phase of the Places and Movement Study, will be supported through this fund (Executive agreed up to £80k).	92,705		20,000	
Strategic Sites Masterplanning - P4G funded	Duncan Ferguson	33,102	33,102	(7,057)	33,102	0	33,102	33,102	0	Funded due diligence work for strategic sites masterplanning, including Selby Station Gateway and consultancy costs for development of feasibility/ viability assessments, Business Cases, surveys, design, legal and valuation fees. AECOM Consultants now appointed (at a cost of up to £138k) to undertake One Public Estate (OPE) sites & east of Station Masterplan and will utilise up to £33k from this budget during 2022/23, plus £70k grant from OPE & £35k from York & North Yorkshire D005. The remainder of this budget was unallocated, therefore of the £256k remaining at the start of the 2022/23 financial year, £223k was reallocated in the July P4G report to P4G Staffing.	33,102		0	
Strategic Sites Masterplanning - Grant funded	Duncan Ferguson	105,000	105,000	49,717	105,000	0	105,000	105,000	0		105,000		0	0

Project	Lead Officer	Amended Multi-Year Budget	In Year Budget 22/23	Spend to Date 22/23	Forecast Full Year Spend 22/23	Forecast In Year variance
Growing Enterprise	Richard Beason / Julian Rudd	238,393	238,393	18,064	118,393	(120,000)
Selby TCF Revenue	Duncan Ferguson	57,889	57,889	16,165	57,889	0
HAZ - P4G	Caroline Skelly	9,076	8,700	1,191	8,700	0
High Street shop fronts - P4G	Caroline Skelly	58,799	48,050	25,850	40,750	(7,300)
High Street shop fronts - Grants	Caroline Skelly	314,401	161,700	62,107	162,591	891
Tadcaster Business Flood Grant Scheme	Angela Crossland	122,500	122,500	122,500	122,500	0
Tadcaster Community Sport Trust	Angela Crossland	162,000	162,000	0	162,000	0
Empty Homes	Simon Parkinson	1,251	650	845	650	0
Selby District Housing Trust	Phil Hiscott	133,480	133,480	0	133,480	0
Stepping Up' Housing Delivery	Phil Hiscott	4,437	2,437	102	2,437	0
Making our Assets work	Duncan Ferguson	34,149	20,000	14,082	20,000	0
Burn	Julian Rudd / Duncan Ferguson	452,650	20,000	3,695	30,000	10,000
Asset Strategy	Phil Hiscott	80,000	0	0	0	0

Multi-Year Project Budget	Forecast Full Programme Spend	Project Budget Remaining	Update
238,393	238,393		This P4G budget is being used in 2 main areas: 1. To support businesses displaced by the TCF land assembly to relocate within the district. Timing of this spend is now expected to be slightly later than previously expected and will spill into 2023/24 financial year. Current estimate is a 50/50 split between 2022/23 and 2023/24 up to £120,000 has been identified for this work 2. A post COVID Business Delivery Plan has been developed and is being delivered with the focus on providing a targeted programme of business support, networking and skills events through to March 2023 to include a widening of the skills support programme, addressing recruitment challenges, specific support for hospitality and retail and work with Start-up businesses. Events and activities totalling up to £138,393 has been allocated for this work spread over the 2022/23 and 2023/24 accounting years. Subsequent to Q4 21/22, £22.5k has been re-allocated from this budget to the Tadcaster Business Flood Grant Scheme.
57,889	57,889		This allocated Budget relates to grant recovery funds received from WYCA. The budget will be used for potential non recoverable revenue costs relating to TCF, and is fully committed for this purpose. Current Year to date expenditure includes holding costs incurred to secured the Selby Railway Club site prior to demolition.
9,076	9,076		The Project Fund is a match contribution to the ongoing Selby High Streets Heritage Action Zone (HSHAZ) project. The budget covers a programme of community engagement activities and local history events.
58,799	58,799		The Project fund is a Match fund contribution to the Selby High Streets Heritage Action Zone (HSHAZ) project. Budget covers a building improvement grant programme - the P4G money is allocated for professional fees of the HSHAZ architectural team from Buttress architects. The Selby High Street Heritage Action Zone is progressing well with a building improvement grant programme launched leading to a number of building repair to be implemented from 2022 onwards.
314,401	314,401		Heritage England Grant to support Delivery of the High Street shop fronts and HAZ P4G Programmes. Quarterly reclaims submitted to HE to reclaim qualifying expenditure incurred under these schemes. There has been a minor reduction in HE grant available of £10,552 as a result of project underclaims. This is under challenge with HE, as this underclaim only incurred as a result of HE instructions, however this funding is considered unlikely to be recovered.
122,500	122,500		Funding transferred to Two Ridings Community Foundation to support Tadcaster businesses recovering from flooding. Scheme up and running. 27 businesses currently funded by the scheme.
162,000	162,000		Funding provided for developments at Tadcaster Community Sport Trust. As per the grant framework any funding is to be released in phases subject to achievement of agreed milestones.
1,251	1,251		This budget supports the work of the private sector housing team and the empty homes officer to bring empty homes back into use. Overall the project is very successful and the Empty Homes Officer has directly helped bring numerous empty homes back into use over the course of the scheme. The majority of this success is achieved through offering advice and assistance to owners. At times, we need to utilise our enforcement powers to secure empty homes and to eradicate issues that are a statutory nuisance or prejudicial to health to neighbours. This budget specifically contributes to this area of enforcement work.
133,480	133,480		This fund is to support SDHTs role in the more ambitious HDP approved by Executive in January 2018. The budget includes funds to assist with the review of the future of the trust. This review is currently underway and once concluded this budget will be updated.
4,437	4,437		The Project will support the implementation of the Housing Development Programme approved by the Executive in January 2018. Seeking opportunities to maximise the social and economic benefits of the Council's asset portfolio. An Affordable Housing Strategy has been agreed by the Executive and work on this scheme is therefore underway in line with the agreed strategy.
34,149	34,149		The budget is targeted at funding due diligence work to bring the Council's own land assets to the market and see them developed. These include small garage sites, Portholme Rd, Egerton Lodge, Barby Rd depot, Bondgate and Burn airfield. This budget will be used to fund the feasibility, surveys and technical work to enable the Council's own land assets to be brought forward for development to deliver regeneration and other beneficial uses. This will include costs associated with land and buildings acquired for TCF. Given the latter, the budget is expected to be fully utilised.
452,650	452,650		Works associated with promoting Burn Airfield as a new settlement in Local Plan. Following the Local Plan prioritisation of new settlement options, the future of project to be discussed at November Executive. Committed expenditure relating to legal advice payments are remaining, approx 20k still to be paid out. If the project does not continue, the remaining funds may be available for redistribution, subject to Executive approval as further opportunities for use of this funding are considered to be available within the wider Town Centre projects
80,000	80,000		Work to review/agree the brief was completed pre LGR. Due to Local Government Reorganisation an Asset Strategy for Selby District Council is no longer required.

Forecast 22/23	Forecast 23/24	Forecast 24/25	Forecast 25/26
118,393	120,000		
57,889			
8,700	376		
40,750	18,049		
162,591	151,810		
122,500			
162,000	0		
650	601		
133,480			
2,437	2,000		
20,000	14,149		
30,000	422,650		
0	80,000		

Project	Lead Officer	Amended Multi-Year Budget	In Year Budget 22/23	Spend to Date 22/23	Forecast Full Year Spend 22/23	Forecast In Year variance
Finance Support	Peter Williams	114,708	57,354	0	57,354	0
TCF Site Acquisitions Property Running Costs. Selby Business Centre Car Park	Duncan Ferguson / Phil Hiscott	3,673	3,700	(1,899)	(3,688)	0
TCF Site Acquisitions Property Running Costs. Selby Business Centre Industrial Units	Duncan Ferguson / Phil Hiscott	22,595		(43,463)	7,388	
New Lane - Public Realm	Caroline Skelly	200,000	0	0	50,000	50,000
Selby TCF Capital - P4G	Duncan Ferguson	6,844,739	1,250,000	0	1,250,000	0
Selby TCF Capital - WYCA Grant	Duncan Ferguson	300,000	300,000	174,417	300,000	0
Low Carbon projects (Phase 1) CAPITAL	Gillian Bruce / Stuart Robinson	239,400	239,400	0	0	(239,400)
Town Regen Selby	Duncan Ferguson	2,059,281	25,000	0	25,000	0
Town Centre Tadcaster	Duncan Ferguson	479,328	33,875	0	33,875	0
Town Centre Sherburn	Duncan Ferguson	500,000	30,000	0	30,000	0
Sherburn Projects	Duncan Ferguson	562,202	250,000	0	562,202	312,202
Staffing costs		4,582,136	1,395,010	519,978	1,395,010	0
Contingency		0	0	0	0	0
TOTAL P4G PROGRAMME		19,072,763	5,260,650	1,053,153	5,214,224	(46,426)

Funding Split					
External Grants	795,751	611,455	286,241	612,346	891
S106	81,722	-	-	-	-
Reserve Funded - P4G Reserve	15,345,289	4,649,195	766,912	4,601,878	-47,317
Reserve Funded - Capital Receipts	2,850,000	-	-	-	-
Total P4G Programme	19,072,762	5,260,650	1,053,153	5,214,224	-46,426

Multi-Year Project Budget	Forecast Full Programme Spend	Project Budget Remaining	Update
114,708	114,708	0	Additional support for P4G projects is now in place
3,673	3,673	(0)	Selby Business Centre site purchased via the Selby Gateway TCF project. Budget represents the revenue implications of the car park of the building. Budget anticipated to be in surplus for the initial year, before moving to a net cost over the next two years. Net budget of £2,770 for the whole site for the period in question
22,595	22,595	0	Selby Business Centre site purchased via the Selby Gateway TCF project. Budget represents the revenue implications of the Industrial units of the building. Budget currently in surplus for the year as tenants currently remain on site. As relocations commence and costs of occupation fall to the council, the surplus on the budget will subsequently decrease. Net budget of £2,770 for the whole site for the period in question
200,000	200,000	0	The Project is a Match fund contribution to the Selby High Streets Heritage Action Zone (HSHAZ) project. The project is under development with other SDC and NYCC projects that relate to the redesign off New Lane, Selby. Active discussions are ongoing as to the best method of delivering the project, with feedback from interested parties factoring in to considerations.
6,844,739	6,844,739	0	A significant amount of funding from this budget has been put forward as match funding within the Council's TCF proposals for Selby Station including contingency for the purchases of property. It also includes £4m to fund the Station Plaza element of the Station Gateway scheme. Spend to date has been on the Selby Business Centre which was acquired in December, plus James William House and the Selby Railway Club (both to be reclaimed from TCF funds). This budget also includes £1m funding to acquire strategic development sites consistent with the Councils regeneration and commercial development opportunities and the Selby TCF project. £250k of the funding allocated for land acquisition outside of (but adjacent to) the Station Gateway area was reallocated out of this budget to P4G Staffing via the July 2022 P4G report. The July report also allocated a further £1m to this project as contingency for delivery, however if this extra funding is not required this will subsequently be reallocated to the Selby Abbey Quarter Project. Further purchases of land adjacent to TCF site area anticipated in 2022/3, estimated at £750k with a general fund of £500k.
300,000	300,000	0	Grant funding received from West Yorkshire Combined Authority relating to qualifying capital expenditure incurred as part of the TCF capital programme. Selby DC qualifying capital costs relate to Land Assembly and Property Acquisition. Funding received in current year relates primarily to grant funding provided to facilitate the council's purchase of James William House. 3 further purchases are forecast for 2022/23. The Purchase of the Selby Railway Club was completed in Q1. The acquisition of land at Ousegate Wharf from Barratt David Wilson Homes is pending final agreement of the purchase price and will require ELT approval. The acquisition of land at the Malt Shovel is predicated on proceeding with the acquisition of the Barratt David Wilson land and as such is currently on hold. Both acquisitions are also subject to a cost review of the full TCF project, which is being undertaken by NYCC, the outcome of which will be known in 3 weeks from the time of writing.
239,400	239,400	0	Following the departure of the Low Carbon Projects Officer in June 2022, there is no staffing resource to progress the development of a business case to Executive or deliver subsequent projects at this stage. This will be the case until at least April 2023.
2,059,281	2,059,281	0	Projects include the enhancement of Selby Market Place and Selby Park. Abbey Quarter initiative - Making space around the Abbey event ready, creating a more welcoming and accessible area. Rejuvenation of the park, enhancement of the link with the Abbey. As part of the July P4G report, additional funds were reallocated to this budget to fund a Phase 2 of improvements to the Abbey Quarter / Park. Additional funding to the extent of £60k from the STEP budget, and £1m from the Levelling up Bid support incorporated into this budget. A further £1m of funding may also be further allocated from this budget from TCF contingency, if this contingency pot is not required. Consultant spend expected first two years of this project.
479,328	479,328	0	This fund enables Tadcaster Bus station project to refurbish the public toilet, feasibility for changing places unit and improve the bus station structure and surrounds for a better visitor experience. This includes 350k for the project and 65k Align Property Services fees. Remaining budget subject to a report submitted to November Executive
500,000	500,000	0	Low Street/Wolsey Croft public realm improvements to east side of village centre, realignment of parking, improved surface materials, greenery, signage, and street furniture. Project includes Align Property Services fees.
562,202	562,202	0	Initial work on the business case for the Low Street Scheme has indicated an small recurring revenue cost of £2k p.a may be incurred to the general fund as a result of the scheme. This is proposed to be funded by a permanent reduction to the LEP & Partnership contribution budget, to enable the scheme to progress with nil bottom line impact to the general fund
4,582,136	4,582,136	(0)	A range of Sherburn 'legacy' projects will be delivered by local partners up to 650k. Three have been approved to date - a community cinema and roof repairs, both at the Sherburn Old Girls School community venue and Eversley Park improvements. Fairways Park has been submitted. Other applications expected to come forward in 22/23 are White Rose conversion of flat green bowling pitch, tennis court improvements, and Hightfield Green. Funding that was being considered for a land assembly opportunity was reviewed and subsequently, of the £1,062k of budget remaining at the start of the 2022/23 financial year, £500k was reallocated to P4G Staffing as part of the July 2022 P4G report.
0	0	0	This covers all the P4G funded posts across SDC including the extensions to contracts approved in the budget. These posts support delivery of this P4G programme. It also covers the additional core staffing costs in a number of teams required to deliver the Council's corporate growth ambitions including the Economic Development and Regeneration team (to deliver the Economic Development Framework 2 year action plan) and key posts in Communities and Partnerships, Planning and Marketing and Communications. The July 2022 Report extended the funding available for P4G posts for the further two years. Budget and actuals updated to include Visitor Economy salaries previously captured above within the specific project
0	0	0	The balance remaining on Tadcaster Linear Park has been transferred back to P4G contingency. Budget for the Housing Development Feasibility Work (£289,368) has been moved back to contingency as this work will now fall under the Housing Revenue Account. £100k from Contingency has been utilised in Q1 to support the Tadcaster Flood Support Scheme. The remainder was reallocated to P4G Staffing in the July P4G report
19,072,762	19,072,762	0	

Forecast 22/23	Forecast 23/24	Forecast 24/25	Forecast 25/26
57,354	57,354		
-3,688	7,361		
7,388	15,207		
50,000	150,000		
1,250,000	5,594,739		
300,000	0		
0	239,400		
25,000	250,000	1,284,281	500,000
33,875	51,853	393,600	
30,000	50,000	420,000	
562,202	0	0	
1,395,010	1,350,182	1,312,000	524,944
0			
5,214,224	9,372,551	3,461,043	1,024,944

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Report Reference Number: E/22/28

To:	Executive
Date:	8 December 2022
Status:	Non-Key Decision
Ward(s) Affected:	All
Author:	Chris Chapman, Accountant
Lead Executive Member:	Councillor Cliff Lunn, Lead Executive Member for Finance and Resources
Lead Officer:	Karen Iveson – Chief Finance Officer, S151

Title: Treasury Management – Quarterly Update Q2 2022/23

Summary:

This report reviews the Council's borrowing and investment activity (Treasury Management) for the period 1 April 2022 to 30 September 2022 and presents performance against the Prudential Indicators.

Investments – On average the Council's investments held in the NYCC Investment pool totalled £85.9m over the quarter at an average rate of 1.37% and earned interest of £296.5k. Total interest earned so far this year stands at £458.2 (£330.5k allocated to the General Fund; £127.7k allocated to the HRA) which is £382.0k above the year-to-date budget. Current performance trends indicate that forecast returns for the year could be in the region of £1,189.3k (£857.9k GF, £331.4k HRA) a total budget surplus of £1,036.8k. For the General Fund, any interest earned above a £350k threshold is to be transferred to the Contingency Reserve. This figure is currently forecast to be £507.9k.

Return on council investments has performed positively when compared to budgets for the year. This is as a result of the regular and sustained rises in Bank of England base rate that have been experienced over the course of the year, in an effort to combat inflationary increases, as well as higher sustained cash balances. Base Rate has accordingly risen from 0.25% at the equivalent point last year when budgets were initially set, to their current level of 2.25%. The forecasted return for the year outlined above takes into account the tapering effect of these rises, as older investments at lower rates mature and are replaced by newer investments at higher rates. This position remains fluid as further Base rate rises, currently anticipated by the market, will serve to further increase potential returns against budget.

In addition to investments held in the pool, the council has £5.34m invested in property funds as at 30 September 2022. Following the latest distribution information, the funds have achieved a 3.08% revenue return and 2.20% capital loss over the course of the

year, resulting in revenue income of £84.5k and an ‘unrealised’ capital loss of £120.2k. These funds are long term investments and changes in capital values are realised when the units in the funds are sold.

Borrowing – Long-term borrowing totalled £52.833m at 30 September 2022, (£1.6m relating to the General Fund; £51.233m relating to the HRA), Interest payments of £1.917m are forecast to be paid in 2022/23, a saving of £59k against budget. The Council has no plans for any short term borrowing for the year.

Prudential Indicators – the Council’s affordable limits for borrowing were not breached during this period.

Looking ahead to the remainder of 2022/23, investment returns are expected to continue to rise due to the sustained increases in Bank Base Rate. Base rate is expected to continue to rise over the course of the year, with latest estimates showing an increase to 5.00% by March 2023. This position remains highly fluid and is based on the latest expectations by the Council’s Treasury Advisors, Link Group.

Recommendation:

That Councillors endorse the actions of Officers on the Council’s treasury activities for Quarter 2 2022/23 and approve the report.

Reasons for recommendation

To comply with the Treasury Management Code of Practice, the Executive is required to receive and review regular treasury management monitoring reports.

1. Introduction and background

- 1.1 This is the second monitoring report for treasury management in 2022/23 and covers the period 1 April 2022 to 30 September 2022. During this period the Council complied with its legislative and regulatory requirements.
- 1.2 Treasury management in Local Government is governed by the CIPFA “Code of Practice on Treasury Management in the Public Services” and in this context is the management of the Council’s cash flows, its banking and its capital market transactions, the effective control of the risks associated with those activities and the pursuit of optimum performance consistent with those risks. This Council has adopted the Code and complies with its requirements.
- 1.3 The Council’s Treasury Strategy, including the Annual Investment Strategy and Prudential Indicators was approved by Council on 24 February 2022.
- 1.4 The two key budgets related to the Council’s treasury management activities are the amount of interest earned on investments £152.5k (£110k General Fund, £42.5k HRA) and the amount of interest paid on borrowing £1.976m (£75k General Fund, £1.901m HRA).

2. The Report

Market Conditions and Interest Rates

2.1 The Council's treasury advisors Link Group summarised the key points associated with economic activity in 2022/23 up to 30 September 2022:

- The UK economy grew by 0.2% in July following an upward revision to Q1's GDP data (+0.2% q/q), though revisions to historic data left it below pre pandemic levels.
- There were signs of economic activity losing momentum, as production fell due to rising energy prices;
- CPI inflation eased to 9.9% y/y in August but domestic price pressures show little sign of abating in the near-term;
- Bank Rate rose by 100bps over the quarter, taking Bank Rate to 2.25% with further rises to come;
- Gilt yields surge and sterling fall following the "fiscal event" of the new Prime Minister and Chancellor on 23rd September.

Interest Rate Forecasts

2.2 The current interest rate forecasts (as at 30th September 2022) of Link Group are as follows:

Date	Bank rate	5-year PWLB*	10-year PWLB*	25-year PWLB*	50-year PWLB*
Current rates	2.25%	5.30%	5.07%	4.85%	4.36%
Dec 2022	4.00%	5.00%	4.90%	5.10%	4.80%
March 2023	5.00%	4.90%	4.70%	4.90%	4.60%
June 2023	5.00%	4.70%	4.60%	4.80%	4.50%
Sept 2023	5.00%	4.50%	4.30%	4.50%	4.20%
Dec 2023	4.50%	4.20%	4.10%	4.30%	4.00%
March 2024	4.00%	3.90%	3.80%	4.10%	3.80%
June 2024	3.75%	3.70%	3.60%	3.90%	3.60%
Sept 2024	3.25%	3.50%	3.50%	3.70%	3.40%

* Net of certainty rate 0.2% discount

2.3 The previous months have seen the Bank of England continue to take sustained action via increases to the Bank Base Rate in their effort to combat inflationary pressures. As such current Base rate set by the Monetary Policy Committee is sitting at 2.25%. As shown in the forecast table above, significant further increases in Bank Rate are anticipated over the coming months, with Base rate currently expected to be around 4.00% at the time of Q3 reporting in December 2022. This position remains highly fluid given the current economic situation and will be updated and reviewed in future Treasury reports.

Annual Investment Strategy

2.4 The Annual Investment Strategy outlines the Council's investment priorities which are consistent with those recommended by DCLG and CIPFA:

- Security of Capital and
- Liquidity of its investments

2.5 The Investment of cash balances of the Council are managed as part of the investment pool operated by North Yorkshire County Council (NYCC). In order to facilitate this pooling, The Councils Annual Investment strategy and Lending List has been aligned to that of NYCC.

2.6 NYCC continues to invest in only highly credit rated institutions using the Link suggested creditworthiness matrices which take information from all the credit ratings agencies. Officers can confirm that the Council has not breached its approved investment limits during the year.

2.7 The Council's investment activity in the NYCC investment pool up to 30 September 2022 was as follows:

• Balance invested at 30 September 2022	£87.04m
• Average Daily Balance Q2 2022/23	£85.85m
• Average Interest Rate Achieved Q2 2022/23	1.37%
• Total Interest Budgeted for 2022/23	£152.5k
• Total Forecast Interest for 2022/23	£1,189.3k

2.8 The average return to Q2 2022/23 of 1.37% compares with the average benchmark returns as follows:

• 7 day	1.19%
• 1 month	1.11%
• 3 months	0.91%
• 6 months	0.67%
• 12 months	0.37%

Borrowing

- 2.9 It is a statutory duty for the Council to determine and keep under review its “Affordable Borrowing Limits”. The Council’s approved Prudential Indicators (affordable limits) were outlined in the Treasury Management Strategy Statement (TMSS). A list of the limits is shown at Appendix A. Officers can confirm that the Prudential Indicators were not breached during the year.
- 2.10 The TMSS indicated that there was no requirement to take long-term borrowing during 2022/23 to support the budgeted capital programme. Currently there are no plans to undertake further long-term borrowing in the coming financial year.
- 2.11 The Council approved an Authorised Borrowing Limit of £78m (£77m debt and £1m Leases) and an Operational Borrowing Limit of £73m (£72m debt and £1m Leases) for 2022/23 on the 24 February 2022 within the Council’s Treasury Strategy.
- 2.12 As at 30th September 2022 Long-term borrowing totalled £52.833m, (£1.6m relating to the General Fund; £51.233m relating to the HRA). This figure is forecast to remain unchanged throughout the year, with the next scheduled loan repayment scheduled for March 2035.
- 2.13 The Treasury strategy, in relation to capital financing, is to continue the voluntary set aside of Minimum Revenue Provision (MRP) payments from the HRA in relation to self-financing debt, to allow for repayment of the outstanding debt. Following an updating of the HRA business plan in 2021/22, the voluntary set aside of HRA MRP payments has been reprofiled over the life of the existing debt, a change from the original 30-year profiling period. As a result of this update, £1.21m of HRA Voluntary MRP is currently forecast to be incurred in 2022/23.
- 2.14 As at 30th September 2022, the Council was in an under-borrowed position of £1.5m, unchanged from the position reported at Q1. This means that capital borrowing (external debt) is currently and temporarily lower than the Council’s underlying need to borrow. This under-borrowed position has been driven by the council’s utilisation of internal borrowing, a Treasury Management practice whereby a Council can defer the need to borrow funds externally, thus attracting additional interest expenses, by utilising its existing cash balances to finance its capital programme. At year end, following the voluntary set aside of the MRP payments, the council is forecast to be in an over-borrowed position of £772k. This is in line with expectations set out in the approved Treasury Management Strategy and in line with the figure reported at Q1.

Capital Strategy

- 2.15 The Capital Strategy was included as part of the Council’s Annual Treasury Management and Investment Strategy 2022/23, approved in February 2022. The Capital Strategy sets out how capital expenditure, capital financing and treasury management contribute to the provision of Corporate and service objectives and properly takes account of stewardship, value for money,

prudence, sustainability and affordability. It sets out the long-term context in which capital expenditure and investment decisions are made and gives due consideration to both risk and reward and impact on the achievement of priority outcomes.

- 2.16 Alternative non-treasury investments are considered as part of the Capital Strategy. Given the technical nature of potential alternative investments and strong linkages to the Council's Treasury Management function, appropriate governance and decision-making arrangements are needed to ensure robust due diligence in order to make recommendations for implementation. As a result, all investments are subject to consideration and where necessary recommendations of the Executive.
- 2.17 Aside from the existing loans to Selby & District Housing Trust to support the Housing Delivery Programme, no further options for alternative investments are currently being pursued.

Housing Delivery Programme Loans

- 2.18 The Housing Delivery Programme has delivered a number of successful schemes so far, in partnership with Selby & District Housing Trust. No further schemes are planned, though the existing loans to fund provision of affordable homes in the District have continued over the course of Q2 2022/23.

Scheme	Loan Rate %	Principal Outstanding as at 30 September 2022 £	Interest Q2 22/23 £	Interest Full year £
Kirgate, Tadcaster	4.56%	178,293	4,257	8,514
St Joseph's St	4.20%	193,573	4,166	8,331
Jubilee Close, Riccall	3.55%	514,240	9,205	18,410
Ulleskelf	4.87%	1,017,691	24,835	49,670
Ousegate	3.65%	825,158	15,248	30,496
Total Principal / Average Rate	4.19%	2,728,955	57,711	115,423

Commercial Property Investments

- 2.19 The Council currently possesses one Commercial Property, the former NatWest Bank located in Tadcaster. As part of the Council's wider P4G programme a decision has been made to declare the property as surplus to council requirements and formally dispose of the property.

Property Funds

- 2.20 The position on Property Funds at 30 September 2022 is as follows:

In Year Performance

Fund	Bfwd Investment	Valuation as at	In Year Performance Q2 22/23			
			Capital Gain / (Loss)		Revenue Return	
	£k	30-Sept-22	£k	%	£k	%
Blackrock	2,823.44	2,742.19	(81.2)	(2.88)	35.1	2.48
Threadneedle	2,636.30	2,597.32	(39.0)	(1.48)	49.5	3.71
Total	5,459.73	5,339.51	(120.2)	(2.20)	84.5	3.08

Total Fund Performance

Fund	Original Investment	Valuation as at	Total Performance			
			Capital Gain / (Loss)		Revenue Return	
	£k	30-Sept-22	£k	%	£k	%
Blackrock	2,502.50	2,742.19	239.7	9.58	303.6	3.10
Threadneedle	2,439.24	2,597.32	158.1	6.48	405.1	4.30
Total	4,941.73	5,339.51	397.8	8.05	708.8	3.69

- 2.21 Investments held in Property Funds are classified as Non-Specified Investments and are, consequently, long term in nature. Valuations can, therefore, fall and rise over the period they are held. Any gains or losses in the capital value of investments are held in an unusable reserve on the balance sheet and do not impact on the General Fund until units in the funds are sold.
- 2.22 Following the peak in value presented within the Quarter 1 report, the Capital Values of both funds have since seen a reduction over the course of Quarter 2, with funds now showing a capital loss for the year. Despite this however, both funds are still showing a combined capital gain on their initial purchase price. At the end of Q2 2022/23 the funds have demonstrated a combined capital loss of £120.2k so far for the year, and a gain of £397.8k over initial purchase price. Both funds have also continued to generate a positive revenue return, amounting to £84.5k over the course of the year by the end of quarter 2.
- 2.23 Due to a heightened level of redemption requests in June 2022, spurred by a structural change with UK Defined Benefit Pension Schemes, coupled with the current uncertainty in the financial markets, uncertainty that has seen many investors temporarily halting any further investments until further clarity on investment rates is received, BlackRock UK Property Fund has taken the temporary decision to defer any redemption requests that were received in Q2 2022. This move has been taken by BlackRock and other Property Fund Services in order to avoid the forced selling of assets within the fund to satisfy the redemption requests. This move was taken to safeguard the interests of those with longer term interests in the fund, such as Selby District Council. No

timescale for the lifting of the temporary deferment is yet in place, though initial indications have been given that the deferment will be in place for at least a few quarters.

3. Alternative Options Considered

3.1 The Council has access to a range of investments through the pooled arrangements in place through North Yorkshire County Council.

4. Implications

4.1 Legal Implications

There are no legal implications as a direct result of this report.

4.2 Financial Implications

The financial implications are set out in the report.

4.3 Policy and Risk Implications

4.3.1 Management of the Council's treasury activities are in accordance with approved policies. Treasury management in Local Government is governed by the CIPFA "Code of Practice on Treasury Management in the Public Services" which aims to ensure the effective control of the risks associated with those activities and the pursuit of optimum performance consistent with those risks. This Council has adopted the Code and complies with its requirements.

4.4 Corporate Plan Implications

4.4.1 There are no direct Corporate Plan implications as a result of this report.

4.5 Resource Implications

4.5.1 The resources necessary to manage the Council's Treasury activities are contained within the collaboration agreement with NYCC.

4.6 Other Implications

4.6.1 There are no other implications as a direct result of this report.

4.7 Equalities Impact Assessment

4.7.1 There are no equalities impacts as a direct result of this report.

5. Conclusion

5.1 Overall the Council's investments have performed well over the quarter, with strong revenue returns achieved against budgets set. This has been driven by

the sustained increases in the Bank Base Rate which will translate into continued increasing investment returns for the coming year.

- 5.2 After the sustained period of Capital growth that has been reported since the midst of the Covid-19 Pandemic, the Council's Property Fund investments have since seen a decrease in Capital Value over the course of the quarter. Despite this however, both funds continue to present a growth in capital value over their initial purchase price. Both funds also continue to generate revenue returns. These investments are intended to be longer term in nature and as such their strong capital growth will not impact on the General Fund until units in the funds are sold, with any change in value (up or down) until that point held on the Balance Sheet in an unusable reserve.
- 5.3 The Council's debt position is in line with expectations set out in the Strategy. Opportunities to ensure the optimisation of the Council's Debt Portfolio will remain under review, however at present no changes are expected, either via the early resettlement of existing debt or the raising of further borrowing.
- 5.4 The Council operated within approved Strategy Indicators over the course of the quarter, with no breaches on authorised limits. The Prudential Indicators are reviewed annually as part of the Treasury Strategy to ensure approved boundaries remain appropriate; activities during Q2 2022/23 have not highlighted any concerns.

6. **Background Documents**

None.

7. **Appendices**

Appendix A – Prudential Indicators as at 30 September 2022

Contact Officer:

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Prudential Indicators - As at 30 September 2022

Note	Prudential Indicator	Quarter 2	
		2022/23 TM Strategy	Actual
1	Capital Financing Requirement £'000	52,133	54,350
	Gross Borrowing £'000	52,833	52,833
	Investments £'000	53,216	95,104
2	Net Borrowing £'000	-383	-42,271
3	Authorised Limit for External Debt £'000	78,000	52,833
4	Operational Boundry for External Debt £'000	73,000	52,833
5	Limit of fixed interest rates based on net debt %	100%	100%
	Limit of variable interest rates based on net debt %	30%	0%
6	Principal sums invested for over 364 days		
	1 to 2 years £'000	20,000	0
	2 to 3 years £'000	15,000	0
	3 to 4 years £'000	5,000	0
	4 to 5 years £'000	5,000	0
7	Maturity Structure of external debt borrowing limits		
	Under 12 months %	20%	0.00%
	1 to 2 years %	20%	0.00%
	2 to 5 years %	50%	0.00%
	5 to 10 years %	50%	0.00%
	10 to 15 years %	50%	3.00%
	15 years and above %	90%	97.00%

1. Capital Financing Requirement – this is a measure of the Council's underlying need to borrow long term to fund its capital projects.

2. Net Borrowing (Gross Borrowing less Investments) – this must not except in the short term exceed the capital financing requirement.

3. Authorised Limit for External Debt – this is the maximum amount of borrowing the Council believes it would need to undertake its functions during the year. It is set above the Operational Limit to accommodate unusual or exceptional cashflow movements.

4. Operational Boundary for External Debt – this is set at the Council's most likely operation level. Any breaches of this would be reported to Councillor's immediately.

5. Limit of fixed and variable interest rates on net debt – this is to manage interest rate fluctuations to ensure that the Council does not over expose itself to variable rate debt.

6. Principal Sums Invested for over 364 days – the purpose of these limits is so that the Council contains its exposure to the possibility of loss that might arise as a result of having to seek early repayment or redemption of investments.

7. Maturity Structure of Borrowing Limits – the purpose of this is to ensure that the Council is not required to repay all of its debt in one year. The debt in the 15 years and over category is spread over a range of maturities from 23 years to 50 years.

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Report Reference Number: E/22/29

To: Executive
Date: 8 December 2022
Status: Non-Key decision
Ward(s) Affected: All
Author: Helen Holland, Benefits Supervisor and Stacey Carter, Benefits and Taxation Officer
Lead Executive Member: Councillor C Lunn, Lead Executive Member for Finance and Resources

Title: Discretionary Housing Payments

1. Summary

- 1.1 This report provides details and an update of the latest position of the Discretionary Hardship Payments (DHPs) fund. This is a scheme for helping benefit claimants in receipt of Housing Benefit or the housing element of Universal Credit who require additional financial assistance to meet their housing costs.
- 1.2 The Department for Work and Pensions (DWP) allocate a fund for each financial year which is ring fenced and any underspend must be returned to DWP at the end of the financial year.
- 1.3 Local Authorities can spend up to 2½ times their allocated fund in any financial year; though any monies spent over and above the amount allocated by DWP must be funded by the Local Authority.
- 1.4 Selby District Council's Policy states "No DHP can be awarded if the annual fund has been exhausted". However, other LAs routinely top-up DHP funds with their own funding. Until 2021/22 demand on the fund had never previously fully exhausted it. Last year we exhausted the fund and required a £30,000 top up. With the further reduction in this year's funding, a top up from the COVID 19 Council Tax Support Hardship fund is being requested to ensure that awards can continue to be made for the remainder of the year.

Recommendation:

That the Executive agree that an amount of £40,000 of funding from the COVID 19 Council Tax Support Hardship fund be moved to the Discretionary Housing Payment fund.

2. Introduction and background

- 2.1 Annual demand on the DHP fund since 2012 at Selby District Council is set out in the table below. Historically, the DWP funding allocation has been sufficient to meet demand. From 2013 the funding dramatically increased to meet the demand following the introduction of the social sector size criteria (informally known as 'bedroom tax').

Annual Demand

Year	Total Fund	Amount Paid	Unallocated (Returned to DWP)
2020	£127,364	£121,432	£5,932
2019	£101,625	£100,680	£945
2018	£118,688	£118,552	£136
2017	£118,942	£117,754	£1,188
2016	£94,564	£94,345	£219
2015	£85,563	£84,671	£892
2014	£88,562	£88,265	£297
2013	£89,422	£89,442	-£20
2012	£37,904	£10,242	£27,662

3.0 Last year's funding (2021/22)

- 3.1 Last year the DHP funding allocation was £101,008 which was substantially lower than 2020/21 despite the increased demands. This was a reduction of £26,356 on 2020/21 funding. It was agreed that £30,000 from the Covid 19 CTS Hardship Fund would be allocated to the DHP fund bringing the total fund for last year to £131,008. A total of £128,024.61 was subsequently paid out.

4.0 This year's funding (2022/23)

- 4.1 The DWP have again substantially reduced the DHP funding. A total of £71,591 has been allocated. This is a reduction of £29,417 on the 2021/22 DWP allocation and £56,434 less than the amount we actually paid out last year.

5.0 Current position

- 5.1 DHP spending is usually weighted more heavily during the first 2 to 3 quarters of the year. Repeat applicants reapply in April and these are often longer awards due to their ongoing and continuing circumstances. People who have initially applied in the 1st quarter and received a short award reapply in the 2nd quarter if they have been unable to change their circumstances. In the 4th quarter the awards are shorter (as we can only allocate funds up until the end of the financial year).
- 5.2 Despite the ongoing high demand, tough decisions have been made when making awards this year in attempt to reduce the DHP spending.

5.3 When figures were last collated on 30/09/2022 we have made awards to 194 applicants and spent £45,176 of the fund and committed a further £12,890. This means that we only have £13,525 left unallocated. There are several outstanding applications awaiting consideration as we receive applications each week.

5.4 By making tough decisions, we have reduced our spend on last year:

Q1 2021/22 we spent £35,350.39 and committed a further £20,864.40.

Q1 2022/23 we spent £20,597.62 and committed a further £15,243.

Q2 2021/22 we spent £63,014.26 and committed a further £12,232.99.

Q2 2022/23 we spent £45,175.88 and committed a further £12,525.51.

This means we have spent and committed £17,545.86 less than in 2021/22.

5.5 The cost-of-living crisis is already hitting people hard. Many applicants are already citing this as a reason for their DHP application. This will only worsen as we head into autumn/winter with further energy cost increases predicted.

6.0 Additional funding requirements

6.1 Based on mid-year figures, we have spent/committed approximately 23% less than in the same period last year. However, we need to take into consideration that shorter awards have been made this year which will reflect in this reduction. This does not necessarily mean that demand will no longer be present at the end of the award period, and we are already seeing repeat applications coming through.

6.2 It would not be reasonable to assume that we will require 23% less DHP fund than last year, especially when the cost-of-living crisis is set to worsen. However, the effects of the pandemic (job losses, sick leave etc.) have greatly reduced. If we allocate a further £40,000 to the budget it will bring the total fund to £110,137 which is approx. 14% less than last year's spend.

6.3 Selby District Council still has £118,545 remaining Covid 19 CTS Hardship Fund which the government issued to all Local Authorities 2 years ago. Local Authorities are allowed to use any unspent money in this fund to help the community as they see fit.

7.0 Implications

7.1 Legal

The Council's policy states that no DHP can be awarded if the fund has been exhausted. However, as a local authority can use their own funds to top up their government contribution by an additional 150%, if a local authority has a policy of not spending money on DHPs, over and above that which has been allocated by central government, this could be susceptible to challenge on the basis that the authority has unlawfully fettered its discretion.

7.2 Financial

The full additional amount is to be met by the Covid 19 CTS Hardship Fund which has the proposed amount available within it. If the requested amount of £40,000.00 is not used it can be returned to the Covid 19 CTS Hardship Fund. Careful monitoring of the fund will continue throughout the year.

7.3 Policy and Risk

We are already reducing award amounts and durations. Some applicants have a genuine requirement for higher awards therefore they will suffer financial hardship as a result. The effects of financial hardship are far reaching, including mental health and debt problems. Relationships can breakdown leading to more strain on social and private housing needs.

7.4 Resources

Increased financial hardship within the district could put pressure on other teams. Those people living in private rented properties which have temporarily become unaffordable, will accrue rent arrears which in turn could lead to eviction and homelessness. The Council will be required to exercise its homeless duties. Council tenants who cannot afford the shortfall in their rent will also accrue arrears putting pressure on debt recovery and the rent collection figures.

8. Conclusion

- 8.1 Without a top up of £40,000 from the Covid 19 CTS Hardship Fund, there will be no money left in the DHP fund to help benefit claimants in receipt of Housing Benefit or the housing element of Universal Credit who require additional financial assistance to meet their housing costs.

Contact Officers:

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Report Reference Number: E/22/30

To: Executive
Date: 8 December 2022
Status: Non-Key Decision
Ward(s) Affected: Escrick
Author: Ryan King, Senior Planning Policy Officer
Lead Executive Member: Councillor Mark Crane, Leader of the Council and Lead Executive Member for Leisure, Strategic Matters, Place Shaping and External Relations and Partnerships
Lead Officer: Martin Grainger, Head of Planning and Interim Head of Regulatory Services

Title: Escrick Neighbourhood Development Plan 2021-2035 (ENDP)

Summary:

This report seeks Executive approval that the Escrick Neighbourhood Development Plan should be made part of the Development Plan for Selby District following a positive outcome of the referendum held on 6th October 2022. The referendum posed the following question: "Do you want Selby District Council to use the Escrick Neighbourhood Development Plan to help it decide planning applications in the Escrick neighbourhood area?" There was a 33% (246 ballot papers issued) turnout to the referendum with 89.7% (219 votes recorded) of the votes cast in favour of 'Yes'. 10.2% (25 votes recorded) of votes were cast in favour of 'No'. Two ballot papers were rejected.

Recommendation:

That Executive recommends that Council formally makes the Escrick Neighbourhood Development Plan 2021-2035 as part of the Development Plan for Selby District following the positive outcome of the referendum held on 6th October 2022.

Reasons for recommendation:

The Executive is asked to agree the recommendation to enable the Escrick Neighbourhood Development Plan to be made part of the statutory Development Plan under the provisions of s38A of the Planning and Compulsory Purchase Act 2004 (as amended) which requires that the Council must adopt or 'make' the Neighbourhood Plan if more than half of those voting have voted in favour of the Plan.

1. Introduction and background

- 1.1 Through the Localism Act, Selby District Council (SDC) has a duty to support Parish and Town Councils who wish to prepare a Neighbourhood Plan.
- 1.2 There are a number of stages involved in producing a Neighbourhood Plan, broadly grouped into three areas. The first is for the Town / Parish Council wishing to prepare a Neighbourhood Plan to submit their proposed Neighbourhood Area to SDC for designation. The second stage is the preparation of the Plan to inform the development of the vision and the formulation of policy, proposals and site allocations. The third stage includes the submission of the proposed Plan to SDC for consultation, an independent examination of the plan and subsequent public referendum.
- 1.3 Escrick Parish Council, as the qualifying body, submitted an application to SDC for the whole Parish of Escrick to be formally designated as the Escrick Neighbourhood Area. The application was approved in November 2017.
- 1.4 Escrick Parish Council developed a draft Neighbourhood Plan with input from the community and submitted it to SDC in January 2022. The submitted version of the Plan was publicised and comments invited from the public and stakeholders for a six-week period with consultation closing on 4th April 2022.
- 1.5 Following consultation on the draft Plan SDC, in agreement with the qualifying body, appointed an Independent Examiner, Mr Patrick T Whitehead, to review whether the Plan met the 'Basic Conditions' (and other legal requirements) and recommend whether the Plan should proceed to referendum.
- 1.6 The Examiner's Report was published on the Council's website on 29th June 2022. The report concluded that, subject to making modifications recommended by the Examiner, the Plan met the Basic Conditions (and other legal requirements) and should proceed to referendum.
- 1.7 SDC considered each of the modifications recommended in line with Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended) and agreed to accept them. For the reasons given by the Examiner, SDC was satisfied that subject to the proposed modifications by the Examiner, the Plan met the Basic Conditions detailed in para 8(2) of Schedule 4B of the Town and Country Planning Act 1990.
- 1.8 Delegated approval to proceed to referendum was given on 22nd July 2022 by the Head of Planning and Interim Head of Regulatory Services and Place in consultation with the Lead Councillor for Place Shaping.

2. Making the Plan

- 2.1 A referendum relating to the Escrick Neighbourhood Development Plan was held on Thursday 6th October 2022. The referendum area covered the civil parish of

Escrick, in line with the approved Neighbourhood Area. The question which was asked at the referendum was “Do you want Selby District Council to use the Neighbourhood Plan for Escrick Neighbourhood Area to help it decide planning applications in the neighbourhood area?”.

- 2.2 Following a 33% turnout, 89.7% of those voting were in favour of using the Neighbourhood Plan for Escrick to help SDC to determine planning applications in the Neighbourhood Area.
- 2.3 Once made, the Escrick Neighbourhood Development Plan 2021-2035 will become part of the statutory development plan for Selby District. Statute provides that planning applications should be determined in accordance with the provisions of the Plan’s policies unless material considerations indicate otherwise. However, the weight attached to the Development Plan must still be balanced with other material considerations when considering planning applications.
- 2.4 In accordance with Regulation 18A of The Neighbourhood Planning (General) Regulations 2012 (as amended) the prescribed date for making (adopting) a Neighbourhood Development Plan “is the date which is the last day of the period of 8 weeks beginning with the day immediately following that on which the last applicable referendum is held”. In this instance the earliest date the Plan can be ‘made’ is 2nd December 2022.

3. Legal / Financial Controls and other policy matters

Legal Issues

- 3.1 Under the provisions of the Planning and Compulsory Purchase Act 2004 and relevant regulations, the Council has no discretion in making the Plan unless it considers that making it would breach, or would otherwise be incompatible with, any EU obligation or any of the convention rights (within the meaning of the Human Rights Act 1998). Officers are satisfied that making the Plan would not breach or be incompatible with these requirements. In addition, under the provisions of the Neighbourhood Planning Act 2017 the Plan, as a post referendum plan, should be considered as part of the Development Plan from the point of approval at referendum even if the Council has not yet approved or ‘made’ the plan. It therefore carries full weight in decision making.

Financial Issues

- 3.2 There is a cost of administrating the latter stages of the Neighbourhood Plan process as well as the cost of the referendum. The costs of appointing the Examiner and holding the referendum fall initially to SDC but are reimbursed by the Government. The robustness of the Neighbourhood Plan policies will be tested over time by Independent Planning Inspectors on appeal. Liability for future appeal costs lie with SDC as the Local Planning Authority and as such the usability of the Plan and its impact on decision making will be monitored. With regard to the referendum expenses, the limit that will apply will be £2,406.43.

- 3.3 Further to the costs of developing a Neighbourhood Plan there are some implications to the funding for CIL. Regulations 59A and 59F of the CIL legislation requires that 15% of the CIL collected within a parish area is to be retained for spending on infrastructure within that area. However, where there is an adopted Neighbourhood Plan in an area then the CIL collected for local infrastructure increases to 25%. The administration fee remains at 5% of the CIL collected and the wider infrastructure CIL collected reduces from 80% to 70% for those areas with a Neighbourhood Plan in place.

Impact Assessment

- 3.4 The Plan was screened for Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) by SDC, which found that it was unnecessary to undertake SEA or HRA, a conclusion supported by the statutory consultees and the Independent Examiner.

4. Conclusion

- 4.1 Paragraph 38A (4) (a) of the Planning and Compulsory Purchase Act 2004 as amended requires that the Council must adopt, or 'make' the Neighbourhood Plan if more than half of those voting have voted in favour of the Plan. In the case of Escrick, the referendum results indicated that of the 246 votes cast, 219 (89.7%) were in favour of using the Neighbourhood Plan for Escrick to help it decide planning applications in the Escrick Neighbourhood Area.

5. Background Documents

- 5.1 The Escrick Neighbourhood Development Plan, Independent Examiner's Report, referendum details and other relevant supporting documentation is available on the Council's website at: <https://www.selby.gov.uk/escrick-neighbourhood-development-plan>

6. Appendices

Appendix A – Escrick Neighbourhood Development Plan 2021-35
Appendix B – Escrick Design Code

Contact Officer:

Ryan King, Senior Planning Policy Officer
rking@selby.gov.uk



Escrick

Neighbourhood
Development Plan

Page 57



2021 - 2035

FOREWORD BY CHAIR

Welcome to the Neighbourhood Development Plan (NDP) for Escrick Parish.

We are fortunate to live in a very attractive and distinctive area of North Yorkshire. Escrick Parish has a rich and diverse heritage, going back to the Domesday Book, and it continues to attract visitors, tourists and new residents. The Parish also supports a cross section of businesses of different sizes and sectors.

Neighbourhood Development Plans are not designed to prevent development, but to ensure that development is of appropriate scale and character within each Neighbourhood Plan area. The underlying aim of our Plan is to seek to ensure sustainable development that meets the needs of current and future generations, whilst protecting, nurturing and enhancing the natural, built and historic environment.

Work started in October 2017 when the project team was formed. Our core team consists of a wide cross section of talent and skills from inside and outside the Parish including, Parish Councillors, Escrick Parish residents and planning consultants from Integreat PLUS, who we appointed to guide and advise us through the process. In addition we have mobilised and engaged with over 100 stakeholders who contributed with online responses, comments and ideas throughout the process.

Their participation has included; advice, guidance, website creation and content, social media content, reviewing documents, posting flyers through letterboxes, attending public events, completing surveys and questionnaires. All of this work undertaken against the disruptive backdrop of the Covid 19 pandemic

Conserving and enhancing the natural and built environment will not only improve the lives of local people, but can further strengthen the economy through tourism and business.

The Plan, which covers the period 2022- 2035, provides an important opportunity to ensure that future development is well planned and takes account of the views and aspirations of the local community.

In addition we would like to thank Locality for providing the grant funding that has enabled production of this Plan and supported our journey through the process. It is also important to acknowledge that all of the key contributors to the Plan have done so in their own time as volunteers. The professional deliverables, plans and policies that now constitute our Plan are a testament to their enthusiasm and tenacity.

We believe our Neighbourhood Plan will make a lasting contribution to maintaining and improving our local community for today's and tomorrow's residents and business stakeholders.

Richard Rowson.....Chair of Escrick Parish Council
Tudor Rees.....NDP Project Leader

We would also like to thank the following:

- Members of the NDP project team
- Other Escrick Parish councillors
- The many village residents who have contributed in various ways
- The village societies who have contributed in many ways
- Escrick heritage group
- Escrick Park Estate
- The many local business stakeholders
- Adjacent Parish Councils
- Selby District Council
- North Yorkshire County Council

VISION

Our Vision for the Parish:

- A well maintained, vibrant Parish, where people take pride in their community
- Retaining the rural character, access to open spaces and community for various ages and demographics
- Retain good transport links to the wider area
- Improve cycle connectivity within the Parish and to the wider cycle network
- Mitigating the impact of through traffic on the community
- Supporting local businesses that provide local employment amenity to residents
- Support appropriate scale growth that complements the existing character, and supports the sustainability of Parish services
- Maintain and enhance local services and amenities to support a strong sense of community amongst all age groups and demographics
- Promote a community where families can afford to live and want to stay
- A community that is safe, and feels safe, to its residents
- A community that adapts to a changing world, whilst respecting its rural agricultural Estate heritage.

CONTENTS

	Foreword.....	p.2
	Vision Statement.....	p.3
	List of policies by topic.....	p.5
1.0	Introduction.....	p.6
	Map of Escrick Plan Area.....	p.7
	Process.....	p.8
	History of Escrick.....	p.10
	Escrick today.....	p.12
	Engagement	p.14
	Vision.....	p.17
	Objectives.....	p.18
2.0	Community & Facilities.....	p.20
3.0	Housing.....	p.26
4.0	Economic Development.....	p.34
5.0	Transport & Movement.....	p.42
6.0	Natural Environment.....	p.48
7.0	Built Environment & Heritage.....	p.54
8.0	Appendix	p.60
8.1	Policies Maps	p.61
8.2	Local Green Space Assessments	p.63
8.3	Core Settlement Movement Network	p.76
8.4	Map of character areas in Escrick village	p.78
8.5	Map of major housing development in Escrick	p.79
8.6	Map of key business locations	p.80
8.7	Map of green spaces in Escrick	p.81
8.8	Community aspirations	p.82

Page 60

LIST OF POLICIES BY TOPIC

COMMUNITY & FACILITIES

- CF1 Community facilities
- CF2 Local Green Spaces

HOUSING

- H1 Housing development
- H2 Sustainable design & construction
- H3 Housing mix
- H4 Homeworking
- H5 Siting, scale & density of new development
- H6 Design
- H7 Infill, backland & replacement dwellings

ECONOMIC DEVELOPMENT

- ED1 Small business development
- ED2 Village amenities
- ED3 Reuse of redundant buildings
- ED4 Agriculture
- ED5 Digital connectivity
- ED6 Business development

MOVEMENT & TRANSPORT

- MT1 Traffic flow along A19
- MT2 Car parking
- MT3 Pedestrian & cycle connections

NATURAL ENVIRONMENT

- NE1 Green infrastructure
- NE2 Green space connectivity

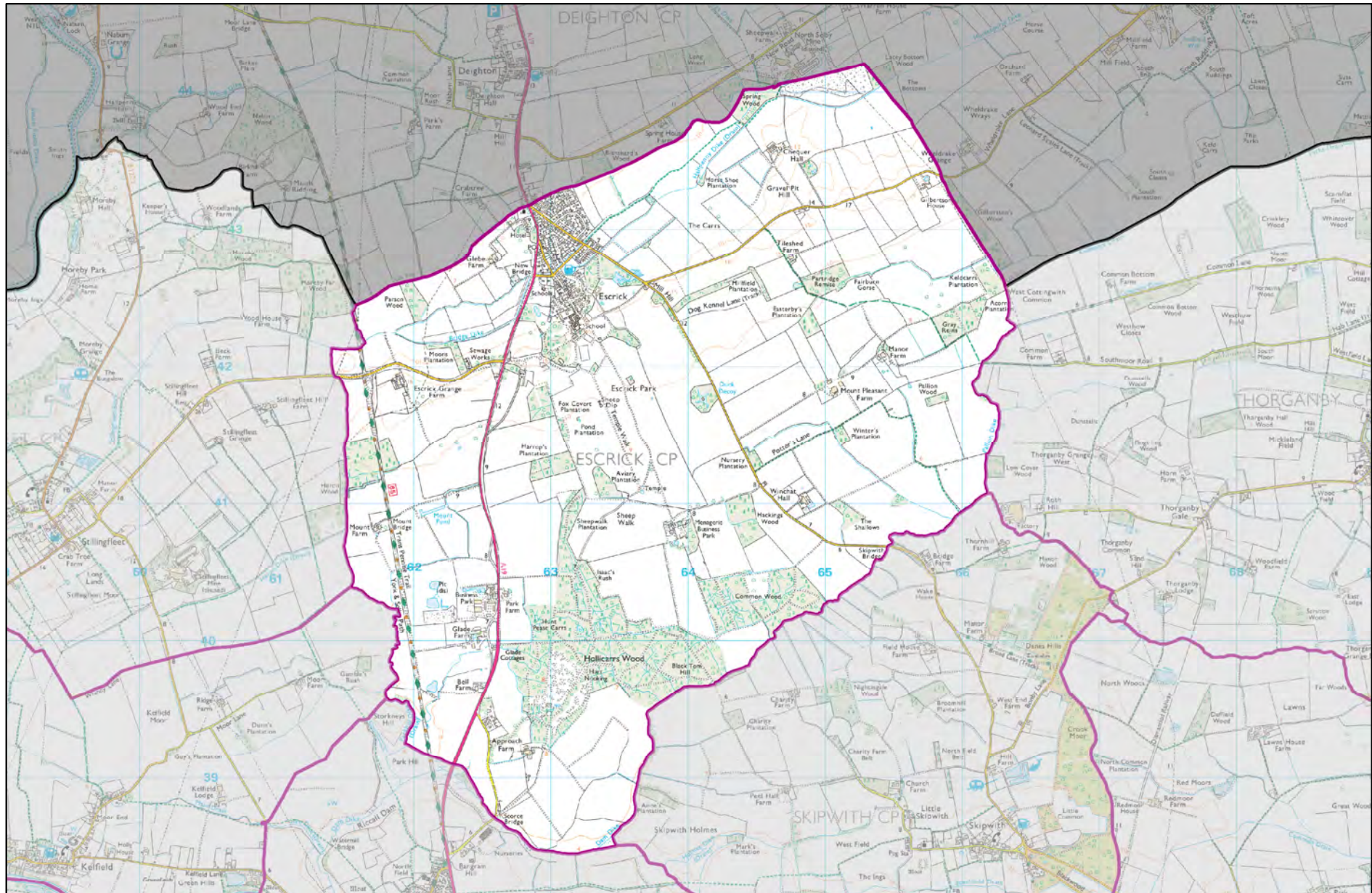
BUILT ENVIRONMENT & HERITAGE

- BEH1 Drainage & flood prevention
- BEH2 Respecting traditional design
- BEH3 Historic rural environment
- BEH4 Streets & street scene

INTRODUCTION

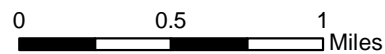
1.1 INTRODUCTION

- 1.1.1 The Neighbourhood Plan covers the whole of the Civil Parish of Escrick as indicated on the Boundary Map.
- 1.1.2 The Escrick Neighbourhood Plan Area was formally approved by Selby District Council (SDC) on 9th November 2017 in accordance with the Localism Act, 2011, and the Neighbourhood Planning Act (General) Regulations, 2017.
- 1.1.3 The Plan has been produced on behalf of Escrick Parish Council (EPC) in accordance with the above-mentioned statutory provisions together with guidance contained in the National Planning Policy Framework, (“NPPF”) and Planning Practice Guidance (“PPG”), issued by the Ministry of Housing, Communities and Local Government (“MHCLG”).
- 1.1.4 The strategic planning policy background to the Neighbourhood Plan is provided by the adopted Selby Core Strategy 2013.
- 1.1.5 The Neighbourhood Plan covers a period to 2035. The Neighbourhood Plan may be updated and refreshed to reflect any changing district or national planning policies.

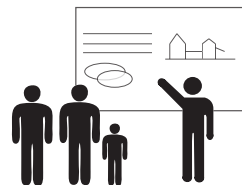
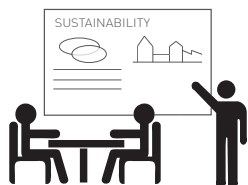
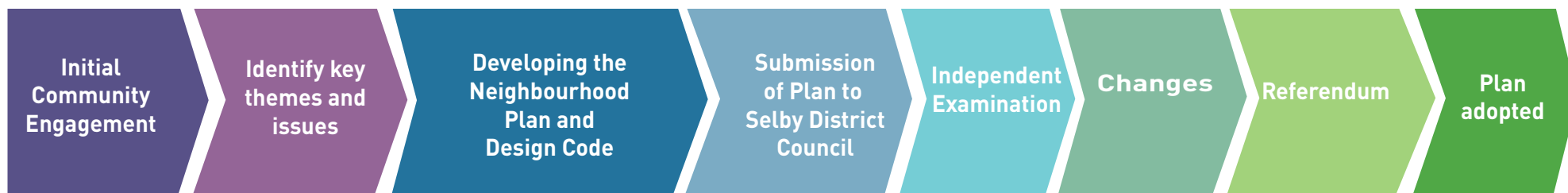


Esrick Neighbourhood Plan Area

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1.2 PROCESS



Undertake initial engagement exercises to understand needs of community and identify key issues for the Plan

Develop vision, aims and objectives
Identify themes and strands
Develop policy areas

Policies are developed which will deliver the aims of the community & address the issues raised
Development of a Design Code to help shape and influence new development
Additional consultation

Neighbourhood Plan is submitted to Selby District Council for Consultation

NDP is examined by independent planning inspector

Modifications may be made

Community votes on NDP requires at least 51% of votes to pass

Escrick NDP becomes a statutory development plan for the area

Draft Neighbourhood Plan

Proposed Neighbourhood Plan



1.2 PROCESS



- Designation of Neighbourhood Plan Area - November 2017
- Appointment of consultants - January 2018
- Initial consultation exercises - Spring/Summer 2018
- Reflecting on consultation comments - Summer 2018
- Developing the plan - 2018 - 2019
- Design Code consultation - 2019
- Refining the plan - 2020
- 6 week public consultation - June 2021
- Responding to comments - August 2021
- Amendments - September 2021
- Strategic Environmental Assessments - September 2021
- Formal submission to Selby DC - November 2021

1.3 HISTORY OF ESCRICK

1.3.1 Escrick's history is thought to have begun in the Saxon period, as a small settlement on the moraine formed at the end of the last ice age. Escrick remained small throughout the medieval period. The moraine ridge (which runs roughly along the present Stillingfleet Road, and through what is now Queen Margaret's towards Wheldrake) would have provided an area of dry land above the more waterlogged lands of the Vale of York. The ridge was also a key route between the River Ouse at Riccall (the limit of navigation at the time from the North Sea) and York and Stamford Bridge.

1.3.2 The first documentary evidence of Escrick comes from the Domesday Book of 1086 but archaeological finds suggest that the area may have been occupied for nearly 4000 years. During the medieval period, the village was known as "Ascri" (Ash Ridge), but by 1600 the name Escrick was in use.

1.3.3 In 1086 Escrick consisted of two estates which were brought together between 1145 and 1219 when St Helen's Abbey granted the land to the de Lascelles family.

1.3.4 In 1668, it was bought by Sir Henry Thompson, a notable Merchant Adventurer of York and ancestor to the present estate owning family. In over 800 years this is the only time the estate has been sold. This sense of continuity and stability has contributed significantly to the relationship between church, village and estate. It is this relationship that has created the unique heritage of Escrick.



Top- Escrick Hall and Park

Bottom- Main Street



1.3 HISTORY OF ESCRICK

1.3.5 Sir Henry's great grandson, Beilby Thompson, inherited the Estate in 1742. Under this ownership the village extended north towards York; the Church was relocated from beside the Hall to its present site on the York Road (A19); and most of the former site of the village was cleared and became the grounds of Escrick Hall (now part of Queen Margaret's School).

1.3.6 Part of this reorganisation involved an Act of Parliament in 1776 stopping the main village street at the gates to the Hall and creating a by-pass. The village's sylvan character also evolved from the time of enclosure when the open land became parkland. The bridge over the dyke was also constructed in 1776.

In the late 1770s the village was reshaped, and establishing the hall with its own grounds with some separation from the rest of the village. The village was effectively relocated north of its former location - with the former site of the village becoming the grounds of Escrick Hall which later became home to Queen Margaret's school.

Page 67



Top- Alms houses

Bottom - Escrick Hall



1.4 ESCRICK TODAY

1.4.1 The Parish of Escrick covers approx. 9 square miles in total. Escrick village is the main settlement located at the northern boundary of the Parish some 7 miles south of York and 7 miles north of Selby. The Parish has 1,100 residents across just over 370 households and is surrounded by agricultural land, much of which forms part of the 8,000 acre Escrick Park Estate. A large part of the village is included the Escrick Conservation area.

1.4.2 The village enjoys an active social calendar, including summer and Christmas fairs, a 10k run, quiz nights, carols on the green, bonfire/fireworks and various other social events. There are many clubs and societies including Mother’s Union, Tennis Club, Yorkshire Womens’ Institute, Swimming Club, Young Farmers Association, and many more.

1.4.3 The village has a range of local facilities including St Helen’s Church, its own doctors surgery with pharmacy. It also has a private nursery and private secondary school together with public primary school facilities. There are two village pubs, a village club, and two restaurants within Escrick.

1.4.4 The Village Hall is well-equipped and is well-used by local groups and organisations. Escrick and Deighton Club was established in 1908, originally known as Escrick Institute.

1.4.5 Tennis courts and playing fields within the village provide opportunities for sports and recreation.

1.4.6 Escrick Parish is home to a variety of businesses including agricultural and rural enterprises, clay extraction, light industrial and workshop based industries at Escrick Business park - sited on the former brickworks, leisure and holiday parks, and smaller retail businesses.



1.4 ESCRICK TODAY

1.4.7 2011 census data provides some insights into the demographics and makeup of the Parish. Although 8 years old - it is the most comprehensive and accurate data available at the Parish level.

1.4.8 There are a number temporary residents in our community. Queen Margaret's School boarders number around 200 pupils and Hollicars lodges with around 300 people.

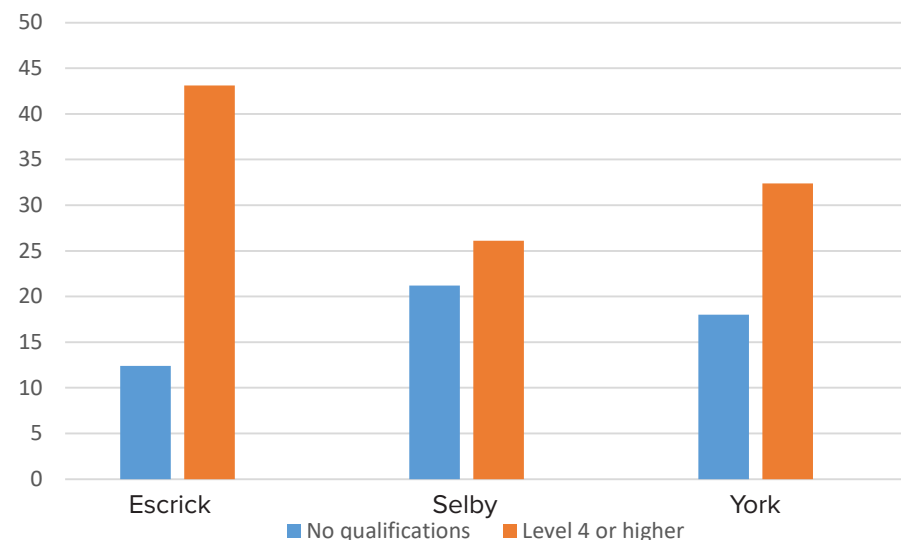
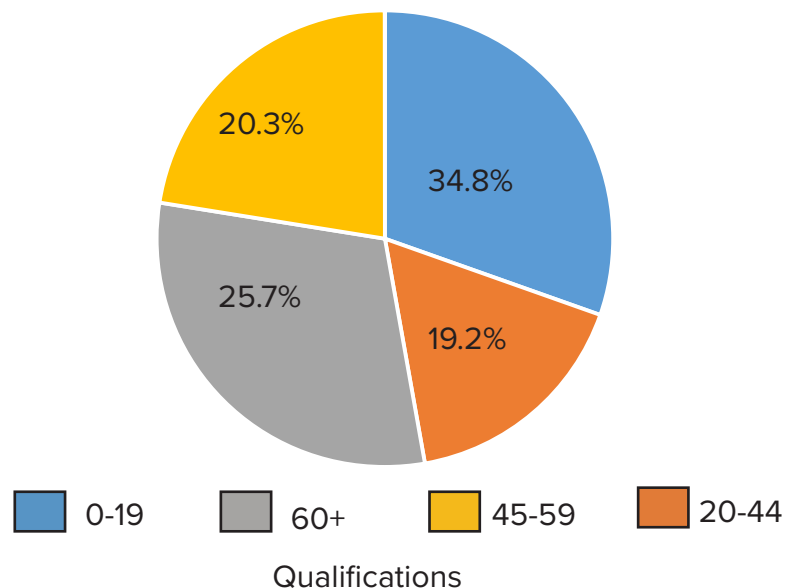
1.4.9 Of the 1,078 residents in 2011, 375 were aged 19 or under. The next largest age group in the village was over 60s with 277. There were 219 residents aged 45-59. By a fraction the smallest age group was 20-44 with 207 residents.

1.4.10 Car ownership in the Parish is higher than the average for both Selby and York this supports existing data that the working population commutes to work. Only 9.7% of households in Escrick did not have access to a car or van, compared to 26.1% in York and 14.9% in Selby. Escrick also has a higher proportion of people with access to more than one car or van with 59.1%, than the average for Selby 45.4% and York 27.2%.

1.4.11 77.6% of residents in Escrick were owner occupiers with 19.2% living in private rented accommodation. 1.9% of residents lived in social rented accommodation with the remaining residents living rent free 1.4%.

1.4.12 Escrick had a lower proportion of residents with no qualifications with 12.4%, when compared to the average for Selby, 21.2%, and York, 18%. There was also a greater proportion of residents in Escrick with qualifications of level 4 or higher, 43.1%, than in Selby, 26.1% or York, 32.4%.

Age of residents in 2011



1.5 ENGAGEMENT

INTRODUCTION

In 2018 initial engagement exercises were undertaken to gain a critical understanding of the key local issues and aspirations. In total there 109 responses were received to the Neighbourhood Plan survey which represents around 25% of the 400 surveys that were circulated. Comparison of respondent's demographics demonstrated that the surveys received equate to a fairly representative cross-section of the community in line with census data for the Parish.

OVERVIEW

- 93% of respondents were residents, with the remainder being associated with local businesses.
- The highest response relating to resident's economic activity was retired with 44%.
 - Of the 40% of respondents that work full-time, 63% commute to work outside of the Parish, with 18% working in the parish. 10% of respondents regularly work from home, and 8% occasionally work from home.
 - 52% of households that responded include residents aged over 60. The second most common age group in households is 41-59 with 37.7%. Young people aged up to 21 are present in 36.4% of households. Of respondents, young adults aged 22-40 represent the smallest age group in the parish at 19.5%.

KEY ISSUES

Initial engagement identified several key issues for the plan to address and helped establish local priorities relating to how Escrick develops in the future:

WHAT ISSUES SHOULD THE PLAN ADDRESS? (98 RESPONDENTS)

no. of responses

1. Transport	(95)
2. Conservation & environment	(92)
3. Community facilities	(88)
4. Green & open spaces	(88)
5. Flood risk	(87)
6. Housing	(86)
7. Local business	(83)
8. New building design	(82)

WHAT DO YOU MOST VALUE ABOUT ESCRICK? (102 RESPONDENTS)

1. Location, proximity to Leeds, York & Selby	(45)
2. Facilities & amenities including doctors & school	(42)
3. Community, people, friendly	(30)
4. Countryside, rural nature & green spaces	(25)
5. Quiet & peaceful	(20)
6. Leisure&recreation opportunities	(18)

1.5 ENGAGEMENT

WHAT DO YOU LIKE THE LEAST ABOUT ESCRICK? (102 RESPONSES)

- 1. A19 (traffic, speeding, junctions & crossing) (62)
- 2. Lack of shops, post office, cafe (23)
- 3. Smell from abattoir (8)
- 4. Skipwith Road traffic issues (8)
- 5. Poor street lighting (6)
- 6. Unkempt parts of village (6)
(hedges, trees, verges, footpaths)
- 7. Carr lane - school pick up (5)
- 8. Location of bus stop (4)
- 9. Lack of affordable housing (3)
- 10. Declining community spirit (3)
- 11. Not diverse range of ages in village (3)
- 12. Poor cycle path connectivity to wider network (3)

WHAT TYPE OF NEW HOMES ARE NEEDED? (93 RESPONSES)

- 1. Medium sized family houses (3-4 bedrooms) (62)
- 2. Smaller homes (1-2 bedrooms) (50)
- 3. Homes suitable for older people (44)
- 4. Large executive houses (23)

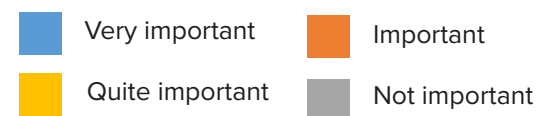
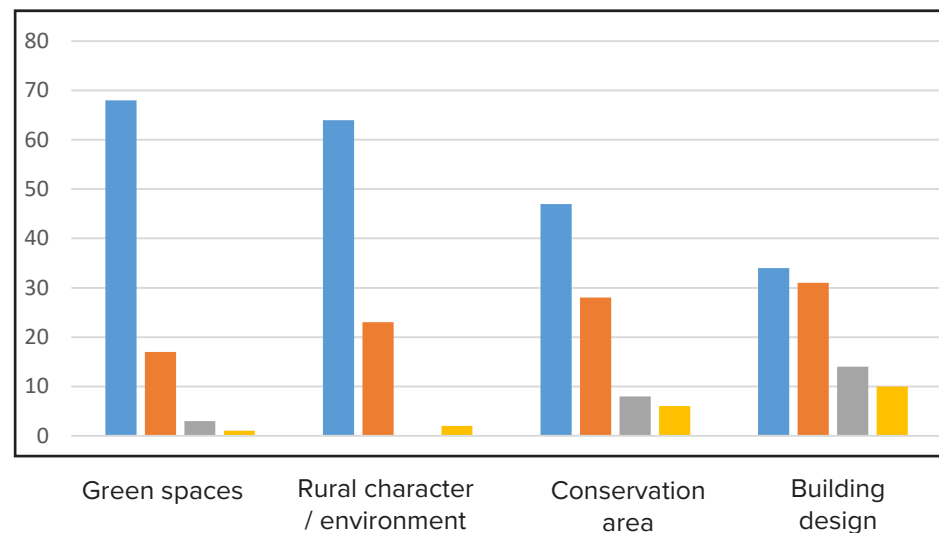
HOW SHOULD NEW DEVELOPMENT BE ACCOMMODATED? (104 RESPONSES)

- 1. Village extension (62)
- 2. Infill development (41)

IMPORTANT DESIGN FEATURES FOR NEW DEVELOPMENT (74 RESPONSES)

- 1. In keeping with existing stock (28)
- 2. Green spaces and green infrastructure (19)
- 3. Local materials (11)
- 4. Sustainable & energy efficient (8)
- 5. Garages, parking (6)
- 6. Mix of housing styles (6)

FACTORS THAT CONTRIBUTE TO THE CHARACTER OF ESCRICK (89 RESPONSES)



1.5 ENGAGEMENT

KEY ISSUES

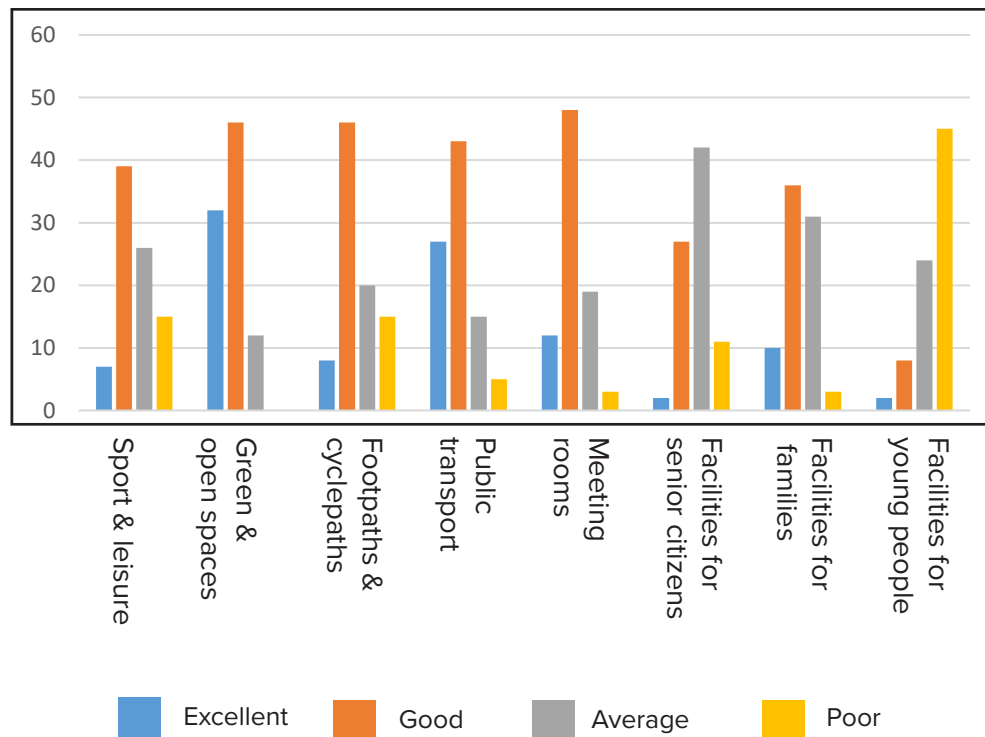
WHAT TYPES OF NEW BUSINESS ARE APPROPRIATE FOR ESCRICK? (75 RESPONSES)

- 1. Local shop / post office (24)
- 2. Food, eateries, cafe (17)
- 3. Extension of business centre (6)
- 4. Small tech, professional business (5)
- 5. Rural / agricultural business (5)
- 6. Leisure and recreation (5)
- 7. Small workshops , light industry (3)

WHAT TYPES OF NEW BUSINESS ARE NOT SUITABLE FOR ESCRICK? (64 RESPONSES)

- 1. Manufacturing, heavy industry, warehousing (28)
- 2. Anything with HGVs (26)
- 3. Industry that creates noise, pollution or waste (21)
- 4. All types of business (6)
- 5. Entertainment / leisure (3)
- 6. Large companies / chains (2)
- 7. Abattoir (1)
- 8. Betting shops (1)
- 9. Supermarket (1)

HOW DO YOU RATE LOCAL FACILITIES AND SERVICES? (90 RESPONSES)



1.6 VISION

Escrick Parish will retain and further develop the characteristics that make it a desirable place to live and work. Specifically this includes:

- A well maintained, vibrant Parish, where people take pride in their community
- Retaining the rural character, access to open spaces and community for various ages and demographics
- Retain good transport links to the wider area
- Improve cycle connectivity within the Parish and to the wider cycle network
- Mitigating the impact of through traffic on the community
- Supporting local businesses that provide local employment amenity to residents
- Support appropriate scale growth that complements the existing character, and supports the sustainability of Parish services
- Maintain and enhance local services and amenities to support a strong sense of community amongst all age groups and demographics
- Promote a community where families can afford to live and want to stay
- A community that is safe, and feels safe, to its residents
- A community that adapts to a changing world, whilst respecting its rural agricultural Estate heritage.



1.7 OBJECTIVES

What we need to do to deliver the vision

Given community feedback and engagement, and in order to realise our Vision for 2035, we have identified six objectives, which will guide our work in the years ahead. These objectives will provide the context for the Neighbourhood Plan policies described later in this document and may also inform a variety of projects delivered locally. They are not listed in any order of priority.

OBJECTIVE 1: SUPPORT, ENHANCE AND ADD NEW COMMUNITY FACILITIES

- To ensure our primary school continues to flourish and is able to provide outstanding facilities
- To ensure there are outstanding pre-school facilities serving the Parish
- To support the Village Hall and Escrick and Deighton Club to enable them to host outreach cultural, educational activities and other services for the community
- To support other existing community facilities, community interest groups, and encourage new ones for older and younger residents

OBJECTIVE 3: CONSERVE AND ENHANCE OUR ENVIRONMENT, LANDSCAPE, HERITAGE ASSETS AND BIODIVERSITY

- To maintain and enhance countryside character and heritage protection across the parish
- To maintain, enhance and publicise the history of and heritage assets within the Parish
- To enhance the protection afforded to non-designated features in the landscape which are valued by the community

OBJECTIVE 2: SUPPORT SUSTAINABLE LEVELS OF NEW HOMES THAT PROVIDE FOR THE NEEDS IN THE COMMUNITY AND SUPPORT KEY FACILITIES AND SERVICES

- To enable sustainable growth of the community through appropriate levels of new home construction in appropriate scale developments that meet the needs of existing and future residents
- To ensure that any new housing does not have an adverse effect on infrastructure, including sewerage, roads, and other utilities

OBJECTIVE 4: PROMOTE SMALL BUSINESS GROWTH AND SUPPORT EXISTING BUSINESSES IN THE PARISH

- To support new opportunities for homeworking where possible
- To support farming where this is sustainable
- To support new services in the village
- To avoid new large scale development, high environmental impact industry

1.7 OBJECTIVES

What We Need To Do To Deliver The Vision Continued

OBJECTIVE 5: CONSERVE AND PROTECT OUR HIGH QUALITY BUILT ENVIRONMENT

- To maintain and enhance our village green spaces
- To avoid inappropriate infill and backland development, maintaining the open aspect of the Parish
- To protect the historic environment of the conservation area
- To reflect traditional heritage design in new housing and to embrace 'green' concepts whilst celebrating our rural heritage

OBJECTIVE 6: MANAGE THE IMPACT OF TRAFFIC FLOWS ON THE A19 AND SKIPWITH ROAD

- Develop a safe crossing facility for pedestrians and cyclists crossing the A19
- To pursue and enhance measures to control speeds and traffic noise in and out of the village
- To enhance safety for traffic accessing the A19 from side roads
- To review and monitor the safety of access and exits to the business parks on the A19
- To maintain strong links with other agencies involved in the management of the transport infrastructure through the parish

Page 76

2.0 COMMUNITY FACILITIES

INTRODUCTION

2.0.1 Escrick residents highly value their existing facilities and services which contribute greatly to the day-to-day life of parishioners and provides opportunities for leisure and recreation for both residents and visitors alike.

2.0.2 Recreational options along with social facilities are numerous and play an important role in village life in supporting the mental health and physical wellbeing of our community. Escrick Village Hall and the Escrick & Deighton Club (and its surrounding green space) host and support a variety of community groups and activities covering all ages and interests. Outdoor open spaces such as the Village Green, Recreation ground and playground, and areas such as Gashouse Plantation and the various public and permissive footpaths also add greatly to the life of villagers.

2.0.3 This policy section highlights facilities that are important to the community. Some facilities such as health and education are already protected by North Yorkshire County Council and are therefore not included here.

2.0.4 The information listed on pages 22 and 23 shows the location of a selection of the village amenities available to the community.

2.0.5 Escrick is connected with regard to Public Transport to the major centres of York and Selby. Here national rail and coach services provide excellent onward transport connections. Local buses depart south on the A19 to Escrick Business Park / Park Court and Selby, and north to The Designer Outlet and York. The frequency of service is every fifteen minutes at peak times or typically one hour intervals at times of lower use.

COMMUNITY & FACILITIES

AIMS & OBJECTIVES

2.1.1 The aims and objectives of this policy section are to:

- Retain and enhance existing facilities
- Support the development of new community facilities, especially those aimed at younger people and senior citizens
- Protect, and where possible, enhance green and open spaces

INITIAL ENGAGEMENT

2.1.2 Engagement responses indicated that residents rated facilities and services as their second favourite thing about Escrick and a large number of respondents (88%) felt the Plan should contain policies around community facilities.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

2.1.3 Areas with an adopted Neighbourhood Plan receive 25% of CIL funds generated in their areas. Escrick Parish Council will utilise any CIL funds received towards the following: Crossing/highway/ road safety improvements, community shop/retail services, and sports / leisure provision or any other emerging local project.



COMMUNITY & FACILITIES

CF1 - COMMUNITY FACILITIES

Existing community facilities and services, as identified below, will be protected, for continued community use:

- a) **Escrick Village Hall**
- b) **Escrick & Deighton Club & adjacent green space**
- c) **Tennis courts**
- d) **Cricket pitch & club house**
- e) **Queen Margaret's School Swimming pool & sports facilities**
- f) **Black Bull Public House**
- g) **Parsonage Hotel, Cloisters Spa and Health Club**
- h) **Fat Abbot Public house**
- i) **St Helen's Church**
- j) **Allotments (behind St Helen's church)**

The Development of additional community facilities, especially where there is no current provision, and in particular those aimed at young people and senior citizens, are encouraged within and adjoining the village (or within reasonably close proximity of it), including sports pitches and facilities, allotments and/or green spaces for recreational use.

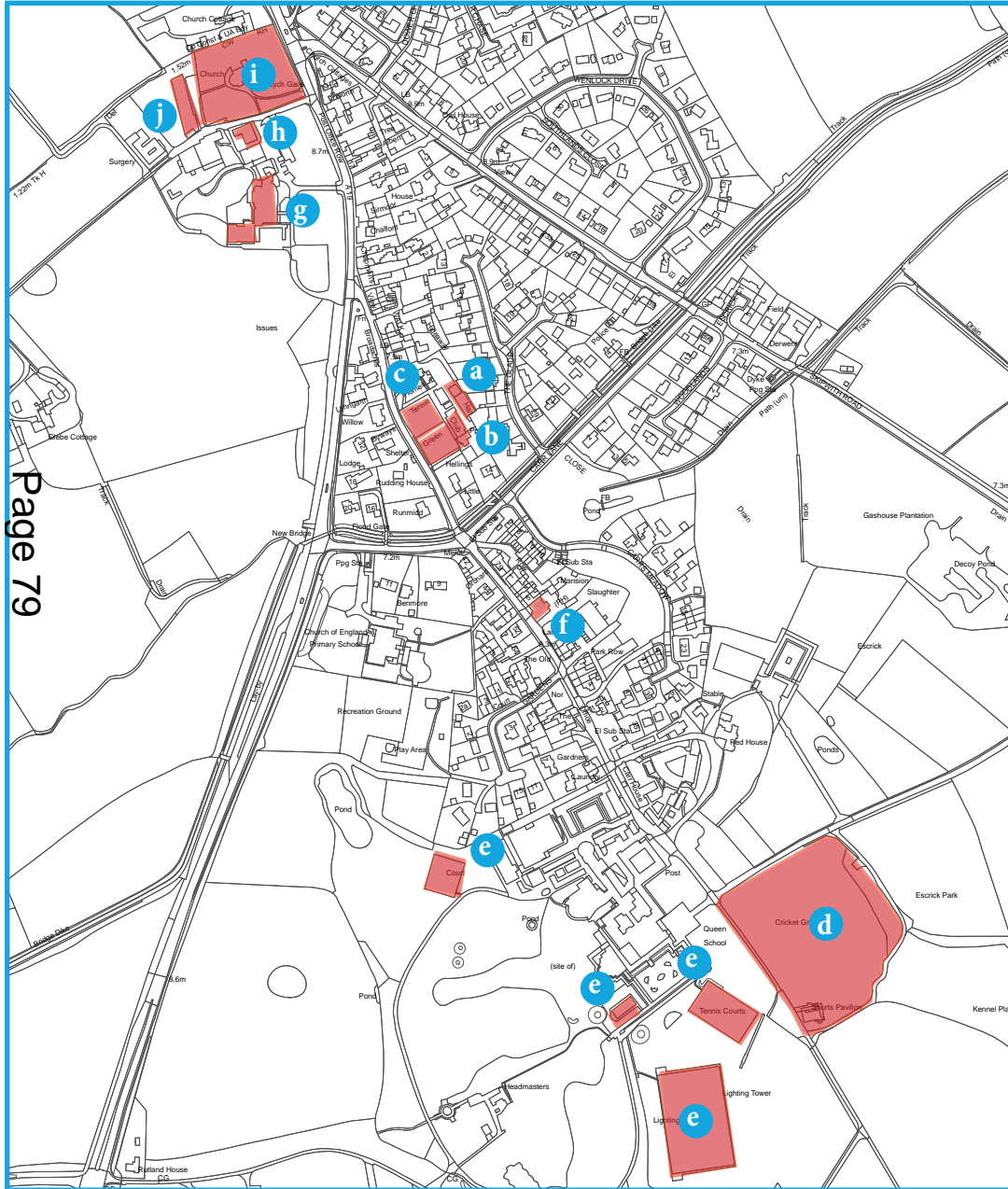
Proposals that seek to remove community facilities will be opposed except where alternative provision is provided to an equivalent or superior standard in an appropriate and equally convenient location within reasonably close proximity to the existing community.

The loss of a commercially operated facility or service will not be supported unless it can be shown to be no longer economically viable for its current use and has been marketed at an independently agreed price by a property professional for at least a year as a community use or other suitable employment or service trade uses and it is verified that no interest in acquisition has been expressed.

2.2.1 It is critical to the sustainability of the village community to retain, and where possible, enhance community facilities in Escrick. These identified facilities play an important role in the day-to-day lives of residents and visitors. The Community 'facilities' outlined include those that may be commercial services, but offer important access to additional meeting places and recreation services for residents of the parish.

2.2.2 There are many Bridleways and Permissive rights of way that offer excellent walks for all ages, plus adjacent to the Parish is the Sustrans Cycle track Network, part of the Trans Pennine Trail, that provides a safe vehicle free cycling / pedestrian route between York and Selby for all levels of ability.

COMMUNITY & FACILITIES



Page 79



COMMUNITY & FACILITIES

CF2 - LOCAL GREEN SPACES

The following sites as identified on the map, are to be designated **Local Green Spaces**, and will be given protection from future development consistent with the **Green Belt policy** in section 13 of the **NPPF**. Development will not be permitted other than in very special circumstances. Enhancement of these sites, including improved amenity, access, or biodiversity enhancements will be given due consideration, provided the openness of the Green Belt is preserved.

- A) Village green
- B) Recreation ground and play area
- C) Gashouse plantation
- D) Woodland buffer & QM pond
- E) St Helens Church precinct & associated Allotments
- F) Green space alongside Bridge Dike

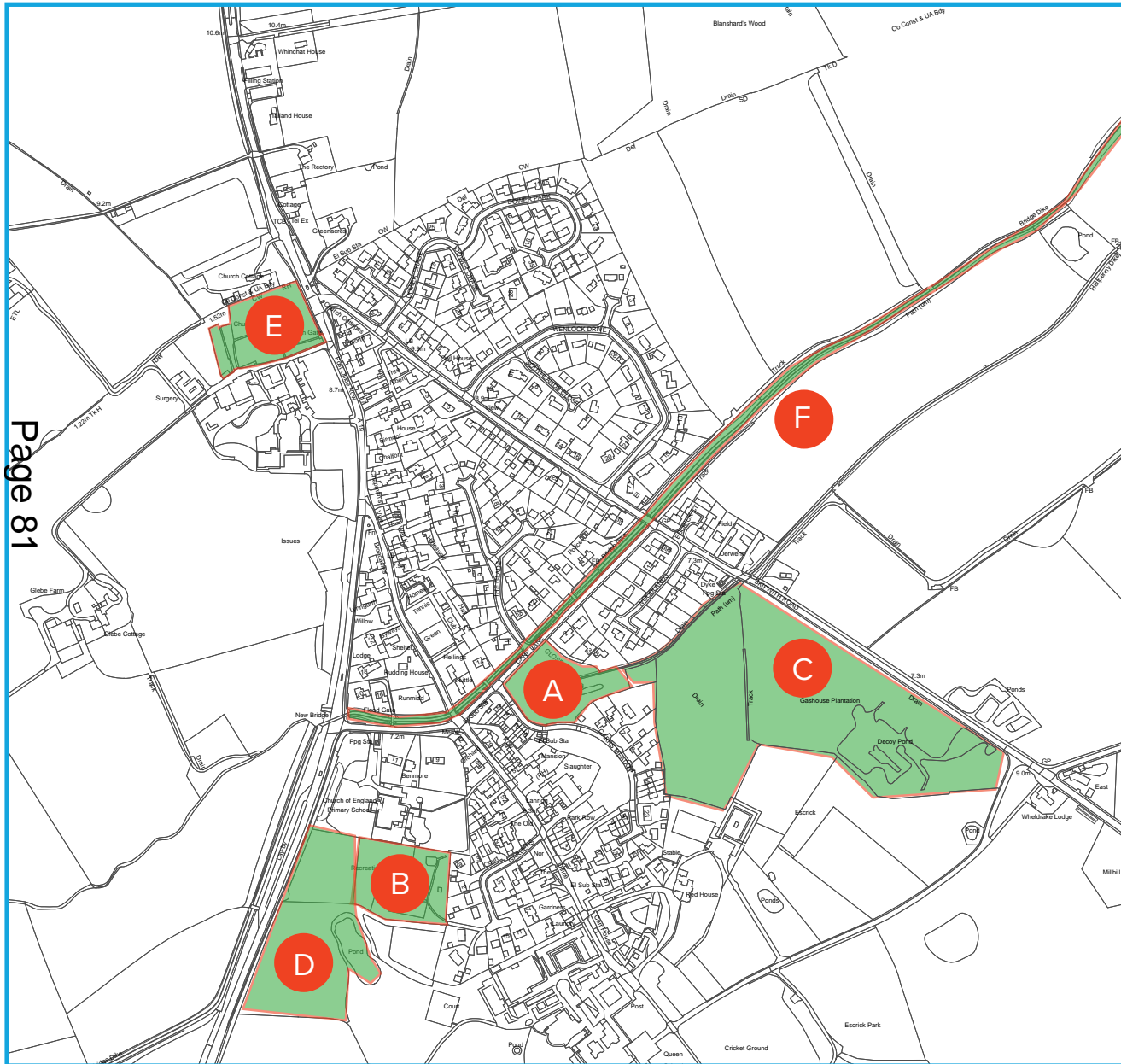
2.3.1 These green spaces contribute greatly to local amenity, recreation, wildlife and biodiversity, and complement the setting of historical buildings. These spaces have been selected based on their importance to the community and contribution they make to the character and distinctiveness of the village adding significant quality to the day-to-day lives of residents.

2.3.2 Paragraph 102 of the National Planning Policy Framework (NPPF) states Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.



COMMUNITY & FACILITIES



Map showing proposed Local Green Spaces included in policy CF2.

- A) Village green
- B) Recreation ground and play area
- C) Gashouse plantation
- D) Woodland buffer and QM pond
- E) St Helens Church precinct & associated Allotments
- F) Dike

See Appendix for Local Green Space assessments

INTRODUCTION

3.0.1 Escrick village sits at the northern boundary of the Parish. It is identified as a Tier 2 Village, with the allocation of land for new housing of an appropriate scale reflecting each settlement's role. Policy HG1 (Meeting Local housing Needs) of the Preferred Options Local Plan sets out the approach to how housing will be distributed across the settlement hierarchy. In the case of Escrick it is enveloped by Green Belt and as such there is currently no proposal to allocate land for growth. However, sites with unimplemented planning permissions at the base date of the emerging plan (31 March 2020) will be allocated for the remainder of the plan period.

3.0.2 Therefore, as set out in the table under paragraph 7.11 of the Preferred Options Local Plan, it is proposed to allocate one unimplemented planning permission for the remainder of the plan period in Escrick village. The current approach is to not allocate any further land for development in Escrick village in light of the Green Belt constraint, however, there may be opportunities for infill development outside of the Green Belt.

3.0.3 In a wider context it is important that any new housing built in Escrick Parish is of a high quality, reflecting the distinctive heritage and rural character of the village, taking into account the Conservation Area's detailed description, along with the needs of the local community both now and in the future.

3.0.4 To this end as part of the NDP, we have developed detailed Design Codes for the Parish. This will provide applicants, designers and developers in the future with detailed guidelines and standards that they must meet for any new housing developments, whether on small sites or infill plots, as well as for house extensions.

3.0.5 A summary of the evolution of housing estates of significant size that have provided additions to the housing stock of the village over the last fifty years can be viewed in the Appendix - 'Escrick – Major housing developments'.

3.0 HOUSING POLICIES

3.1.1 AIMS & OBJECTIVES

- To encourage appropriate levels of development in appropriate locations
- Encourage a greater mix of house types to better meet local needs
- To support new opportunities for and create suitable environments for homeworking
- To retain and create suitable living environments to live, work and play within the home, with appropriate space standards both internally and externally

Page 83

Encourage high quality design throughout the Parish, in keeping with the existing stock of housing and buildings and that reflect the character and ethos of in Escrick Conservation Area

INITIAL ENGAGEMENT FEEDBACK

3.1.2 To gauge local preference on what form any new development should take in Escrick, people were asked whether they would prefer infill development or a village extension. Village extension was preferred over infill receiving 59% of responses compared to 41% for infill.

3.1.3 There was a broad acceptance that Escrick can support additional housing, possibly beyond the allocated figure. However any development should only be an incremental increase in line with, and proportionate to, the existing stock of 370 properties. Managing the level of future development will help sustain the village, ensuring facilities and services remain viable.

3.1.4 Consideration needs to be given to making sure that the local highway network, where it is impacted, can cope with what would be an increase in demand. North Yorkshire County Council regard the A19 to be at capacity at times on both weekdays and weekends. Concerns about A19 traffic are the most commonly raised issues by residents at the initial consultation. It is essential that new development is of a scale that does not significantly increase issues on the local highway network.

3.1.5 There is a growing awareness that developers must incorporate sustainable, eco friendly and green energy concepts in any new housing stock and there is support for retro-fitting of these features for existing properties wherever appropriate to meet some of the objectives of the Escrick Village Design Code.

HOUSING

H1 – HOUSING DEVELOPMENT

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

New residential development within the Development Limits should be limited to a scale proportionate to Escrick and reflecting its role in the settlement hierarchy.

Outside of the Development Limits, residential development will not be supported other than the replacement or extension of existing buildings or entry-level exception sites to meet rural affordable housing need.

3.2.1 Selby District Council has identified the need for future housing development to be closely aligned to existing and recently approved major employment centres and where further economic growth can be achieved; for example: built next to areas of major economic growth within in the District e.g. to Selby Town, and the major settlements on the A1 and M62 growth corridors, Church Fenton and Sherburn in Elmet. We support this pragmatic and eco-sensitive view. We support that investment and the economy must be closely linked to the location of investment in new housing to assist in meeting climate change objectives.

3.2.2 The NDP engagement activity directs us that local people do not want large numbers of houses to be built in Escrick Parish. They support some small scale growth for local people or those wishing to become part of the community providing it is proportionate to Escrick and its level of infrastructure.

3.2.3 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. New residential developments, other than entry-level exception sites, are not appropriate outside of the built-up area of the village in view of the rural character of the Parish. There are no new housing land allocations within the Escrick Plan Area in the adopted Selby District Core Strategy Local Plan 2013.

3.2.4 As set out in the table under paragraph 7.11 of the Preferred Options Local Plan, it is proposed to allocate one unimplemented planning permission for the remainder of the plan period in Escrick. The current approach is to not allocate any further land for development in Escrick in light of the Green Belt constraint.

HOUSING

H2 - SUSTAINABLE DESIGN & CONSTRUCTION

From initial concept any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes the provision of:

- **High quality, thermally efficient building materials that maximise energy efficiency.**
- **Energy generation from solar panels, where appropriate, should be included.**
- **Home heating generation from renewable sources, this is especially relevant to Escrick given there is no natural gas supply pipeline to the village.**
- **Design and position of renewable technologies should be appropriate to its setting, in proportion to the property and its neighbours, and result in no undue adverse effects on the residential amenity of neighbouring properties. Where necessary, applications should be accompanied by a visual impact assessment such as in sensitive locations such as near listed buildings or within the Escrick Conservation Area.**
- **Where appropriate, developments should include sustainable drainage systems (SuDS) and other flood mitigating and grey water solutions.**

3.3.1 The Plan encourages and supports proposals for new housing to be designed and built to high levels of energy efficiency and sustainable construction. Renewable energy provisions, including solar panels are encouraged providing visual impact assessments are undertaken to demonstrate there will be no negative impact on the visual amenity of its setting. To reduce any impact on the street scene or frontage of properties it is encouraged that infrastructure such as heat pumps are located to the side or rear of properties.



HOUSING

H3 - HOUSING MIX

Proposals for major new housing developments of 10 or more dwellings or 0.5 hectares or more will be expected to provide a mix of dwelling types, sizes and tenures based on the latest evidence of local needs.

3.4.1 Engagement results indicated local preference was to secure housing that meets the needs of the whole community. This includes smaller properties for first time buyers or those wishing to downsize (1-2 bedrooms), medium-sized family housing (3-4 bedrooms) and housing to support the needs of older people (single level housing and/or accessible housing).

H4 - HOMEWORKING

New housing developments will be encouraged to provide adequate internal space for members of a household to study or work from home.

Reasonable levels of private outside amenity space should also be provided / retained to support mental health and wellbeing. Proposals should adhere to the space standards set out in the Escrick Design Code.

3.5.1 The long-term impact on businesses and their employees of the Covid-19 pandemic in the UK still remains to be seen. What can be predicted with some certainty is that the pattern of work is likely to change, with the role of a daily commute to the office diminishing and a consequent rise in homeworking.

3.5.2 The Neighbourhood Plan is keen to promote this type of economic activity through thoughtful building design and dedicated space in new housing can help to encourage and support this. The experience of lockdown during Covid-19 has made it clear that many homes are not designed to accommodate the increasing trend of desk based homeworking. The provision of this feature in new developments will be desirable to employers and employees alike, hence all new homes should provide adequate space to facilitate this type of working practice for all members of a household in the future. Reasonable levels of private outside amenity space also need to be provided / retained to provide for mental health wellbeing.

3.5.3 The inclusion of homeworking facilities does not permit the use of a property for commercial purposes and any home working which would lead to a significant impact on the amenity of the area could require additional planning permission to change the use of the building.

3.5.4 Adequate internal space is defined as sufficient space to include a desk, chair, and storage space. Generally 4sqm is sufficient.

HOUSING

H5 - SITING, SCALE & DENSITY OF RESIDENTIAL DEVELOPMENT

Proposals for residential development within the defined Development Limits should:

- **Respect existing settlement size, along with key elements of the village, including its local distinctiveness, character and form.**
- **Include, appropriate to development size, additional road safety measures on the A19/Skipwith Road junction and/or traffic calming measures through Escrick itself.**

Page 87

Should be well sited in terms of connection to the highway network to maximise safety and minimise through traffic in the village on the A19 and Skipwith Road.

- **Promote and facilitate safe and convenient pedestrian and cycle access and movement in the village, including to public transport connections and connections with the wider network of footpaths, cycle tracks and bridleways locally.**
- **Integrate well with the landscape, designed to a density appropriate to its rural setting, including in relation to neighbouring developments. All mature garden planting should be retained where possible as part of any plan for development of land.**

3.6.1 This policy seeks to ensure that proposals for any new residential development is well sited both in terms of its connectivity to, and impact on, the highway network and to the pedestrian and cycle infrastructure locally.

3.6.2 Proposals are encouraged to be well integrated with the landscape, and be appropriate in terms of scale and density with the rural environment. Mature trees and hedges make up much of the character of the village as well as providing habitats for local wildlife.

HOUSING

H6 - DESIGN

Development proposals should be in accordance with the principles and parameters set out in the Escrick Design Code to ensure that all development respects and reinforces the character and distinctive qualities of the Parish. All planning applications will be expected to reference the design code to show how it has been applied.

H7 - INFILL, BACKLAND & REPLACEMENT DWELLINGS

Within the Development Limits proposals for infill housing, replacement dwellings or backland development will be supported provided they add to the coherence and integrity of the village and adhere to the principles set out in the Escrick Design Code. Wherever possible, existing trees should be retained.

3.71 Escrick has a rich history and heritage which is present in the built environment throughout the village. The Conservation Area covers a large part of the village itself and therefore requires new development to respect and reinforce the defining characteristics of the village. Character assessments and design guidance is included in the Escrick Design Code to assist applicants in the design of new developments and/or modifications to existing properties.

3.72 The Escrick Design Codes provides guidance for all sizes of development: large size developments, smaller discrete developments, infill developments and existing property extensions. Applicants proposing to develop property in the Parish should always refer to the Escrick Design Code before making any planning application and reference how it has been applied in any submission.

3.81 Escrick receives many applications for infill, replacement and backland developments. These types of development can erode the qualities and character of the village if poorly designed and can negatively impact residential and public amenity space. Design Guidance has been provided in the Design Code which demonstrates the key principles for these types of schemes and should be referred to in any application.



Page 90

4.0 ECONOMIC DEVELOPMENT

INTRODUCTION

4.0.1 Escrick is home to a variety of employment categories such as traditional agriculture, educational, rural enterprises, professional services, hospitality/services, and leisure.

4.0.2 Over the years, local office space and light industrial business units have been created at Escrick Business Park / The Menagerie / Park Court and Whinchat Hall. With changing social and economic trends these locations are well placed to continue to fulfil the future needs of the local business community. A map showing the locations within the Parish of these sites 'Escrick Business centres map' can be found in the Appendix to this document. In the aftermath of the Covid 19 pandemic most observers accept that there is no absolute need to commute on a daily basis to a remote fixed place of work for many people of employment age. Many people will continue to work from home, albeit potentially on a part time basis, with local office and serviced meeting spaces likely to become increasingly in demand.

4.0.3 This being the case, we see it as key that utility communication technology providers ensure that there is superfast Broadband and Mobile and reliable phone connectivity to the latest standards (including 5G) for all inhabitants of the Parish in the very near future.

4.0.4 The contribution that agriculture makes in our rural community must not be overlooked. It continues to be significant - and has been a key part of our local community for generations. We estimate that agriculture and related businesses within the Parish, have revenues in excess of £1million and that their contribution to the wider food chain and economy is significant. We wish to encourage and support all local agriculture and related business within the Parish both now and into the future.

ECONOMIC DEVELOPMENT

4.1.1 AIMS & OBJECTIVES

- Continue to support suitable small scale business development at Escrick Business Park, The Menagerie, Escrick Grange, Park Court and Whinchat Hall and / or other suitable sites as they arise.
- Support new services and facilities in appropriate locations in the village, for example a shop including Post Office facilities
- Avoid new large scale, high environmental impact industry
- Support farming and farm diversification where sustainable and of low environmental impact

INITIAL ENGAGEMENT

4.1.2 The data recorded and detailed below from our NDP Parish survey is from a time prior to the Covid 19 pandemic. Clearly the number of people commuting to a fixed place of work will have decreased since the time of the survey, just as the number working from home will have increased.

- The majority (63.3%) of full-time workers commute outside of the Parish for work
- A small number (18%) of respondents work within the Parish
- A small number (10%) of respondents regularly work from home
- A very small number (8%) occasionally work from home

4.1.3 The village already has a number of services however there was general support for adding small-scale businesses, especially amenities, that would enhance the day-to-day life of residents.

4.1.4 In appropriate locations respondents also felt expansion of office based industries, rural enterprise and small scale light industry was acceptable, where suitable parking and other necessary facilities could be provided, and where there would be no adverse environmental / amenity impact to surrounding uses, including residential.

4.1.5 Survey feedback strongly indicated that any economic activity that leads to a significant increase in vehicular traffic, HGVs, pollution, noise or waste within the Parish is not acceptable as this would have an adverse impact on the quality of life in the Parish as a whole, and in particular the residential amenity of the village and other smaller settlements.

ECONOMIC DEVELOPMENT

ED1- SMALL BUSINESS DEVELOPMENT

Proposals for new small-scale spaces of economic activity based around existing business hubs will be supported provided they do not result in harm to the rural character or amenity of the area.

Applications for new development should demonstrate how the proposal supports and facilitates sustainable travel.

The development of co-working, flexible or managed business workspace within the Parish, of appropriate scale, design and use is encouraged and will be supported.

at these and other similar locations, whether by additional conversion of redundant agricultural buildings or development of new small units will be supported, so long as the proposals are compatible with the Design Code that forms part of this NDP.

4.2.3 The NDP vision and policy mirrors the survey feedback in that it is felt it would be inappropriate and detrimental to the Conservation Area and character of the village as a whole to support proposals that would lead to increased HGVs, waste, pollution and noise in Escrick Parish.

4.2.1 The Parish already has a number of areas perfectly suited for small business development as already stated. Initial engagement responses indicated a willingness to support and promote Escrick for small-scale business development in appropriate Use Classes, recognising the positive impact businesses can have on the sustainability of the Parish. This provision of working space already exists at Escrick Business Park, The Menagerie, Park Court and Whinchat Hall. Subject to suitable design and necessary supporting infrastructure (such as parking, services, drainage, broadband / mobile services etc), small scale expansion of these existing business centres would be supported.

4.2.2 Design should be compatible with the Design Code that forms part of this NDP. In addition, with planning approval agreed, these facilities may expand further. Small scale expansion of facilities

ECONOMIC DEVELOPMENT

ED2 - VILLAGE AMENITIES

Development proposals that support the day-to-day needs of residents including retail and service outlets will be supported.

These should be located in a suitable central location in the village, to the east of the A19 where the majority of parishioners reside.

Page 93

4.3.1 Respondents to initial engagement suggested the desire for additional village amenities that would support their day-to-day needs. At present there are only limited services and amenities in the village requiring residents and businesses to travel outside the Parish.

4.3.2 The vast majority of residents live to the east of the A19 so it is suggested any proposals for village amenities be located on this side of the village to reduce the need to cross the A19, however they should be situated at appropriate locations.

ED3 - REUSE OF REDUNDANT BUILDINGS

Proposals for the reuse of redundant or under-used buildings for economic, residential or community uses will be supported, providing the proposal:

- **Is sensitively designed and respects the character of the building and its setting, and;**
- **Can demonstrate the proposal will not lead to a significant increase in levels of local road traffic including additional vehicular traffic and HGV movement.**

4.4.1 Reusing existing buildings is a more sustainable approach to economic development than building new premises. Appropriate enhancing of local buildings can also contribute to the conservation of the Parish and its built environment.

4.4.2 This policy seeks to strike a balance between supporting and encouraging economic development as stated, but also retaining and where possible enhancing, the local built environment. Where a redundant building is brought back into productive use, the renovation and/or conservation of that location should be done sensitively and seek to retain original features where possible. An example of this approach is The Menagerie development where existing agricultural buildings have been given a new lease of life, providing employment opportunities with minimal impact to the local environment.

ECONOMIC DEVELOPMENT

ED4 - AGRICULTURE

Support will be given to proposals for diversification of agricultural or other land-based rural businesses providing the proposal:

- **Supports an existing agricultural or rural business**
- **Does not have a significant impact on production or lead to the loss of best and most versatile agricultural land and does not harm the character of the area**
- **Does not result in significant increase in traffic movements, particularly HGVs**

ED5 - DIGITAL CONNECTIVITY

All new developments should be designed to connect to high quality communications infrastructure. Support will be given for proposals that help to provide improved or additional connectivity and associated infrastructure for the Parish as a whole.

4.6.1 The policy aim is to facilitate a local way of working that reduces the need to make unnecessary journeys to a remote business base, with all the environmental benefits that brings. This social change, that accelerated during the Covid -19 pandemic, will encourage future growth in local facilities which in turn will lead to a more vibrant, self sustainable community.

4.5.1 This policy seeks to support any necessary diversification of rural and agricultural enterprise whilst also supporting the retention of the best and most versatile agricultural land. This to ensure it can remain in productive use, and contribute to future food supplies whilst also recognising the future of the Agricultural Industry is changing and becoming increasingly uncertain.

4.5.2 Farm diversification for certain uses can be undertaken under permitted development rights. (Class R (agricultural buildings to a flexible commercial use), Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.)



ECONOMIC DEVELOPMENT

ED6 - BUSINESS DEVELOPMENT

Proposals for further development on or adjacent to existing business locations will be supported provided that the following criteria are met:

- **The proposal is for small-scale business units**
- **Adequate parking arrangements are incorporated.**
- **Improvements are to be made to the A19 junction where relevant and required**
- **There is no significant environmental impact, including noise, on nearby uses**

4.7.1 The purpose built Escrick Business Park on the A19 is a major hub for businesses in the Parish. This development is complemented nearby by Park Court along with The Menagerie and Whinchat Hall which host a number of businesses in buildings that have been converted from their original design purpose and which are presently fully occupied. These four locations host the largest number of small and medium sized enterprises in the locality, and along with farms and Escrick Park Estate represent the major business generating enterprises in the Parish. As businesses adapt to and recover from the effects of the Covid-19 pandemic, demand for office space and industrial units is strong in the Parish.

4.7.2 Although the present business occupation levels of at Escrick Business Park leaves some opportunity for a variety of business ventures to settle and grow here in our Parish, further capacity may be required. Over time, according to demand, small scale expansion in these locations or in other suitable similar premises and in suitable locations will be encouraged.

4.7.3 Directly behind Escrick Business Park are two larger industrial scale operations for clay extraction and landfill that have in recent times seen increasing amounts of HGV movements each week. These operations along with Escrick Business Park share the same entrance and exit in and out of the site onto the A19. There are major concerns at the amount of traffic these uses generate and recent planning approvals for long term extraction and filling operations in these locations will exacerbate this further. Any future business expansion in this area must be for uses that do not generate large amounts of HGV traffic but would be suitable for small business use. If a further phase of development of business is to be developed in this location, improvements to the intersection with the A19 must be provided as a condition of approval.



SUMEC UK
GOODS IN
and
GOODS OUT

WORKSHOP

COURIER DELIVERIES

SUMEC UK


Caution
Fork-Lift
Trucks &
operating

5

5.0 MOVEMENT & TRANSPORT

INTRODUCTION

5.0.1 Located equidistant between the City of York and Selby town, Escrick is situated next to the A19, one of the key road networks linking northern towns and cities and their rural hinterland. Whilst providing both private and public transport links for the residents of Escrick, increased volumes of traffic and the roads close proximity to the village, combined with the lack of any safe pedestrian crossing point across it, have been cited as key issues by residents. Located to the west of the village, the A19 dissects key amenities located in the parish from the main residential area, undoubtedly having a negative effect on access, use and local amenity. Any proposal that would increase traffic volumes along the A19 would not be supported unless outweighed by the local benefits.

5.0.2 Limited to focus on land-use planning issues, some areas linked to transport and movement reside outside of the scope of this Neighbourhood Development Plan. However, the opportunity to include statements, actions and projects that reflect the local needs and desires of the community are included. Key Transport & Movement issues that need to be examined for potential improvement, that are brought to the attention of the Parish Council, will be assessed in conjunction with NYCC, SDC and other key stakeholders.

MOVEMENT & TRANSPORT

5.1.1 AIMS & OBJECTIVES

- To secure improvements to the A19 enabling both safer pedestrian and cycle crossing whilst also providing better connectivity to amenities and onward cycle, pedestrian and public transport routes, especially for the young and old.
- To investigate and establish what new measures can be implemented to improve safety conditions for traffic accessing the A19 primarily from, but not limited to, the Skipwith Road junction.
- Ensure appropriate levels of parking and garaging are provided in new developments in a safe and timely manner.
- Ensure any new planning proposals do not increase issues around problem traffic flow and in particular, but not limited to, amenities such as schools and leisure facilities including hotels / Public Houses, restaurants, Escrick Business Park, Caravan Parks, clay extraction, sports facilities etc, and at / near sensitive junctions.
- Regular reviews regarding vehicular and HGV use of Skipwith Road.

5.1.2 INITIAL ENGAGEMENT

Citing the villages location in proximity to the City of York, Selby and the City of Leeds, as one of the things most liked about living in Escrick, 61% of residents caveated this by stating issues surrounding the A19 - including volume of traffic and access onto the A19 - was one of the things they liked least about the village with many residents indicating this as a priority area for improvement.

MOVEMENT & TRANSPORT

MT1 - TRAFFIC FLOW ALONG A19

Development proposals within the Parish that will result in a major increase in the volume of traffic on the A19, will not be supported unless evidence is provided by the Applicant and/or District and County Council that measures to address traffic safety and congestion will be part of any proposal made.

5.2.1 Both the City of York Council and Highways England recognise there are issues with congestion on the A19. Repeatedly raised as a key issue by residents, the volume and speed of traffic on the A19 was regularly cited as their least favourite thing about Escrick; in addition to comments about the difficulties accessing and crossing the A19 either by car and foot respectively which residents have safety concerns over.

5.2.2 In this instance, major increase is defined as ‘generating more than 50 additional daily movements’.

5.2.3 Escrick Parish Council will liaise with the relevant authorities and organisations to assess the viability, deliverability and cost efficiencies and dependencies of a project aimed at improving accessibility and safety for both residents and commuters on the A19. Significant local support exists for the implementation of such a project.

5.2.4 This would include working closely with Highways England, North Yorkshire County Council, Selby District Council and other key stakeholders.



MOVEMENT & TRANSPORT

MT2 - CAR PARKING

Proposals for developments are expected to provide sufficient off-street parking for vehicles, in line with NYCC parking standards, minimising the need for any on street parking needs.

Where garages are being included as part of any development proposal, they should be located to the side or rear of the property or be integrated.

Developments within the village should respect, support and encourage any moves to improve traffic flows and road safety within the village. This includes the provision of vehicle turning facilities, where required, to provide safe access and egress, and maintain safety for other road users and pedestrians.

On-site secure cycle storage and the provision of electric vehicle charging points should be provided in all new developments.

5.3.1 To maintain the high quality built environment and street scenes of the village, it is important to ensure any new development proposals provide adequate off-street parking provision to reduce or limit any increase in on-street parking and unsafe parking practices. Where garages are provided it is essential they are large enough to store vehicles and provide enough space for the homeowner to use safely.

5.3.2 New developments should carefully consider access to existing roads. Well designed measures such as traffic islands, chicanes, or other techniques to encourage improved traffic flow and safety are supported. The NDP encourages the installation of both secure cycle storage - as part of schemes to promote sustainable transport methods and EV charging points within the Parish.



MOVEMENT & TRANSPORT

MT3 - PEDESTRIAN & CYCLE CONNECTIONS

The creation of new or the enhancement and/or extension of existing cycle lanes and footpaths within the Parish is encouraged and will be supported.

Proposals for new pedestrian and cycle infrastructure should seek to connect with the existing provision and seek to contribute to the wider network to aid connectivity and permeability both within the Parish and the surrounding area.

5.4.1 Predominantly a commuter village, with 63% of respondents working outside of the Parish, many residents are dependent on personal vehicle use. Although this has reduced post Covid-19 and may change again in the near future. With many facilities and services within the Parish rated as 'Good', the NDP is keen to further promote and enhance specific areas, especially sustainable and active travel methods including walking and cycling.

5.4.2 'Improvement to cycle/footpaths' are amongst the top priorities cited by respondents as an issue they would like addressed. Deficiencies in the current route networks prevent more residents from utilising the existing cycle and footpaths both for recreation and access to local shops. Currently the A19 does not have a safe pedestrian crossing or cycle lane for much of its length.

5.4.3 Provision of new connections to existing routes can help encourage greater use of these networks, not only to support healthy communities but also go some way in helping reduce carbon emissions.





ESCRICK

Page 103

6.0 NATURAL ENVIRONMENT

INTRODUCTION

6.0.1 Surrounded by the York Green Belt, Escrick Parish is home to a rich variety of flora, fauna and wildlife providing a high quality natural environment enjoyed by residents and visitors alike.

6.0.2 Highlighting the quality of this environment, within the Escrick Parish Neighbourhood Plan area alone there are five sites designated as “Sites of Importance for Nature Conservation” (SINC). These sites consist of four woodland areas and one area of water:

- Gashouse Plantation
- Common Wood
- Hollicarrs Wood
- Sheepwalk Plantation
- Pond south of school playing fields

6.0.3 Escrick Parish is also home to Heron Wood, a site over 400 years old, now designated as ‘Ancient Woodland’. The Parish also contains many other woodland environments worthy of note from a conservation perspective, a list of which can be found in Appendix section. Both within these woodland environments and in the village itself, the Woodland Trust have specifically identified a number of ancient trees for conservation.

6.0.4 The NDP supports all conservation of existing trees and planting of new trees throughout the Parish.

NATURAL ENVIRONMENT

6.1.1 AIMS & OBJECTIVES

- To maintain and enhance countryside character and heritage protection across the Parish.
- To enhance the protection afforded to non-designated features in the landscape which are valued by the community.
- Support the extension and enhancement of the green infrastructure network.
- To ensure any new site development has the least impact of the existing natural environment

Page 105

INITIAL ENGAGEMENT

6.1.2 Respondents to the NDP questionnaire rated Countryside, Rural, Green Spaces as the fourth feature they most liked about Escrick. However, when asked about the issues they'd like the NDP to address, Conservation & Environment and Green & Open Spaces ranked second and fourth respectively with both issues receiving c.90% of respondents' preference.



NATURAL ENVIRONMENT

NE1 GREEN INFRASTRUCTURE

New development will be expected to:

- **include provision of multi-functional green infrastructure, and where possible, connect with the existing provision of green infrastructure, including Sites of Importance for Nature Conservation and existing woodlands;**
- **not to sever existing green infrastructure networks, and must avoid areas of high ecological value;**
- **achieve Biodiversity net gain of at least 10%;**
- **replace any trees which are proposed to be removed due to development at a ratio of at least 1:1. Where new or replacement tree planting cannot be achieved within the site, a suitable location within the Plan area should be sought. Replacement planting should consist of native species and be consistent with guidance provided by SDC and/or Natural England;**
- **ensure that the design and management of green infrastructure respects and enhances the character and distinctiveness of an area with regard to habitats and landscape types;**
- **include space for community food growing such as allotments or orchards, where possible.**

6.2.1 Green infrastructure is the term used to describe the network of natural spaces and corridors within our Parish and beyond. Escrick has a strong and varied provision of green infrastructure throughout the Parish which contributes not only to the distinctive rural character of the village, but also plays an important role in supporting local wildlife and biodiversity.

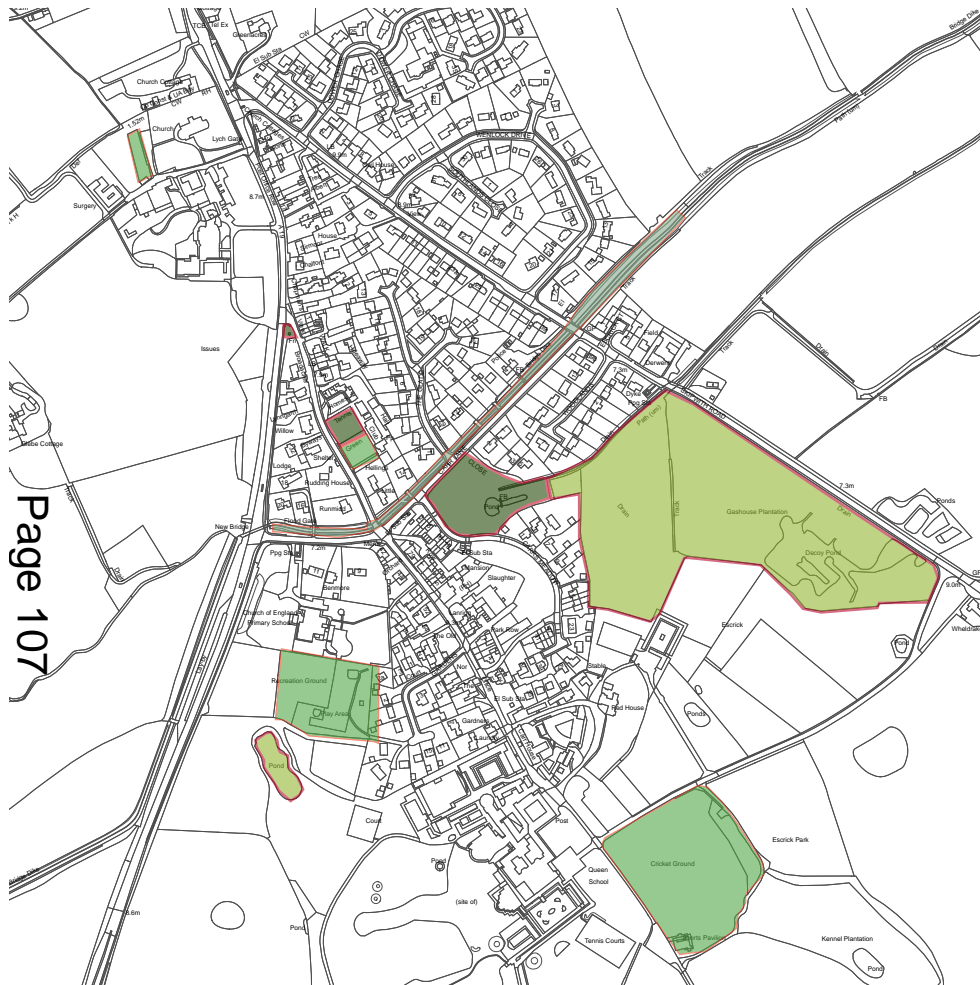
6.2.2 Green infrastructure assets in the Parish include open spaces such as parks and gardens, allotments, woodlands, fields, hedges, lakes, ponds, playing fields, as well as footpaths, cycle-ways or watercourses.

6.2.3 Providing areas for recreation, education and habitats for wildlife, these assets also deliver environmental benefits such as flood defence, surface water management and absorption of air pollution. Were they not to exist, life in the Parish would be very different and it is for this reason that these natural and semi-natural areas are identified as part of the basic 'infrastructure' that enables us to live as we do.

6.2.4 A primary objective of this policy is to connect and/or reconnect areas of green infrastructure to enable wildlife to move more freely. This can also contribute to creating a series of interlinked spaces which can then be enjoyed by residents and visitors alike for recreational or leisure purposes.

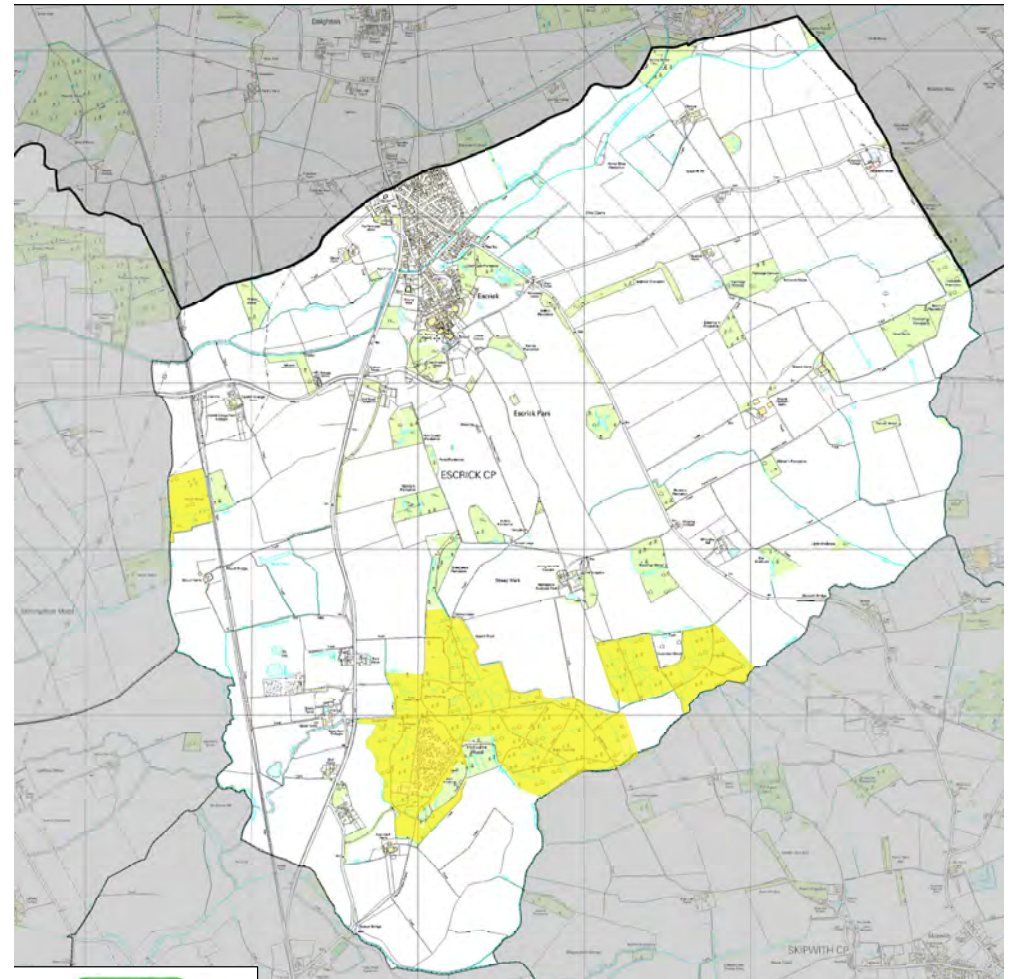
6.2.5 Proposals are encouraged to be developed in line with 'Building with Nature' principles. www.buildingwithnature.org.uk

Maps showing different types of green infrastructure in Esckick



Page 107

- Local amenity space
- Site of Importance for Nature Conservation
- Recreational Open Space



- Ancient woodland

NATURAL ENVIRONMENT

NE2 - GREEN SPACE CONNECTIVITY

Proposals for the creation, enhancement or re-wilding of green spaces to provide leisure, recreational, carbon sequestration or biodiversity benefits to the local area are encouraged and will be supported.

6.3.1 There is increasingly more awareness around the health and environmental benefits of creating and enhancing a wide range of habitat types and the positive impact they can have on biodiversity. By doing this we can create tomorrow's ancient woodland, restore lost wild-flowers and renew pollinator habitats.

6.3.2 The Parish already has an innovative, nationally recognised, habitat creation project established at Three Hagges Woodmeadow and run by the Woodmeadow Trust. Escrick Parish Council are keen to identify additional, suitable, areas for habitat creation on marginal or otherwise appropriate land.



INTRODUCTION

7.0.1 Established as an Estate Village over 350 years ago, and the main settlement in the Parish, Escrick is rich in both history and heritage. In the years since, the village has undergone a number of transformations yet throughout has maintained many of its original charms and features. Much of this transformation has occurred during the past 60 years, since when the village has slowly extended with the last significant development - Carr Meadows - taking place in the mid-1990's.

7.0.2 Maintaining the Parish's character is paramount as reflected by the majority of the village sitting within the Conservation Area. Coupled to this, Escrick currently has 18 Listed Buildings or structures located within the village Conservation Area boundary.

7.1.1 AIMS & OBJECTIVES

- Maintain the heritage and history of the Conservation Area and local rural environment
- Ensure any development proposals respect and reinforce the distinctive character of Escrick, integrate well with its setting, and adhere to the Escrick Design Code
- That any new development is of a commensurate scale and provides a range of housing types to accommodate the required needs of the Parish
- Ensure any development has a strong focus on pedestrian and cycle access, movement and connections within the parish and to other settlements
- Promote best practice in terms of street scene layout, setting and design, including safety, connectivity and usability
- Ensure any development is built in a sustainable way, provides appropriate drainage and flood mitigation and does not add to existing issues
- Ensure extensions and alterations to properties are in keeping with the local character

7.0 BUILT ENVIRONMENT & HERITAGE

Page 110

BUILT ENVIRONMENT & HERITAGE

INITIAL ENGAGEMENT

7.1.2 When asked about what they considered to be the ‘Important design features’ of the village, the number one response received to the initial engagement survey stated that any new housing developments should be ‘in keeping with existing stock’.

7.1.3 Sitting second in the list of priorities was the need for the village to retain all existing green spaces and infrastructure. With an extensive public and permissive footpath network surrounding the village, any new development must not interfere or affect access to these.

7.1.4 Recognition of the need for additional housing was also amongst the top five issues listed as needing addressing by respondents. When asked what type of housing they’d like to see built the majority of respondents stated the need for more medium and smaller sized dwellings.

Page 11



BUILT ENVIRONMENT & HERITAGE

BEH1

DRAINAGE & FLOOD PREVENTION

New development should not add to the overall level of flood risk in the Parish. Applications should demonstrate how flood mitigation and water management will be achieved and should follow the principles below:

- **Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not increased.**
- **Sustainable Drainage Systems (SuDS) as an alternative to conventional drainage is preferred and will be supported, provided that they can be shown to be suitable in the intended location and that such systems will be properly maintained.**
- **Unnecessary culverting and the constriction of watercourses and their immediate environs will not be supported.**
- **Enhancements should be made to the existing local sewerage system/ or water distribution network and to provide additional capacity where required.**

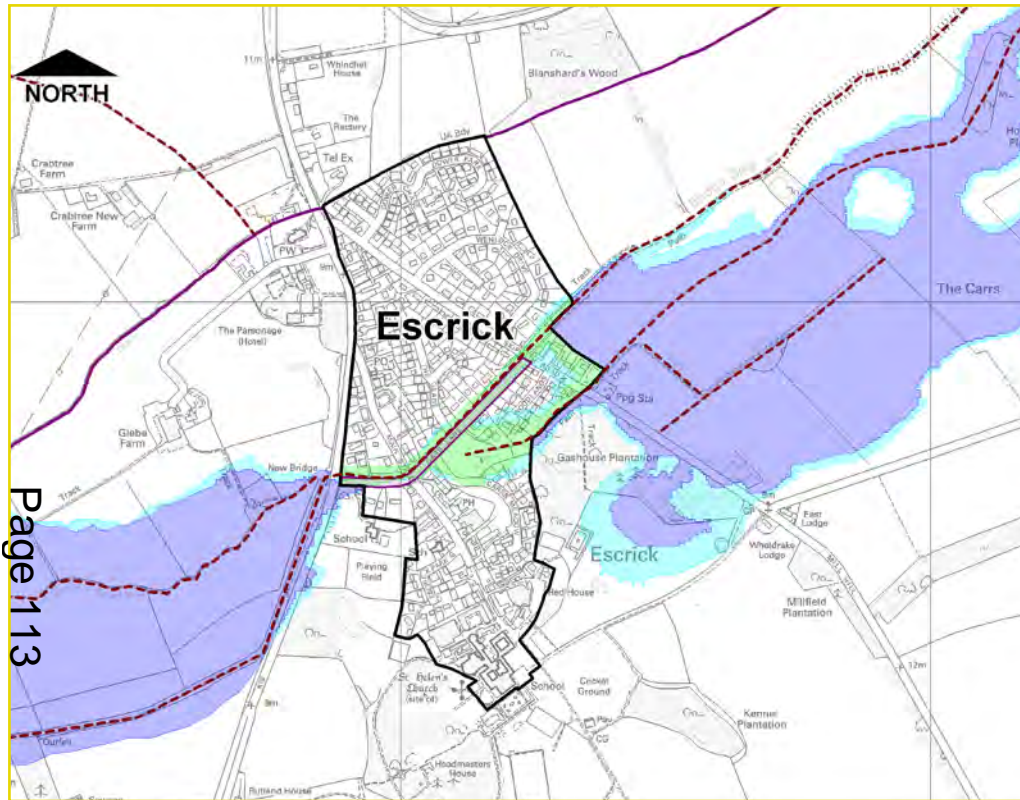
7.2.1 The NPPF sets out the approach to flood risk and the sequential test. SDC sequential test Developer Guidance Note October 2019 should also be referred to which sets out the steps taken when applying the test. Technical guidance on the creation of SuDS can also be found on the SDC website.

7.2.2 Parts of Escrick, primarily along Bridge Dike, are within flood zone 2, 3a and 3b. This is illustrated on the map opposite.

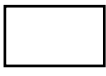
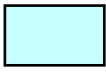




7.2.3 It is important new development does not increase the likelihood of flooding, sewerage overflow or level of surface water.



BUILT ENVIRONMENT & HERITAGE



Page 113

-  Flood zone 1 - Less than 1 in 1000 years floodplain
-  Flood zone 2 - 1000 year floodplain
-  Flood zone 3a - 100 year floodplain
-  Flood zone 3b - functional floodplain
-  Footpath
-  Village boundary



Escrick flooding in 1979



Historic flooding in Escrick - date unknown

Flood mapping data is updated regularly by the Environment Agency and the latest flood mapping is available online <https://flood-map-for-planning.service.gov.uk/> which should be used to inform planning applications.

BUILT ENVIRONMENT & HERITAGE

BEH2 - RESPECTING TRADITIONAL DESIGN

Proposals for new developments within the Escrick Conservation Area or within its setting will be expected to:

- **Reflect and reinforce the overall palette of designs and character of the village and the wider rural traditional agricultural vernacular of the Parish;**
- **Respect and respond to existing building materials, heights, layout, orientation, amenity space, density, scale and massing;**
- **Ensure boundary treatments are in keeping with the tradition of the Parish and primarily involve hedgerows formed by native species;**

7.3.1 This policy relates primarily to residential development within the core of the village settlement itself, both inside and adjacent to the Conservation area.

7.3.2 It is vitally important that any new development within, or adjacent to, the Conservation Area reflect and reinforce the best of principles of good design, distinctive character and quality of existing housing.

7.3.3 Reference should be made to the Escrick Design Code for detailed guidance on what such undertakings would involve, including; materials, style of housing, sustainability etc...



BUILT ENVIRONMENT & HERITAGE

BEH3 - HISTORIC RURAL ENVIRONMENT

Proposals for developments that have an undue adverse effect on the historic rural character of the Parish will not be supported.

Any proposals for development outside of current development limits must be of a suitable scale, sensitively designed, particularly where it is visible in open landscapes, and should utilise appropriate planting and screening to minimise visual intrusion.

7.4.1 This policy seeks to discourage development proposals that would negatively impact the historic character of the village.

7.4.2 With much of the current housing located within the agricultural area surrounding Escrick having originally been built for those working on the land, any new development should be sympathetic to the size, scale and style of these existing buildings - this also applies to any development of buildings for business use purposes. This policy also seeks to ensure the sensitive siting of any such development with appropriate levels of space provided. To protect the visual rural landscape, plans should also include appropriate tree planting or screening as deemed necessary.

BEH4 - STREETS & STREET SCENE

All development proposals should be strongly focussed on the provision of safe pedestrian walkways enabling access to all local amenities and facilities. Improvements to ensure the provision and implementation of these safety measures include, but are not limited to;

- **The provision of, and where necessary, improvements to footpaths, pavements, paths and street lighting to facilitate safe and convenient movement for pedestrians;**
- **Limiting and reducing unnecessary street signage where it is safe and practical to do so; and**
- **Ensuring that streets, footpaths and pavements are accessible and safe for all, including those with mobility issues or users of wheelchairs or prams and opportunities to enhance or extend walking and cycling routes have been included.**

7.5.1 Included to ensure Escrick provides the highest standards of pedestrian safety, the condition and provision of pavements within developments, new and old, will continue to be monitored by the Parish Council. For any new developments, the inclusion of cycle lanes will also be promoted with the desire being to connect these to existing infrastructure.

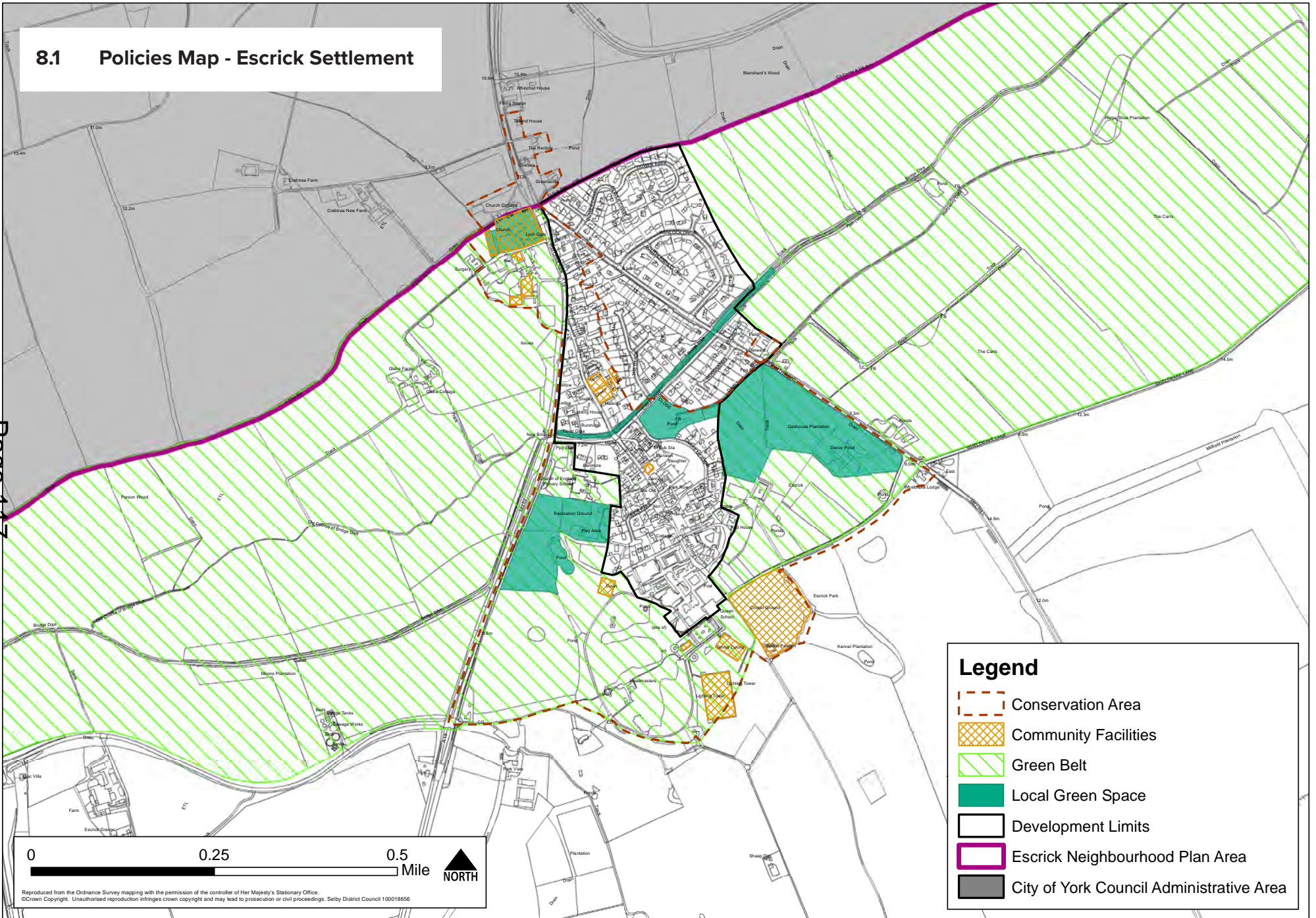
7.5.2 A core part of the 'look and feel' of the village, the planting of verges at roadsides is encouraged and totally consistent within other areas of the Parish.

8.0

APPENDIX

- 8.1 Policies Maps
- 8.2 Local Green Space assessments
- 8.3 Map of core settlement movement network
- 8.4 Map of housing character areas
- 8.5 Map of housing development in Escrick village
- 8.6 Map of key businesses
- 8.7 Map of green spaces
- 8.8 Community aspirations

8.1 Policies Map - Escrick Settlement



Page 117

Legend

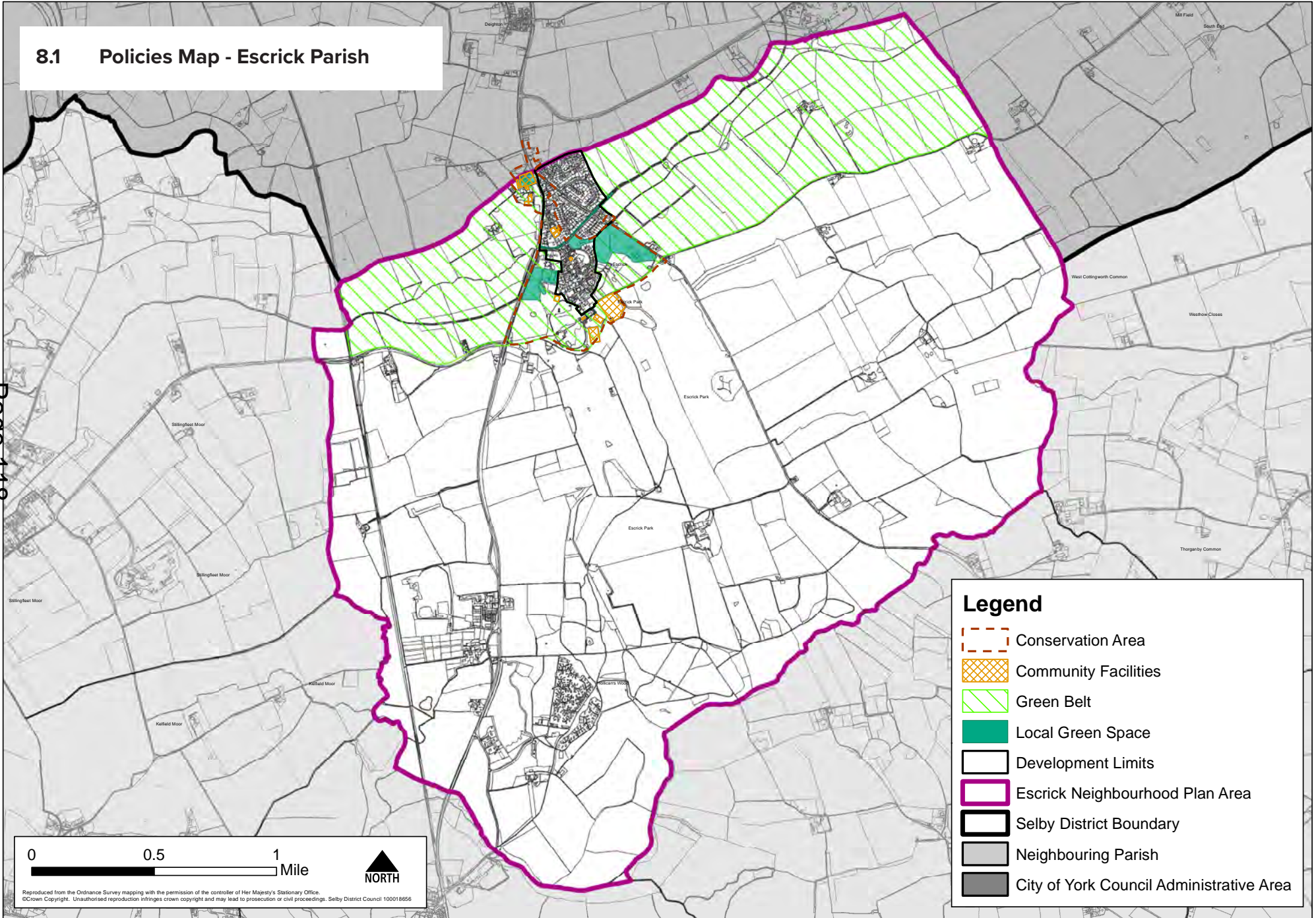
- Conservation Area
- Community Facilities
- Green Belt
- Local Green Space
- Development Limits
- Escrick Neighbourhood Plan Area
- City of York Council Administrative Area

0 0.25 0.5
 ─────────── Mile

▲ NORTH

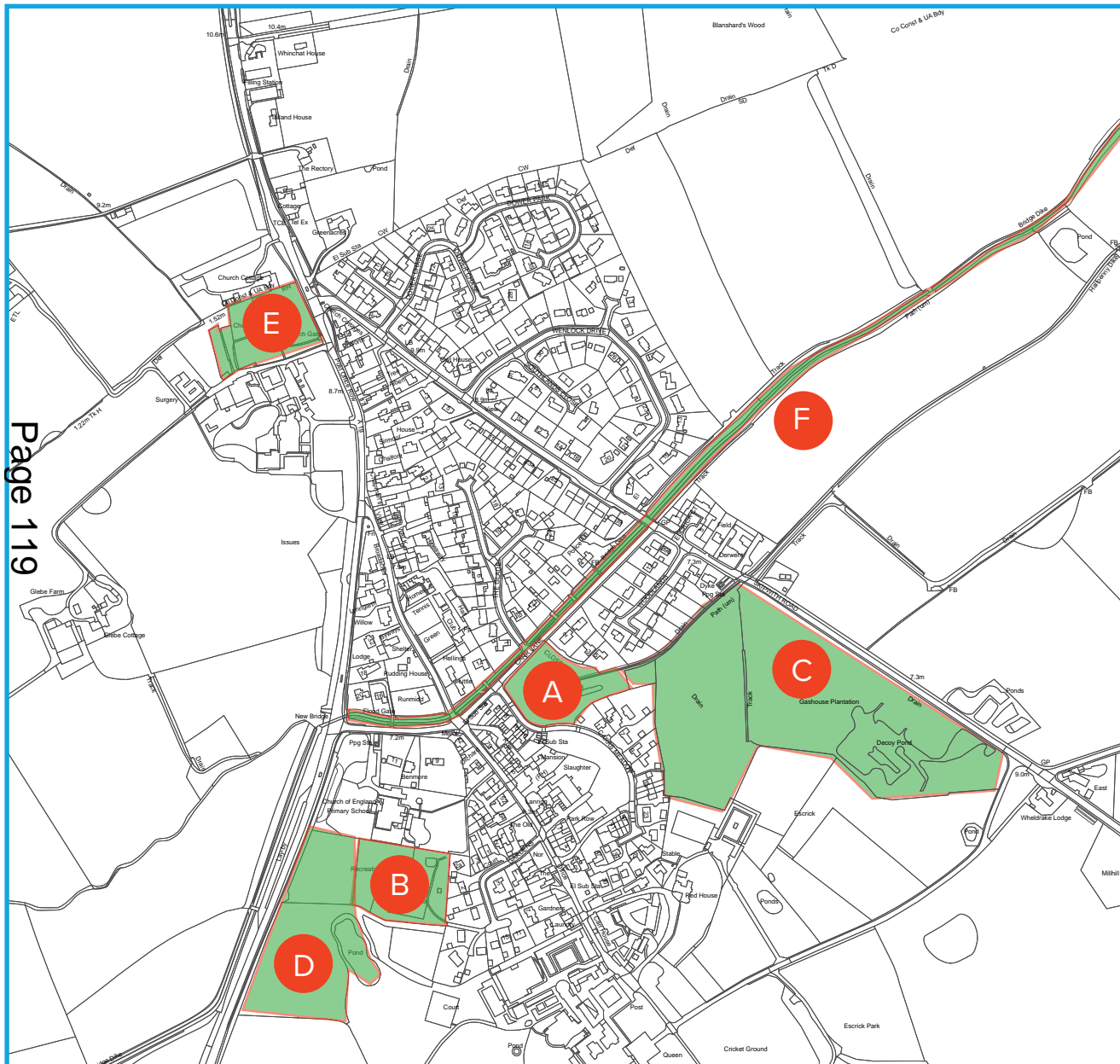
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8.1 Policies Map - Escrick Parish



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8.2 MAP OF ALL GREEN SPACES ASSESSED



Page 119

8.2 LOCAL GREEN SPACE ASSESSMENT: A

Site name & reference letter	Village Green (Ref. A)
Location	Land between Carr Lane and Carrs Meadow
Size (hectares - ha)	0.76 ha
Proximity to community served (ref NPPF 100a)	The site is in the village centre and is therefore in close proximity to the community it serves.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	<p>The Village Green is a locally important site that provides recreational value to the community. Events are held on the site throughout the year in addition to the space being used informally by residents.</p> <p>There is a pond on site and mature planting which contributes to the wildlife richness.</p> <p>The site is designated as Local Amenity Space by SDC.</p>
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The site provides many opportunities to the local community for recreation and amenity and is well-used by residents. The site also provides biodiversity benefits with the existence of a pond and mature vegetation.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE



8.2 LOCAL GREEN SPACE ASSESSMENT: B

Site name & reference letter	Recreation Ground and Play Area (Ref. B)
Location	Land south of C of E Primary School
Size (hectares - ha)	0.79 ha
Proximity to community served (ref NPPF 100a)	The site is slightly to the west of the village centre and is therefore in close proximity to the community it serves.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	<p>The site is designated as Recreational Open Space by SDC. The Recreation Ground and Play Area is the primary space in the village that provides recreational opportunities to residents of all ages. Within the site is play equipment, outdoor gym, and a small football pitch/basketball hoop.</p> <p>The site is also bounded by mature woodland which contributes to the richness of wildlife locally.</p>
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The Recreation Ground and Play Area is leased by Escrick Parish Council from Escrick Park Estate on a medium-term lease. It is equipped with play equipment targeting under 12s, zip wire, small football pitch, woodland walk and den building area. Publicly accessible for residents during daylight hours. A separate charity (Escrick Playing Fields Association) exists to raise funds for ongoing maintenance and enhancement of the facility.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE



8.2 LOCAL GREEN SPACE ASSESSMENT: C

Site name & reference letter	Gashouse Plantation (Ref. C)
Location	Off Skipwith Road
Size (hectares - ha)	5.9ha
Proximity to community served (ref NPPF 100a)	The site is to the east of the Village centre and is in close proximity to the community it serves. The site is bounded by housing on its southwest and northwest edges with a cut-through linking it to Carrs Meadow to the southwest.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	The site is designated as a Site of Importance for Nature Conservation The site is popular with dogwalkers and is well-used for recreation locally. The site is rich in wildlife and has many biodiversity benefits.
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The site provides many wildlife and biodiversity benefits and provides recreational opportunities to residents.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

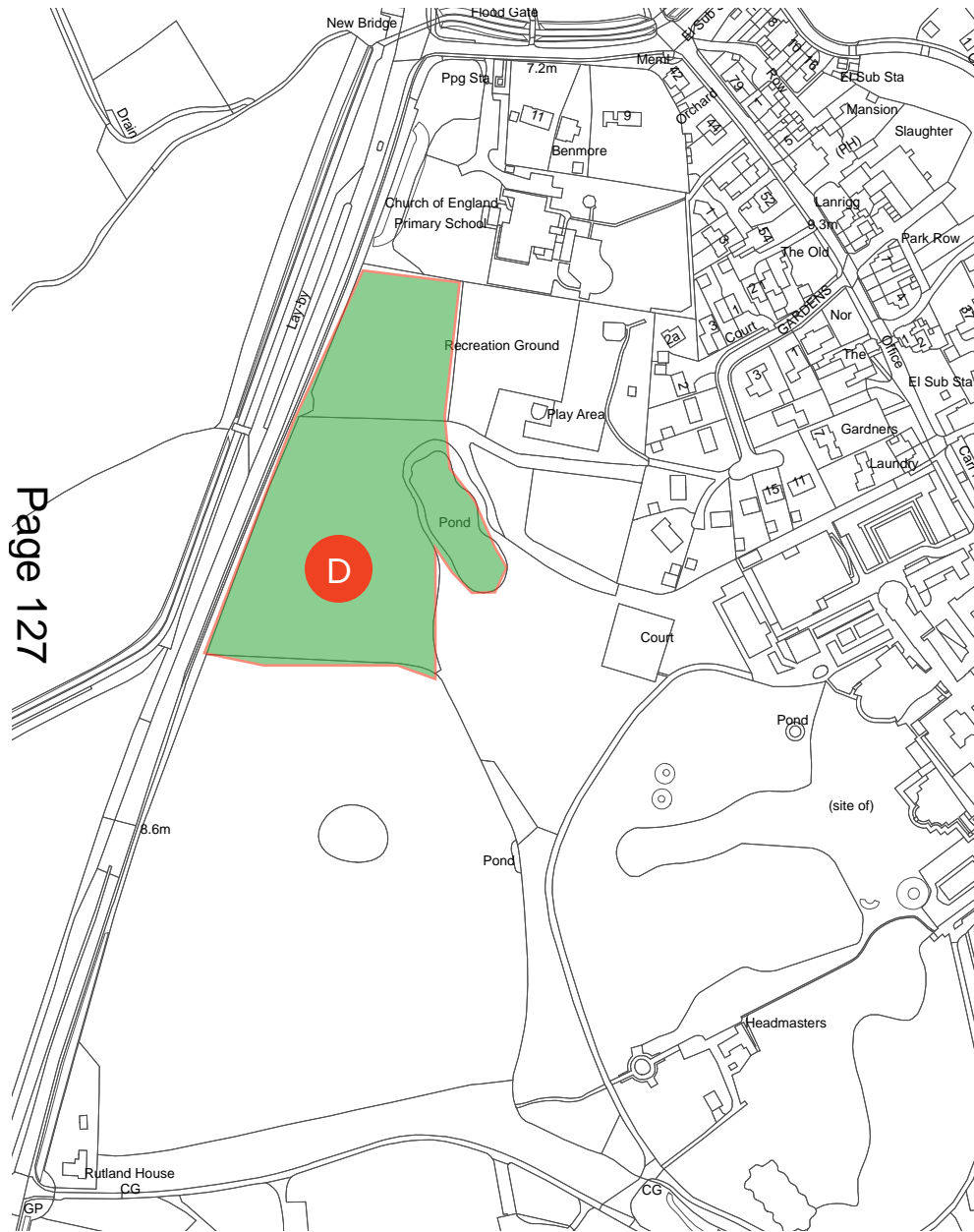


Page 125



8.2 LOCAL GREEN SPACE ASSESSMENT: D

Site name & reference letter	Woodland buffer and QM Pond (Ref. D)
Location	East of A19
Size (hectares - ha)	2.1ha
Proximity to community served (ref NPPF 100a)	The site is adjacent to the Recreation Ground and Play area and is in close proximity to the community it serves
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	<p>The QM pond is designated as a Site of Importance for Nature Conservation. The pond contributes to the historical significance of the QM school grounds and parkland.</p> <p>The woodland buffer plays an important role by screening the village from the A19, reducing the impact of noise from traffic and the associated carbon released from vehicles. The woodland buffer contributes to the wildlife richness of the area. The northern section of woodland, adjacent to the Recreation Ground also includes a woodland walk and informal den-making area.</p>
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The site provides many wildlife and biodiversity benefits and helps to screen the village from the A19. The pond also contributes to the historical significance of the QM School grounds. The wooded area next to the Recreation Ground includes a woodland walk and an informal den-making area.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE

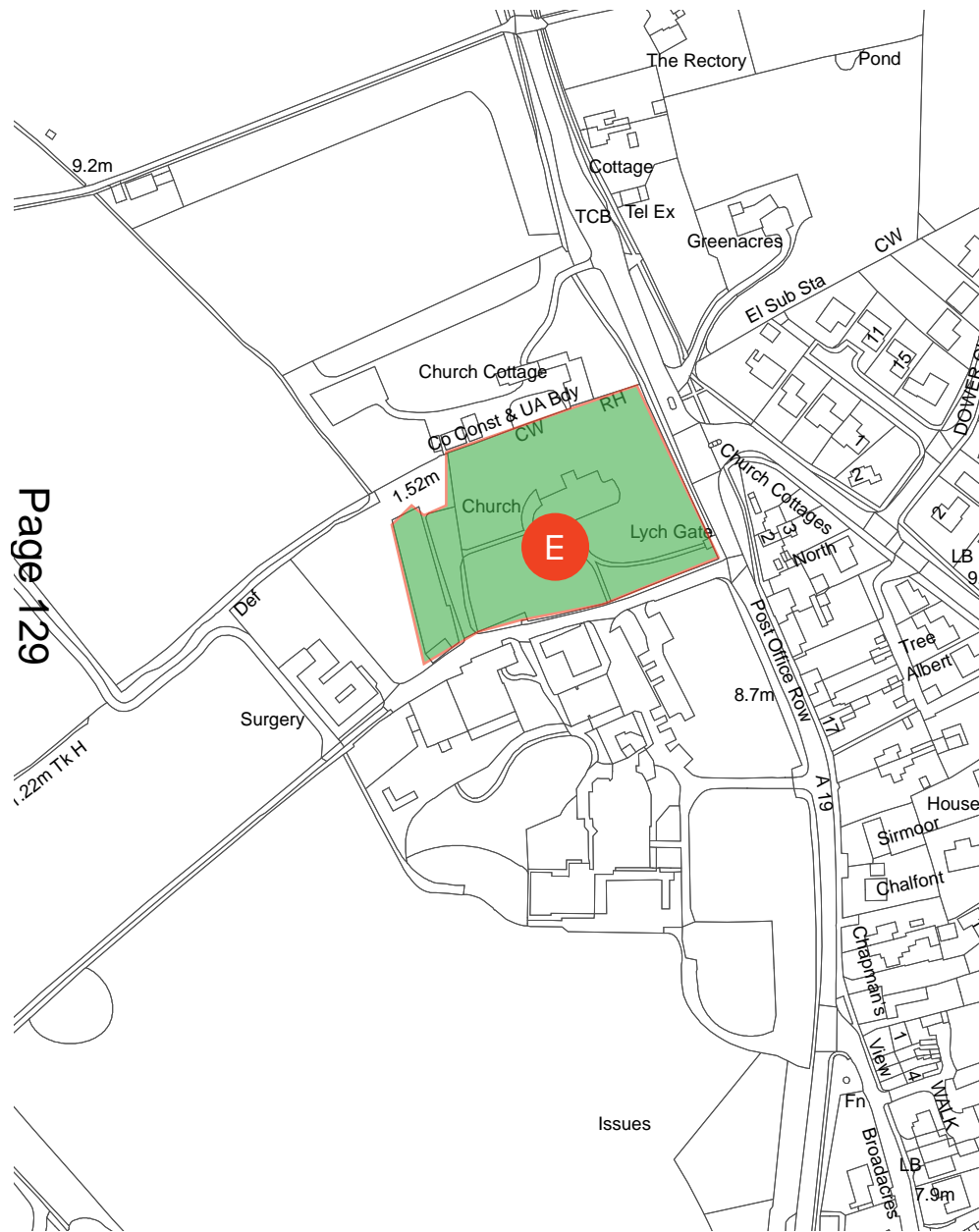


Page 127



8.2 LOCAL GREEN SPACE ASSESSMENT: E

Site name & reference letter	St Helens Church precinct & associated Allotments (Ref. E)
Location	West of A19
Size (hectares - ha)	0.87 ha
Proximity to community served (ref NPPF 100a)	The site is to the West of the A19 next to the doctors surgery and is in close proximity to the community it serves.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	<p>The precinct is the setting to the Grade II listed Church of St Helen so has a high value of historical significance. The precinct is bounded by traditional stone walls and contains mature planting and vegetation.</p> <p>The Allotments adjacent are well-used by members of the community and are the main space used by members of the community for food growing etc.</p>
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The site provides access to space for food growing which is well-used by the community and provides the setting for the Grade II listed Church of St Helen.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE



Page 129



8.2 LOCAL GREEN SPACE ASSESSMENT: F

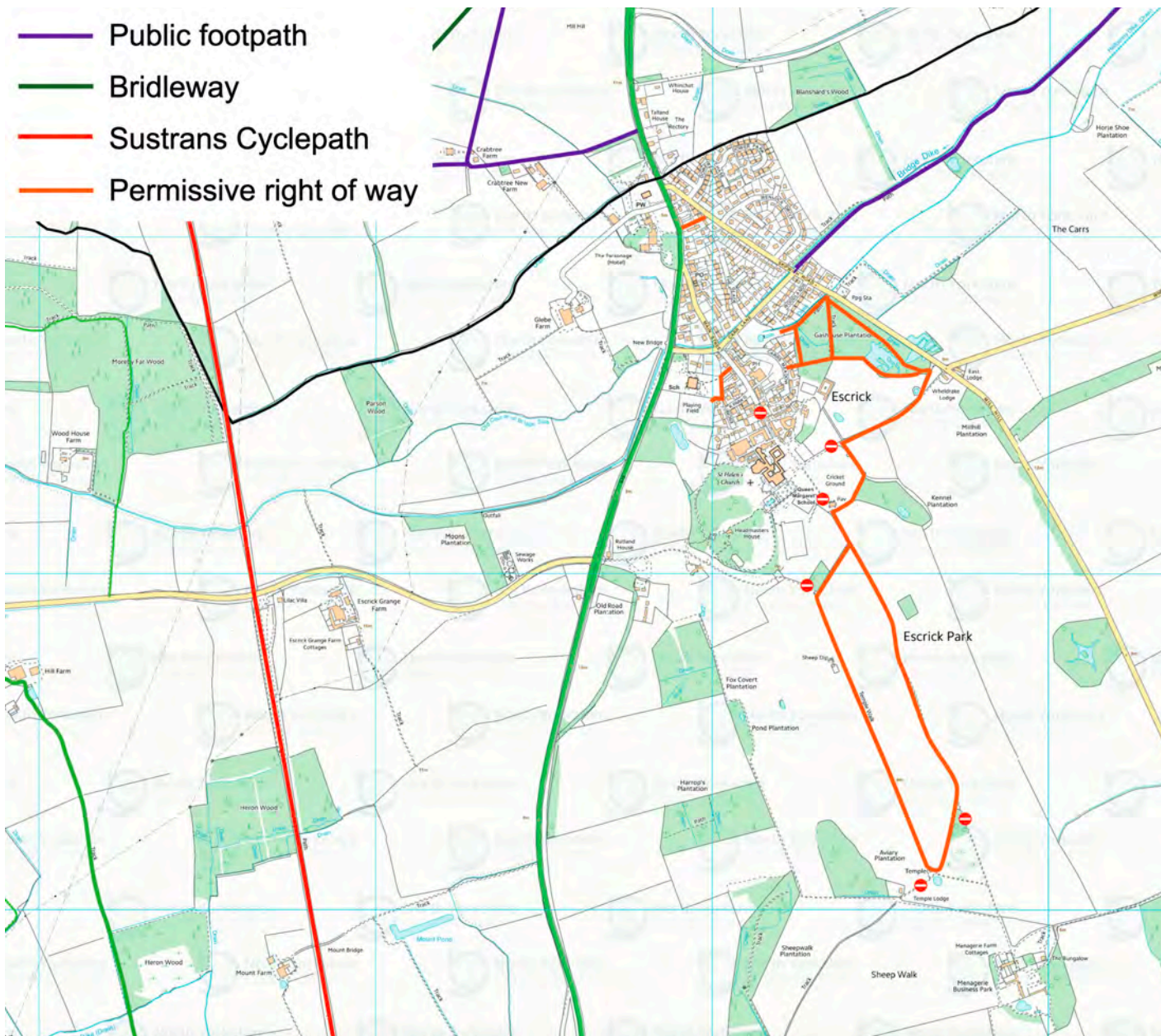
Site name & reference letter	Greenspace alongside Bridge Dike (Ref F)
Location	Along Carr Lane
Size (hectares - ha)	0.48 ha
Proximity to community served (ref NPPF 100a)	The site runs through the centre of the village east-west and is in close proximity to the community it serves.
Landscape significance, Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	The banks along both sides of Bridge Dike contribute to the richness of wildlife and the landscape significance of the village. They are an important visual feature of the village in addition to supporting wildlife and habitats.
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character and is not an extensive tract of land.
Summary Assessment	The site provides many wildlife and biodiversity benefits in addition to contributing to the landscape significance and character of the village.
Recommendation	DESIGNATE AS LOCAL GREEN SPACE



Page 131



8.3 Core Settlement Movement Network

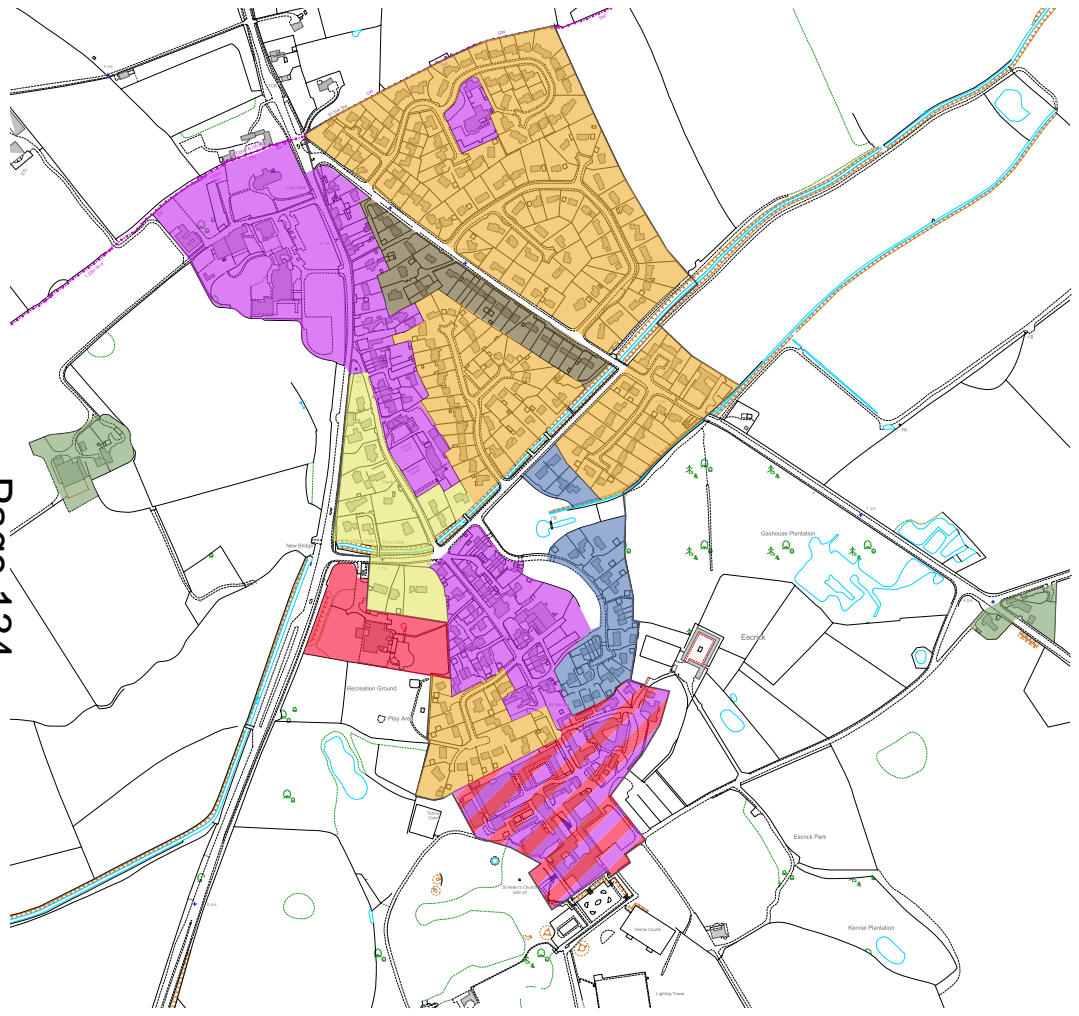


Movement Network



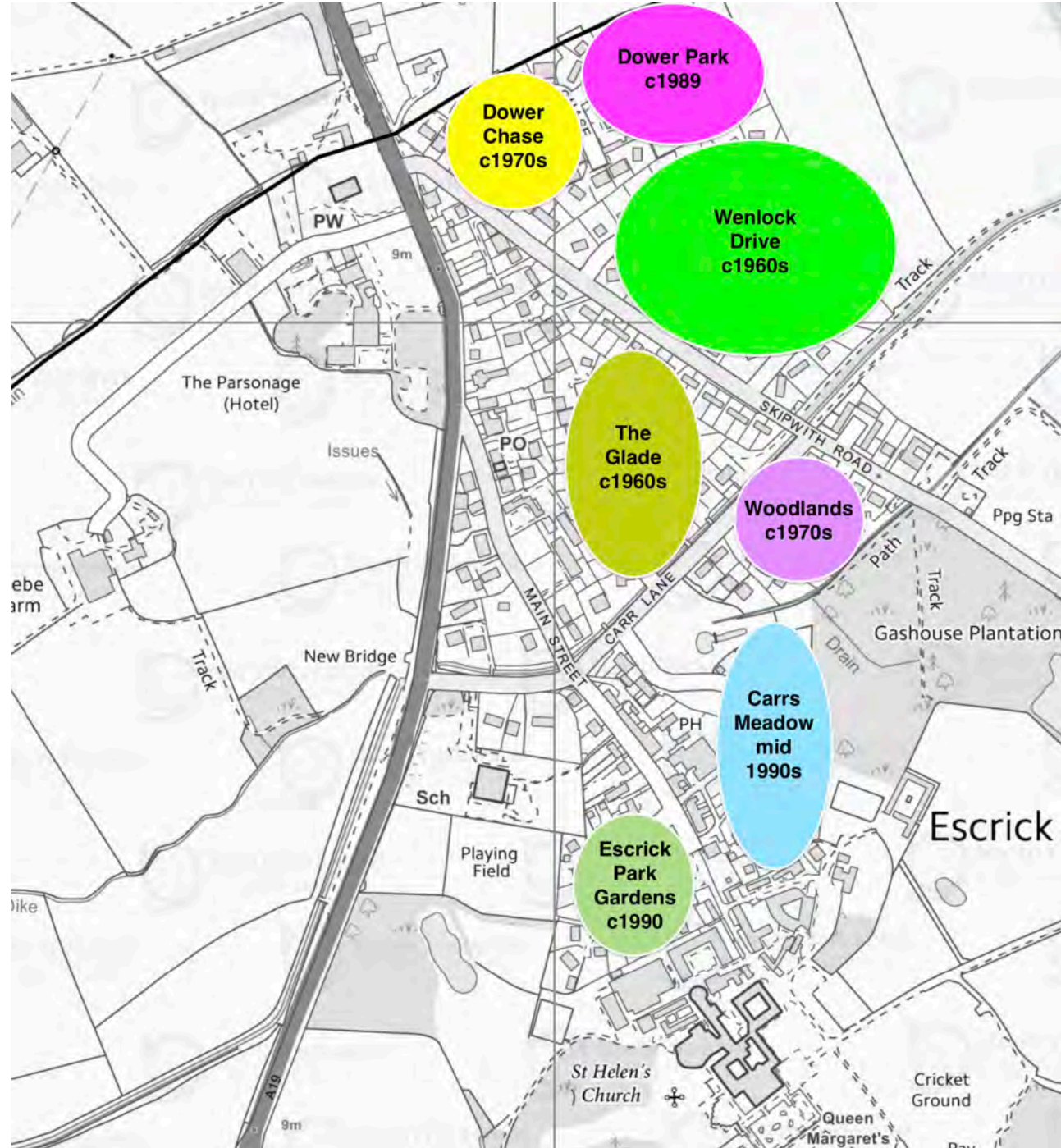
Page 133

8.4 Map of character areas in Escrick Village

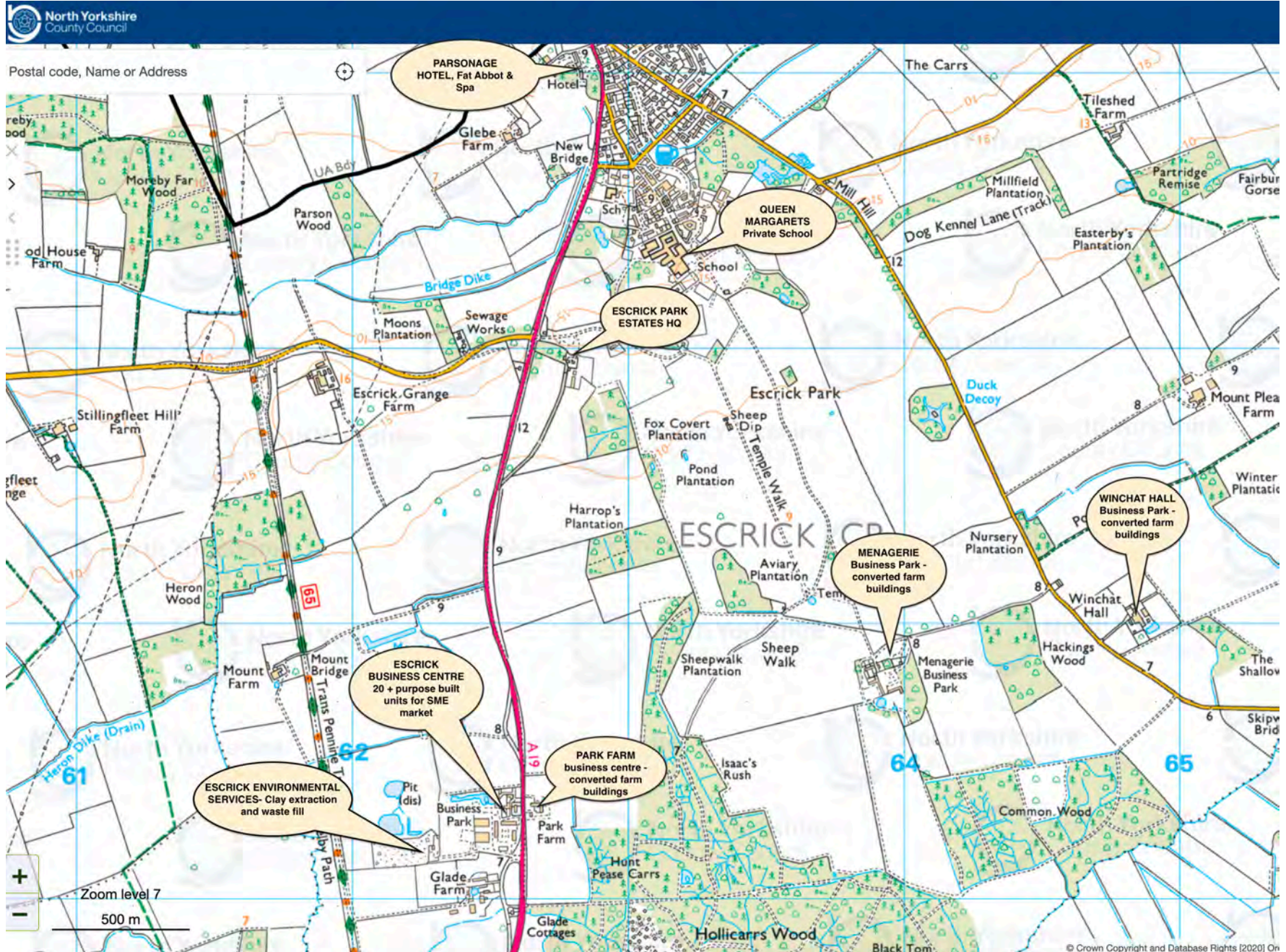


- Historic
- Education
- Skipwith Road
- Post War Cul-de-sac
- 20th Century Infill
- Modern housing development
- Mixed historic/education
- Isolated dwellings/farms

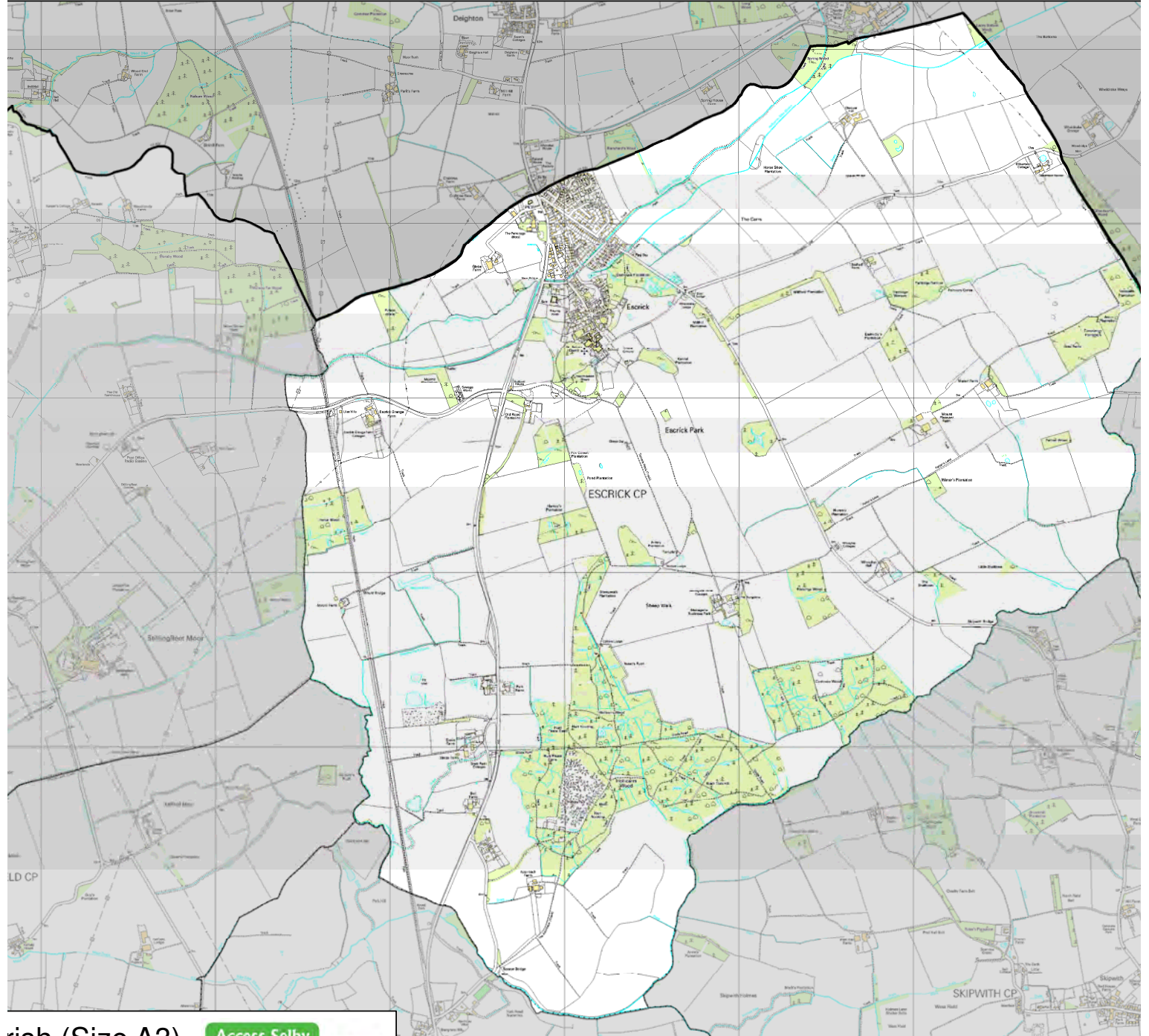
8.5 Map of major housing development in Escrick Village



8.6 Map of key businesses locations in Escrick Parish



8.7 Map of green spaces in Escrick



8.8 Community aspirations

COMMUNITY ASPIRATION: ACCESSING NATURE

The Parish Council support and encourage the use and retention of existing permissive rights of way and the provision of new ones within the parish.

With a significant existing network of both permissive and public footpaths and bridleways, there are opportunities to build on the natural assets within the Parish and look for ways to extend these networks, encouraging more people to use the local area for walking, leisure and recreation.

'All existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order. It is an offence to obstruct a Public Right of Way and enforcement action can be taken by the Highway Authority to remove any obstruction.

When looking at potential improvements to development sites that have a Public Right of Way or a 'claimed' Public Right of Way within or adjoining to areas, please be advised to get in touch with the Countryside Access Team, North Yorkshire County Council (paths@northyorks.gov.uk) at the earliest opportunities to discuss any proposals.'

COMMUNITY ASPIRATION: VILLAGE BUS INFRASTRUCTURE

Proposals to upgrade bus stops to include real-time customer and passenger information is encouraged and will be supported.

The addition of any new rural bus services connecting Escrick to the wider North Yorkshire community will also be encouraged and supported.

Escrick Parish Council will seek suitable facilities to be provided by public funds from either Selby District, City of York Council and / or CIL monies or other funding sources at the earliest possible date. Escrick Parish Council will continue to monitor and assess the level of facilities needed from resident feedback relating to bus services.

Escrick Design Code



Design Code: Contents

Introduction	p.4
About Escrick	p.6
Rural character	p.8
Flooding	p.10
Village edges	p.11
Identifying local character	p.12
Green infrastructure and sustainability	p.20
Urban structure and built form	p.28
Street scene	p.34
Practicalities of the home	p.38
Extensions and alterations	p.50
Glossary	p.62
Useful links	p.64

Design Code: Contents

CHARACTER

C1.1 Character

GREEN INFRASTRUCTURE & SUSTAINABILITY

G1.1 Gardens

G1.2 Trees

G1.3 Supporting habitats

G1.4 Permeable surfaces

G1.5 Sustainable drainage systems (SuDS)

URBAN STRUCTURE & BUILT FORM

F1.1 Scale and massing

F1.2 Position

F1.3 Height and roofline

F1.4 Orientation

F1.5 Elevation

F1.6 Frontages

STREET SCENE

S1.1 Building line

S1.2 Replacement dwellings

S1.3 Backland development

S1.4 Infill development

PRACTICALITIES OF THE HOME

P1.1 Internal space

P1.2 Parking

P1.3 Storage

EXTENSIONS & ALTERATIONS

E1.1 Materials

E1.2 Side extensions

E1.3 Rear extensions

E1.4 Rear two storey extensions

E1.5 Dormer windows

E1.6 Skylights

E1.7 Garages and carports

Introduction

Escrick village is the historic main settlement at the northern boundary of Escrick Parish. Escrick Village has its own Conservation Area. The Design Code is applicable to development within the whole Parish.

What is a Design Code?

The Escrick Parish Design Code:

- Sets out design expectations for all forms of development
- Gives design guidance relating to best practice
- Provides character assessments of the Parish, highlighting its distinctive qualities
- Gives a historical overview of how the Parish has evolved over time
- Reinforces the aims and objectives of the Neighbourhood Plan

Why produce one for Escrick?

The aim Design Code is to ensure that any future development and change in the parish is based on an understanding of the area's past and present. It draws attention to what is special about the buildings, open spaces and settings of Escrick giving residents a say in the future of their Parish, by producing guidance on respecting these qualities.

How has it been produced?

The Design Code has been produced on behalf of the residents of the parish with the full support of Escrick Parish Council. It is the result of public consultation including public meetings, surveys, workshops and exhibitions, and draws upon the detailed findings of a local heritage assessment.

How will it work?

This Design Code describes how Escrick has evolved to how it is today and highlights the qualities that residents value. It is intended to be a practical tool capable of influencing decisions affecting design and development in the Parish.

The Design code sets out acceptable design parameters and details how the key aims and objectives of the neighbourhood plan can be achieved. Development should seek to improve or contribute to the character of place, by understanding, referencing, and complementing setting and context

Who is it for?

The Design Code should be used by developers, applicants and homeowners to ensure that their proposals respond to and reinforce the defining characteristics of the Parish and addresses key local concerns. It will also assist Escrick Parish Council and Selby District Council (SDC) in commenting on and determining the design quality of applications in the Parish.

What does it cover?

The document contains sections on:

- guidance and best practice for new builds, house extensions and alterations
- the landscape setting of the village,
- the evolution of the village,
- the pattern of the settlements,
- identifying local character,
- open spaces and green corridors,
- the form and style of buildings.





Each section concludes with a number of Design Guidelines. Taken together with the accompanying text, plans and appendices, these guidelines provide details of the qualities that define the character of Escrick.

The Escrick Design code aligns with the principles set out in the National Design Guide covering the characteristics of a well-designed place.



Location of Escrick Parish within Selby District



-  Escrick Parish boundary
-  Escrick village
-  Woodland
-  Greenbelt

Escrick Parish

About Escrick

The village of Escrick lies 6 miles south of York on the moraine to which it gives its name. It is thought Escrick dates back to the Saxon period, the village remained a small settlement throughout the medieval period. The village provided an area of dry land above the more waterlogged vales of York. The moraine ridge, where the settlement was located was a key route between the River Ouse, York and Stamford Bridge.

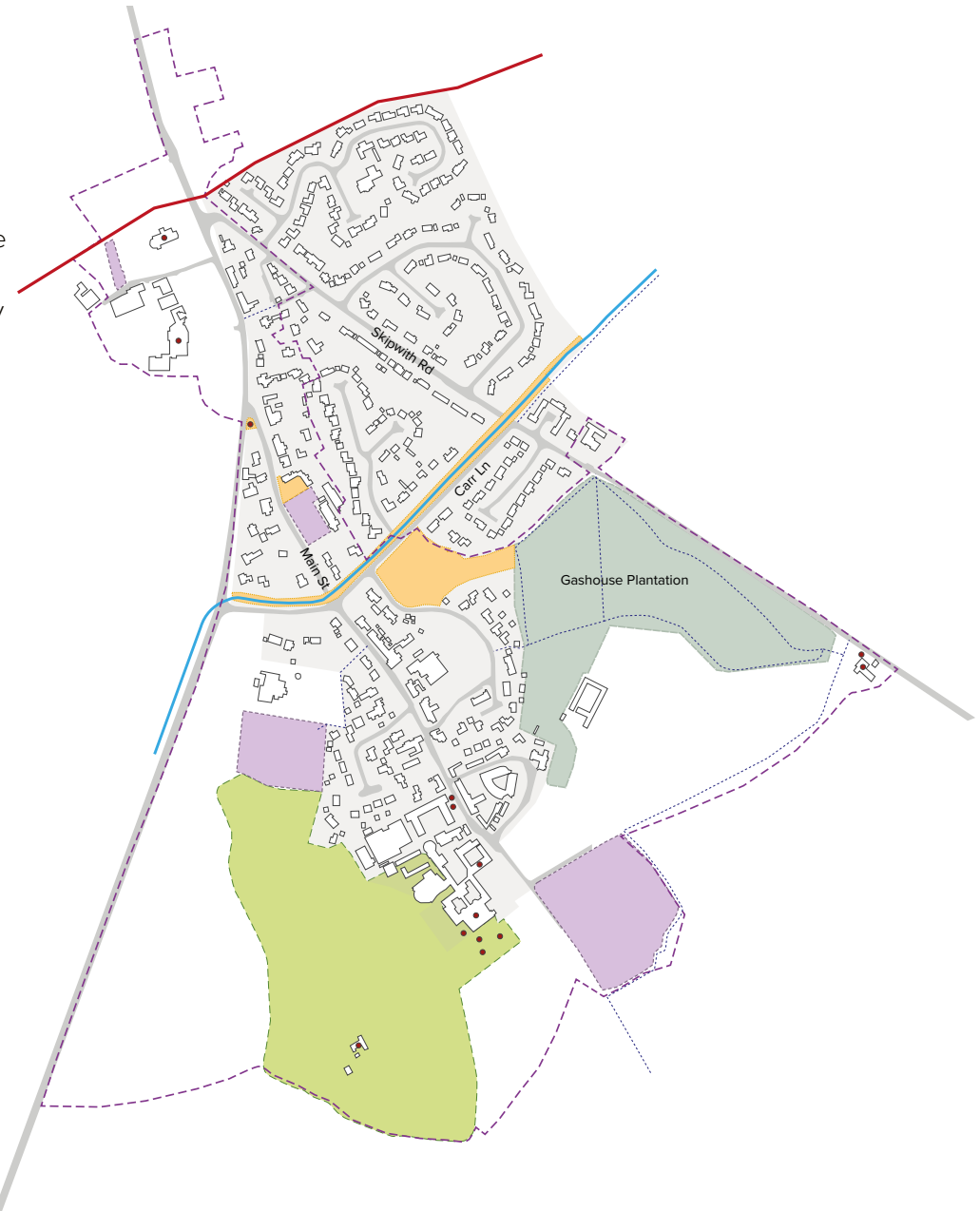
The first documentary evidence of Escrick comes from the Domesday Book of 1086 but archaeological finds suggest the area may have been occupied for nearly 4000 years. In 1086 Escrick consisted of two estates which were brought together between 1145 and 1219 when St Mary's Abbey granted the land to the de Lascelles family.



Escrick Church

In 1668, it was bought by Sir Henry Thompson, a notable Merchant Adventurer of York and ancestor to the present estate owning family. In over 800 years this is the only time the estate has been sold. This sense of continuity and stability has contributed significantly to the relationship between church, village and estate. It is this relationship that has created the unique heritage of Escrick.

Escrick was developed as an Estate Village by Sir Henry Thompson who acquired the village and the Hall in 1668. Sir Henry's great grandson, Beilby Thompson, inherited the Estate in 1742. Under this ownership the village extended north towards York; the Church was relocated from beside the Hall to its present site on the York Road (A19); and most of the former site of the village was cleared and became the grounds of Escrick Hall (now part of Queen Margaret's School).



Part of this reorganisation involved an Act of Parliament in 1776 stopping the main village street at the gates to the Hall and creating a by-pass. The village's sylvan character also evolved from the time of enclosure when the open land became parkland. The bridge over the dyke was also constructed in 1776.

In the late 1770s the village was reshaped, and establishing the hall with its own grounds with some separation from the rest of the village. The village was effectively relocated north of its former location - with the former site of the village becoming the grounds of Escrick Hall.

In 1949 Escrick Hall became home to Queen Margaret's School.

Escrick c1600



Escrick c1850



Escrick c2000

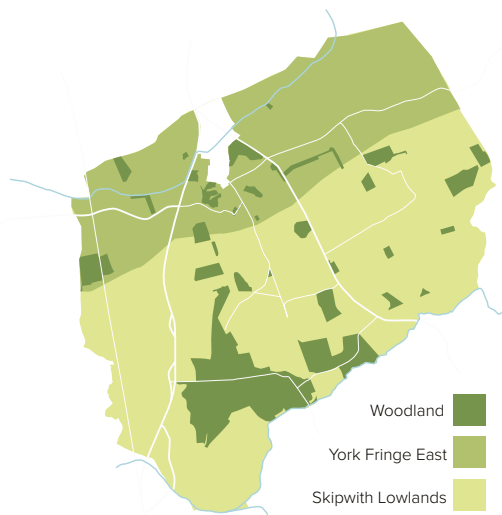


1. Escrick Hall
2. First Church
3. Rectory
4. Second Church
5. Escrick Village Hall

Rural character

Escrick Parish straddles the Vale of York and Humberhead Levels National Character Area Profile, split at the line of the Escrick Moraine. Selby Council has categorized the parish as follows:

York Fringe East - The landscape is characterised by the Escrick Moraine which runs from the north-east to the south-west across this LCA. The landscape boundary is defined by the River Ouse to the west, the southernmost extent of the Escrick Moraine to the south, and comprises of gently rolling, predominantly arable farmland with areas of woodland plantation distributed throughout the area. The Selby Landscape Character Assessment can be viewed [here](#).

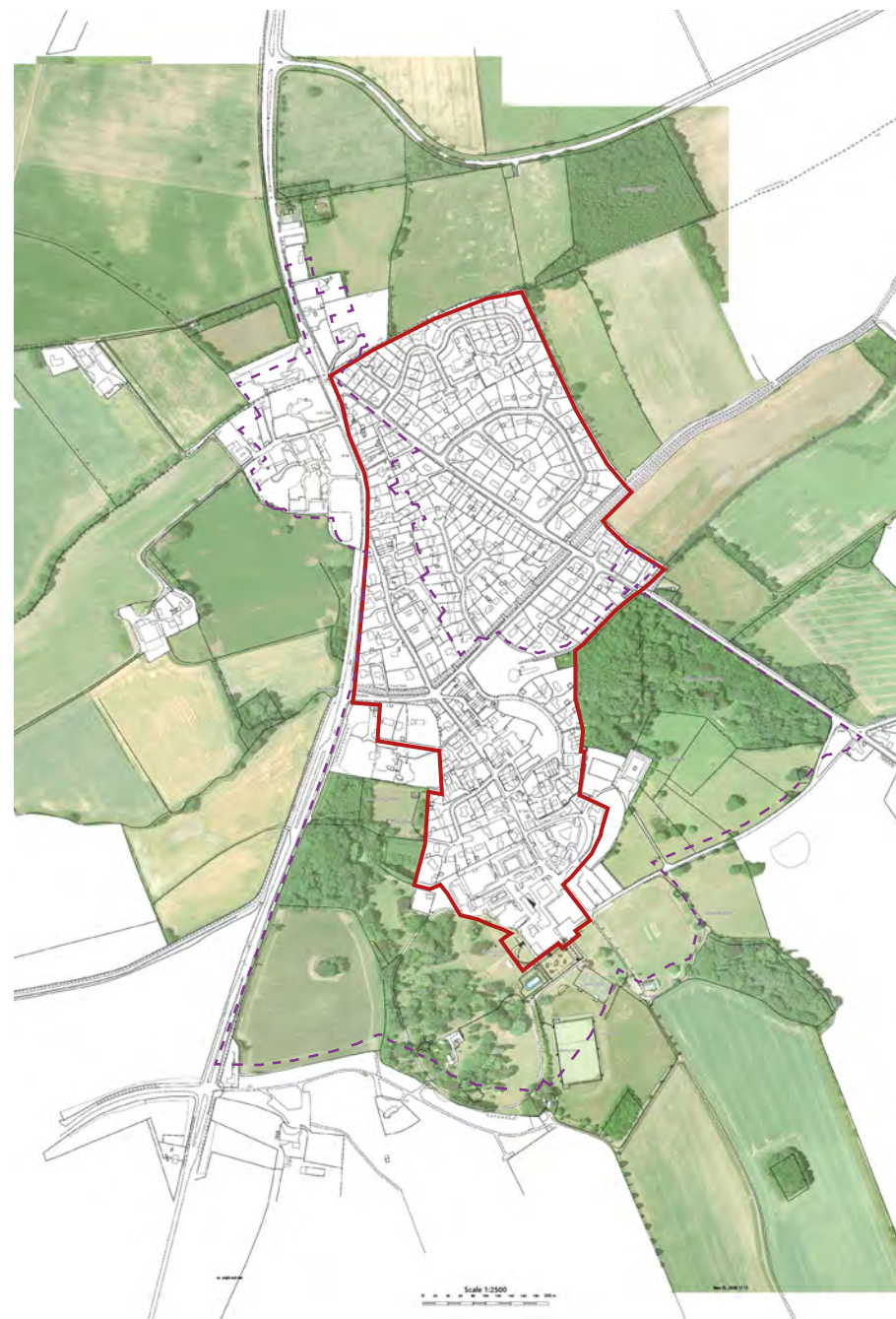


Landscape Character within Escrick Parish

There is a strong rural character with small nucleated villages and farmsteads, and a strong sense of openness resulting from long distance views across the landscape, a medium scale patchwork of fields defined by hedgerows with occasional hedgerow trees, and post and wire fencing. Parklands are associated with large historic houses.

This is an intensively farmed landscape, though locally important water bodies and woodlands have a greater sensitivity to change. Large areas of woodland to the north provide naturalistic features contributing to the character of the landscape. Escrick is well integrated with the surrounding landscape, with Escrick having wooded boundaries. Thus settlements may be sensitive to new development that does not fit with their characteristic layout.

Settlements show a degree of unity of style and colour across housing developments, particularly within their Conservation Areas, with most housing being constructed of mottled red brick with pantile roofs. The dispersed pattern of isolated settlement across the rest of the area indicates that higher density housing developments would be uncharacteristic.





Skipwith Lowlands - This character area is located in the north-east corner of the District, adjacent to the Escrick moraine in the north. The area is bounded by the River Ouse and its floodplain to the west, the River Derwent and its floodplain to the east, and extensive areas of flat farmland to the south. It is located predominantly within the Humberhead Levels NCA, crossing into the Vale of York NCA.



At a county scale, the landscape falls within the Vale Farmland with Plantation Woodland and Heathland LCT. Relatively flat arable farmland, with a strong presence of woodland plantation throughout the landscape. Semi-enclosed landscape with extensive areas of woodland plantation concentrated around Skipwith.



Broad area of heather and heather grassland, of high conservation value, located at Skipwith Common National Nature Reserve (NNR) to the south-west of Skipwith. Medium-large scale varied field pattern defined commonly by ditches and dikes or by sparse and irregular hedgerows with occasional hedgerow trees.



The following general guidelines apply in this area, subject to adopted local and national planning policies:

- Encourage reinstatement of hedgerows and field trees, where field boundaries have been lost in the past, to create a connected landscape pattern, such as along roads and particularly in the west of the character area;
- Seek to secure long-term health of woodlands across the area;
- Use existing woodland and new woodland planting to integrate built development into the landscape;
- Enhance informal recreational enjoyment of the landscape; and Consider colours of new development, favouring colours that are sympathetic to and reflect the landscape.
- Location specific guidelines for this area include: Should seek to establish long-term gains for the landscape, such as biodiversity enhancements and securing additional recreational access to the woodland;
- Conserve and protect the parkland landscapes at Escrick by limiting possible harmful changes of use. Retain mature and veteran trees while planning for the next generation of parkland trees to ensure a sustainable population.

Flooding

Escrick parish contains an area of functional floodplain (Zone 3b) adjacent to the village. Within the current development boundary are areas of Flood Zone 2 and Flood Zone 3a.



Flood Zone 2 - 1000yr Floodplain & Approximate 100yr plus Climate Change Floodplain



Flood Zone 3a - 100yr Floodplain



Flood Zone 3b - Functional Floodplain



Village Edges

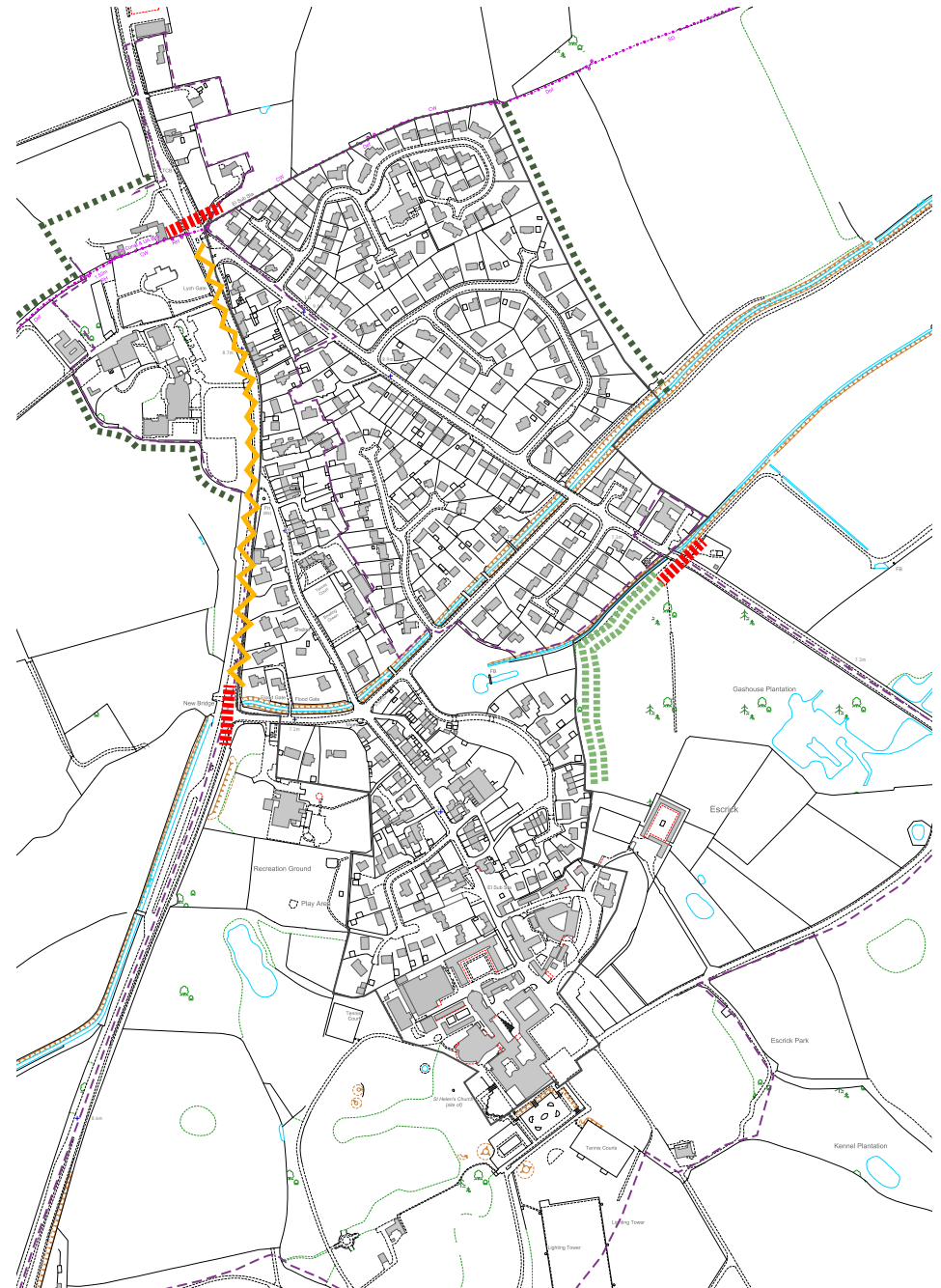


Entrances/Exits - key entrances/exits into and out of the built area

Road Edge - built area of village bounded by road

Woodland Edge - built area of village bounded by woodland

Hedged Edge - built area of village bounded by hedges with open fields beyond



IDENTIFYING LOCAL CHARACTER

Design decisions should be based on the results of local character assessment which should be undertaken as part of a site and context appraisal.

Designers of new housing developments or extensions and alterations to existing buildings should spend time in the local area to gain a critical understanding of its distinctive qualities at an early stage in the design process. Good design draws upon local characteristics, either as a direct reference or as a thoughtful response to it. This should be demonstrated in a planning application.

Identifying local character overview:

Density and form

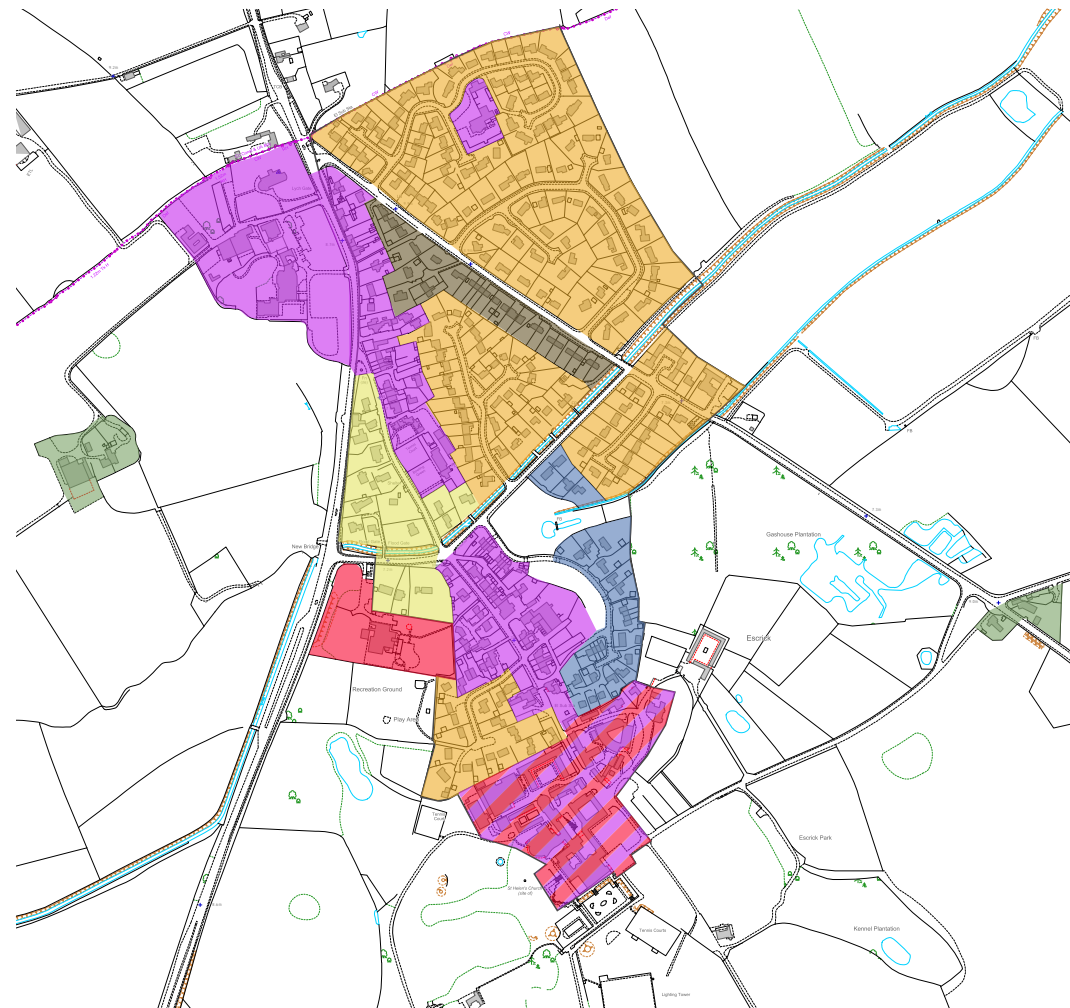
Proposals should complement their context by making use of the surrounding built and natural environment to inform the layout and massing of the scheme. Density should reflect the rural character of Escrick and the defining characteristics of the Conservation Area.


Views

Important views such as heritage assets, listed buildings or views to and from the surrounding countryside should be identified and retained.

Vernacular design - Details, materials, colours

New development should respect local characteristics such as building forms, materials, traditions and street patterns, and use these characteristics to inform the design response.



	Historic		20th Century Infill
	Education		Modern housing development
	Skipwith Road		Mixed historic/education
	Post War Cul-de-sac		Isolated dwellings/farms

Identifying local character checklist:

- Proposals should be sensitive to the characteristics of the local area, and identify patterns of building forms, details, layouts and boundary treatments
- Density, scale and massing should reinforce the existing character of Escrick
- Understanding past change is the key to continuing the narrative of place into the future
- A study of typical local building materials and practice will allow developers to identify the recurring details that contribute to the character of a place
- Topography of the site and its surrounding area should inform the density and layout of a scheme and must be taken into account from an early stage in the design process

DESIGN CODE C1.1**Character**

New development should respond to and reinforce the distinctive character of Escrick. The following elements should be considered in new development:

Scale and massing

Building heights should be roughly in line with neighbouring properties. The massing of buildings should respond to the massing of similar buildings and/or buildings used for similar uses in the immediate surroundings.

Density

A low density should be applied to Escrick that reflects existing character and density of development. For example Wenlock Drive/Southlands/Northlands, is an area containing 44 houses over 5 hectares gives a density of 9 houses per hectare. Carrs Meadow is 11 houses per hectare, including the Village Green.

Materials

Brick, stone, roof tiles, windows and door materials should be compatible with the local vernacular.

Boundary treatments

New development should include boundary treatments that are appropriate to its setting. Stone or brick walls often with planting of a hedge are the most common front boundary treatment in the village. Side or rear boundary treatments should be of natural materials such as fencing or hedgerows.

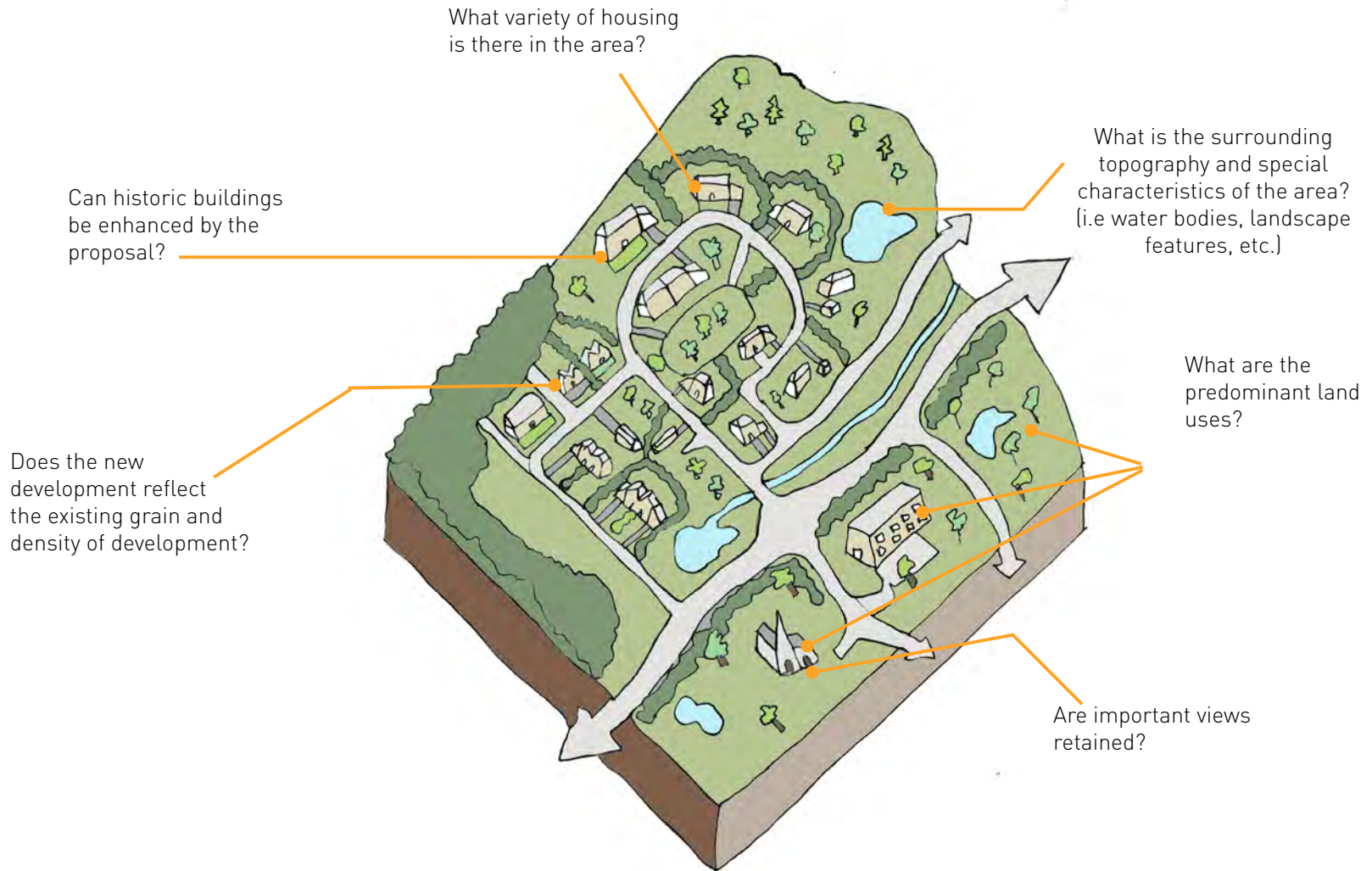
Front gardens

All new residential properties should be designed to include front gardens. This is a defining characteristic of Escrick.

NEIGHBOURHOOD SCALE

CHECKLIST:

Page 152



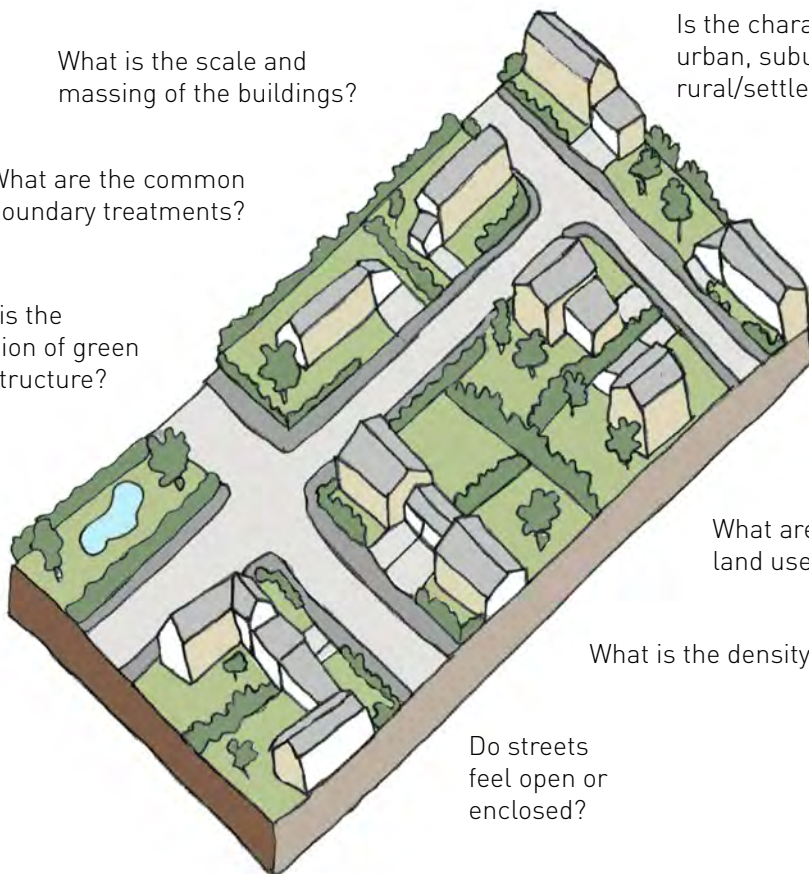
*not representative of planned development

STREET SCALE CHECKLIST:

What is the scale and massing of the buildings?

What are the common boundary treatments?

What is the provision of green infrastructure?



Is the character urban, suburban, rural/settlement edge

What are the nearby land uses?

What is the density?

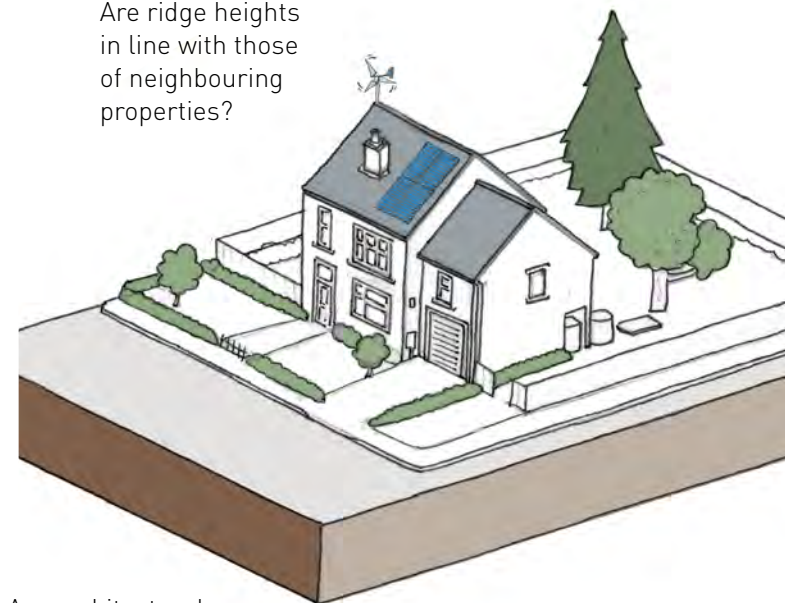
Do streets feel open or enclosed?

Page 153

BUILDING SCALE CHECKLIST:

What are the common materials and colours used?

Are ridge heights in line with those of neighbouring properties?



Are architectural details repeated in surrounding buildings?

What are the predominant form of porches / dormer windows, bay windows?

MATERIALS

Brick

The predominant type of brick used throughout the village is mottled red brick, red-brown brick, and pinkish-red and gault brick which can be found on the majority of older properties. This is likely to be because the clay used to make the brick was locally sourced. More recent properties, especially those built in the mid-20th century introduced different materials and colours to the village. This includes light brown and multi bricks, yellow, and mellow bricks.

Stone

Stone is less commonly used than brick but there are still many examples of the material being used in the village. This includes the Grade II listed properties such as the Church of St Helen which uses sandstone ashlar and The Parsonage Country House Hotel. Stone is found on some mid-20th century properties as either a primary building material or cladding. These tend to be yellow in colour. Stone walls in a variety of heights and depths are also common throughout the village – these are mainly grey.

Timber

Timber is less commonly used throughout the village but can be found in boundary treatments and detailing to properties. The village green has a low timber fence as does other properties throughout the village and along the beck. Some properties on Main St feature timber detailing such as barge boards in the gables.

Render and cladding

Neither render nor cladding reflects the vernacular of the Parish and is discouraged.

Tiles and Slate

There is some variation throughout the village in terms of tiles used. The Parsonage and Escrick Park both feature Welsh slate. Elsewhere there are many examples of red-brown or grey tiles being used. Pantiles are found throughout the village and are usually in terracotta, or concrete in red-brown or or dark brown. There is little consistency throughout the village and colours and materials vary.

Metal

Metal is not a material used commonly in Escrick. Boundary treatments are mainly brick or stone walls or fences, often coupled with hedges or planting. There are some examples of railings or gates made from metal but these are not common.



Doors

Doors in the conservation area are predominately timber. These are generally painted white, brown, or the estate blue colour. Many of the doors in the village feature timber-bracketed tiled porches. Elsewhere in the village there is a mixture of both timber and UPVC.

Doors can be noticeable features and, as with windows, they can have a dramatic impact on the appearance of a property. Doors should be simple, well-proportioned and reflect the local vernacular.



Detailing

Architectural detailing in new development shall typically display elements that balance with those on existing traditional buildings in terms of interest, scale and texture and form.

Traditional elements often include detailing around windows including sills, quoins and masonry detailing, door surrounds or porches and timber framed, sash windows. Attention to high quality architecture and well considered architectural detailing is expected.

Windows

Traditional fenestration design is prevalent throughout the village with many contemporary properties referencing the historic design. Timber sash windows are common and there are many examples of lower ground bay windows. Some of the more recent properties use upvc but they are generally sympathetic in terms of design and appearance.

The choice of paint colour for windows can have a dramatic effect on the appearance of a building. Paint colours should respect traditional, local colours. White, together with muted and natural tones are most appropriate.



Boundary treatments

Boundary treatments to the front of properties in Escrick are predominantly low hedges either on their own or coupled with a low wall made from either stone or brick.

Boundary treatments used to the front of the property should generally be no more than 1.2m in height to. Fences, gates or railings over 1.2m are not considered appropriate as they conflict with the estate village vernacular.

Side of rear boundary treatments are generally, fences or hedges. There are some walled examples of side and rear boundary treatments in the more historic village centre. Certain properties have a completely open plan front aspect.








GREEN INFRASTRUCTURE & SUSTAINABILITY

Green infrastructure is a broad-term used to describe natural and semi-natural features of all scales within and between towns and villages from street trees and planting up to rivers, woodland and moorland.

Green Infrastructure is land which already contributes towards, or has the potential to contribute towards the following:

1. Retention, creation and enhancement of important habitats and ecological networks
2. Resilience to climate change and sustainable design
3. Important attributes of natural green space, connectivity to other green spaces and a local need for open space
4. Valued landscapes and local distinctiveness and amenity, particularly within the urban core
5. Historic parks and landscapes and the setting for heritage assets
6. Improving opportunities for walking, cycling and horseriding, establishing strategic green links and enhancing the rights of way network in urban and rural parts of the district

Page 158

- Agriculture 
- Woodland 
- Parkland 
- Recreation 
- Water 



Key Objectives

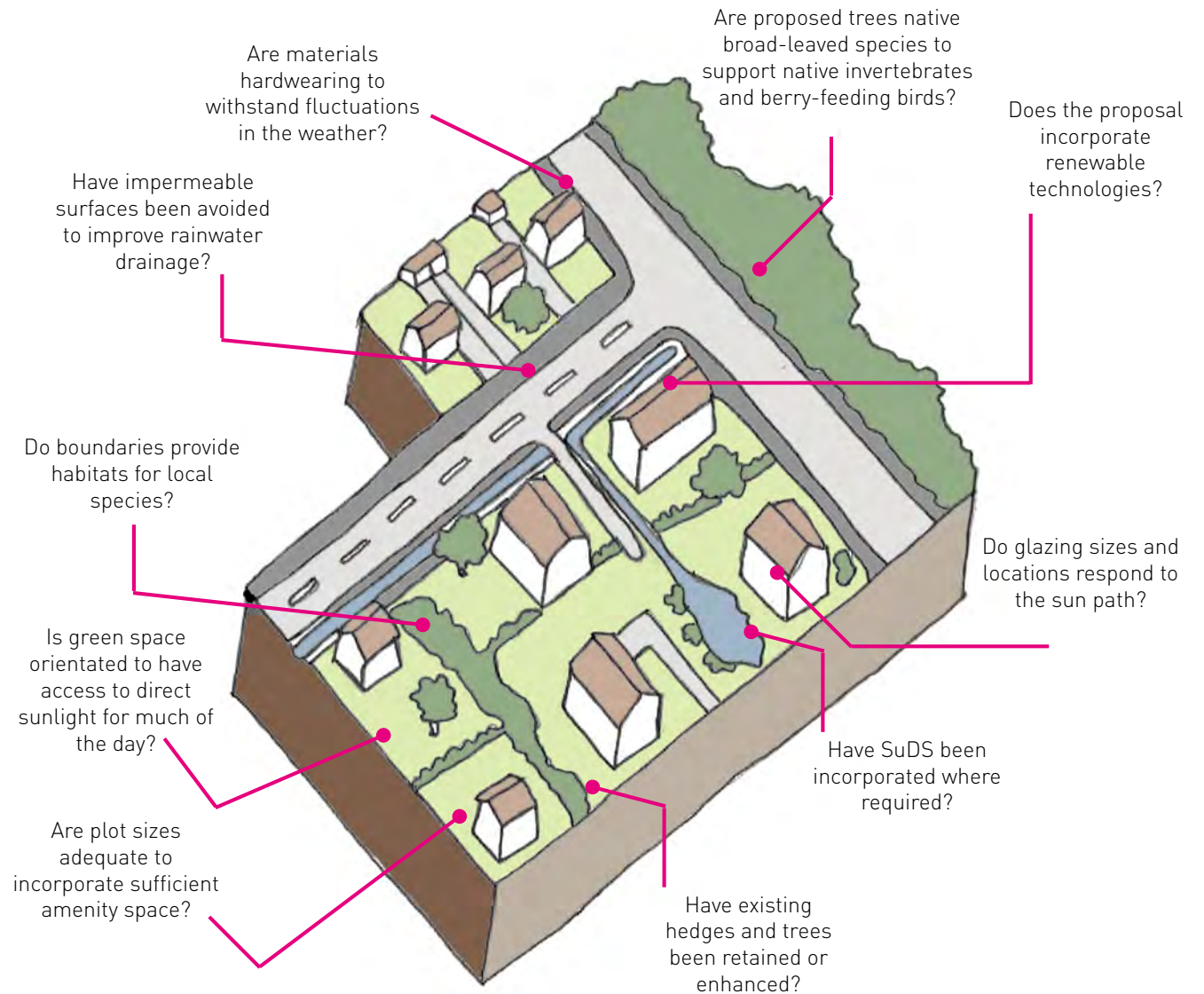
- Connect or reconnect areas of green infrastructure to enable wildlife to move more freely and for humans to enjoy a greater series of interconnected green spaces
- Provide spaces for leisure, recreation and relaxation contributing to and improving mental and physical wellbeing
- Enhancement of a site's multi-functionality and ability to play a key role in climate change adaption and mitigation, carbon capture, improve wildlife and biodiversity benefits, increased food production, and improved water management and flood risk
- Encourage enhancement of sites in line with their strategic objectives in relation to habitats and species. This might include promoting the planting of native broad-leaved trees, planting that is beneficial to pollinators or the inclusion of bat and bird boxes or hedgehog gaps between properties or physical boundaries
- Deliver green infrastructure provision at a variety of scales from domestic, street, neighbourhood, Parish, district and regional levels

Green infrastructure check list

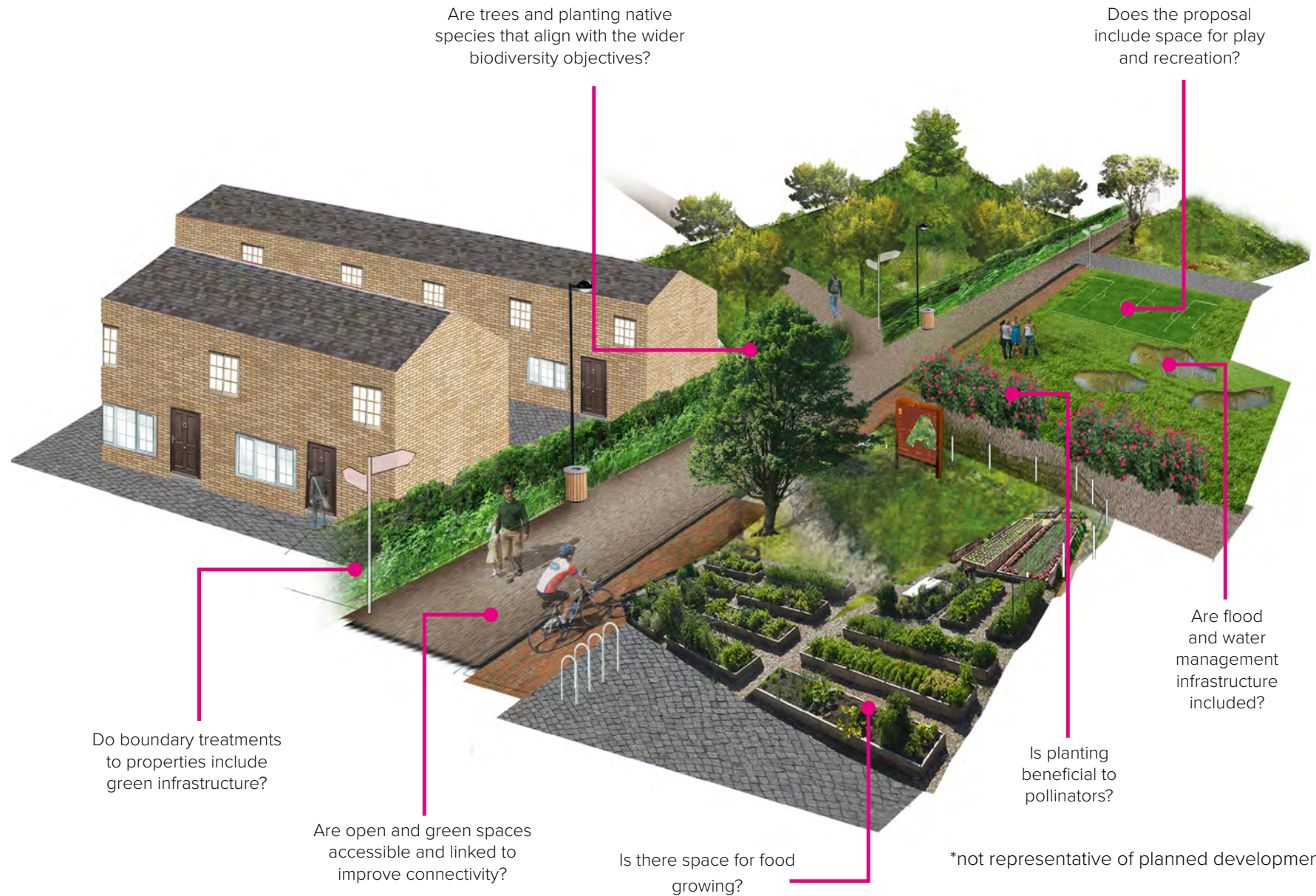
- Does the proposal enhance and/or connect with existing or planned pedestrian and cycle infrastructure?
- Does the proposal connect with existing green infrastructure?
- Does the proposal include planting such as trees and hedgerows?
- Does the proposal include flood mitigation infrastructure such as Sustainable Drainage Systems (SuDS)?
- Does the proposal include space for play and recreation?
- Does the proposal include space for food growing?
- Does the proposal include infrastructure to support wildlife such as bat and bird boxes and hedgehog gaps in garden walls and fences?
- Does the proposal align with and reinforce local character with regard to habitats and species?
- Does the proposal contribute towards the setting of a historic park or heritage asset?

Sustainable design general principles:

- Sustainable Drainage Systems (SuDS) should be incorporated to minimise the risk of flooding
- New developments should avoid impermeable surfaces that do not allow for drainage of surface water run-off
- New dwellings should minimise creating north-facing habitable rooms and north facing glazing that is likely to make homes cold in the winter
- New sustainable habitats should be created in appropriate locations, and existing habitats protected and where possible, enhanced
- The choice of plants and trees should be considered in relation to the microclimate, orientation, geology and maintenance requirements
- New developments should be designed to be sustainable in the widest sense of the word, in accordance with the National Planning Policy Framework



*not representative of planned development



DESIGN CODE G1.1

Gardens

New development should be of consistent character and density to the village, providing sufficient amenity space to occupants. This means front gardens should be provided and private rear gardens should provide adequate amenity space commensurate with the size and needs of the property and its residents.

Existing private amenity space in Escrick varies throughout the village. Some larger detached properties have rear gardens around 700sq/m, whilst smaller semi-detached and terraced properties have rear gardens around 40sq/m. The minimum depth of rear garden / amenity space shall be 10m to ensure privacy between dwellings and usable private gardens. Any extension to existing properties shall ensure that these minimum spaces are still achieved after development.

Front gardens contribute strongly to the character of each street and provide the setting to each building. Gardens create space between and around buildings allowing views across the area and beyond to the rural landscape. Front gardens should include lawns, tree planting, hedges and hard surfacing, ideally a permeable surface.

Private or shared amenity space is vitally important in all development. Amenity space should be practical and usable providing space for recreation/ play, drying clothes, food growing, whilst improving biodiversity and reducing surface water/run off.



Whilst size of amenity space will vary depending on the dwelling size, type and character of the plot – a guide is provided below:

Property size	Minimum size of rear amenity space
2 Bed dwelling	50m ²
3+ Bed dwelling	75m ²
All dwellings	
Minimum garden / amenity space depth	10m

DESIGN CODE G1.2

Trees

Mature trees should be retained. Where loss to development is unavoidable, they should be replaced. Retention of all trees and hedgerows, especially along property boundaries is vital. If trees and hedges do need to be removed, they should be replaced within the site with native species. Trees should be replaced at a ratio of 3:1. Mature trees and extended woodlands must be retained



Page 163 Successful planting

Planting details must be carefully considered so that the species being introduced are appropriate to the context and climate and their management and maintenance is also considered. Trees that die within 5 years of being planted should be replaced as per standard landscaping conditions.

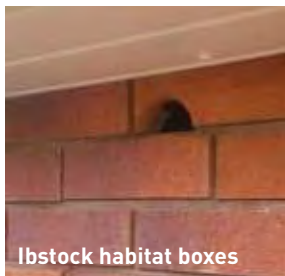
Biodiversity

Wildlife habitats should be created throughout the proposal and should include a strategy for maintenance. At the initial site and contextual appraisal local species and habitats should be identified which can help to inform the design and type of infrastructure needed to support it.

DESIGN CODE G1.3 Supporting Habitats

Escrick is home to a complex and varied ecosystem. Development should minimise impact on the natural environment by providing adequate space for wildlife. This should include integral bird houses and nesting boxes that are discreet and low maintenance.

The design of the elements should be in a material to match the building. Existing hedges and planting should be protected and new planting encouraged. Ecologists should be consulted on larger schemes to ensure proposals meet specific local needs.



DESIGN CODE G1.4 Permeable Surfaces

Increased surface runoff from new hard surfaces should be discouraged to manage flooding. Impermeable surfaces such as tarmac should therefore be avoided. Porous surfaces such as stone setts and gravel are common in Escrick and new surfaces should use complementary materials and colours in keeping with the village. A mixture of materials are encouraged in front gardens to maintain sufficient green infrastructure in addition to limited areas of hardstanding for circulation and parking.

New alternatives such as grasscrete should be considered as alternatives where a greener finish is required. Grass protection matting and permeable paving is also appropriate.



DESIGN CODE G1.5 Sustainable Drainage

Where possible, small areas of water storage should be promoted in new and existing gardens to manage surface run off. Rain gardens store and filter water, slowing discharge to main water courses.

Proposals of all scales must take steps to minimise flood risk. SuDS describe various strategies designed to drain surface water efficiently and sustainably.

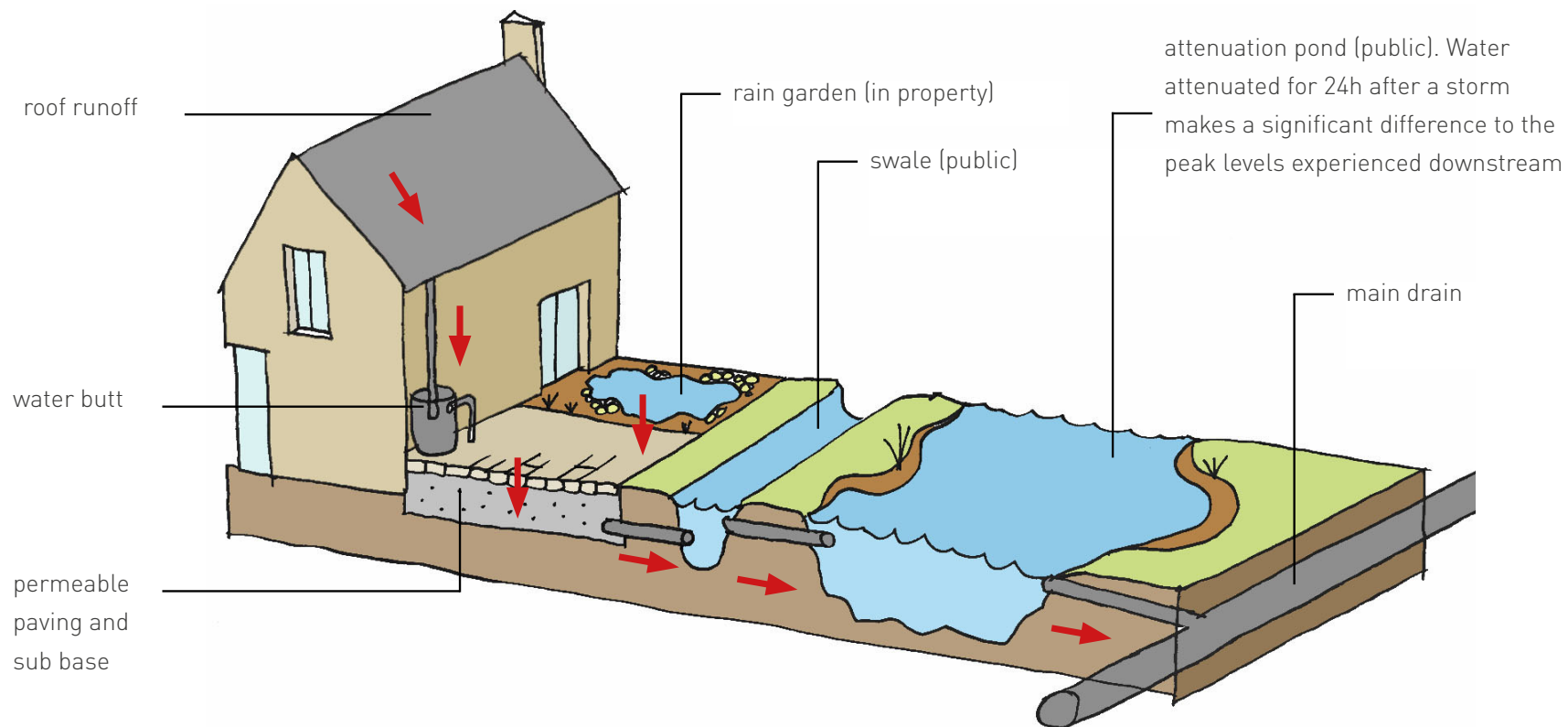


Example of sustainable drainage systems

New development should include appropriate levels of Sustainable drainage systems (SUDS). Whilst principally being used to manage flood risk, SUDS use a wide range of techniques to manage the quantity of surface water run-off from development as close to the source as possible, such as rain gardens, swales, french drains, etc

and can help reduce pollution and maintain water resources. Well-designed SUDS can contribute to quality neighbourhoods, providing opportunities for wildlife to thrive, and enhancing the leisure, play and educational offer within our public open spaces.

Page 165



*not representative of planned development

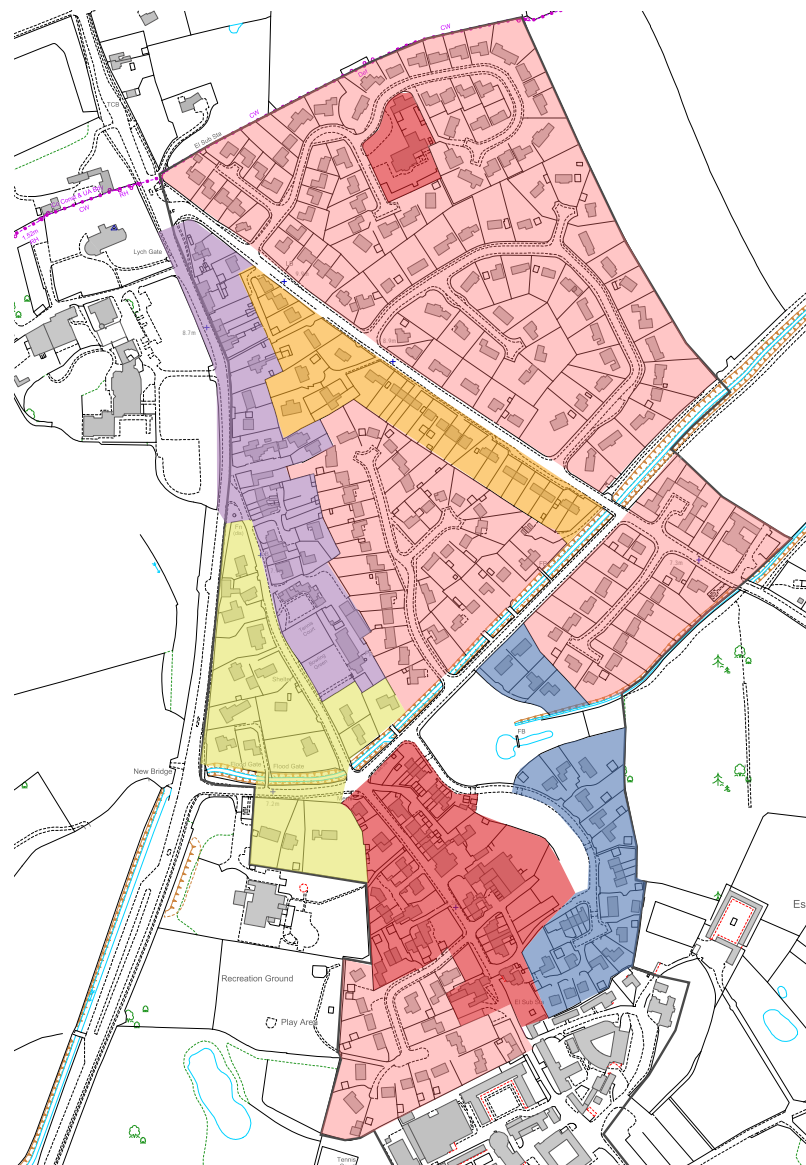
URBAN STRUCTURE AND BUILT FORM

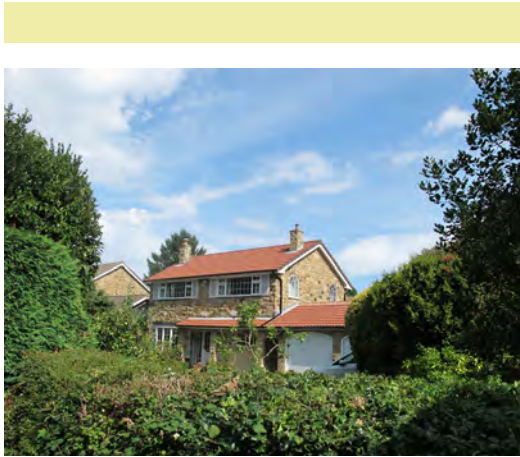
Escrick village is a nucleated settlement, meaning development is well-enclosed and tightly clustered (2019 Landscape Character Assessment, Selby District Council)

The earliest extant residential properties were built in a linear form around Main Street. Later additions to the village were built in less dense forms such as cul-de-sacs and as either small urban extensions or on infill sites.

There are a variety of housing typologies throughout the village. Some of the earliest existing examples include terraced cottages and several larger detached properties. More recently semi-detached and larger detached properties have become the predominant house types in the village.

These more recent additions are generally well-proportioned with generous gardens and off-street parking. Residential properties in the village are mainly 2 storey with some provision of bungalows.





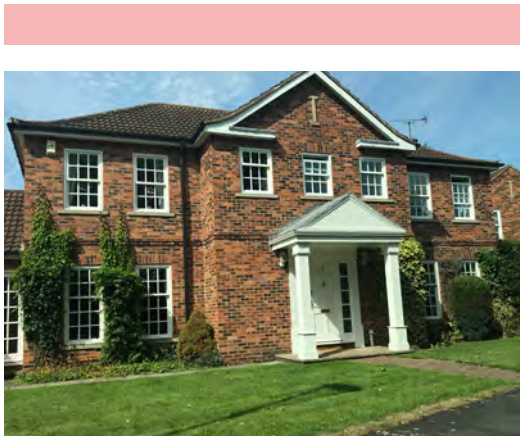
Generally larger detached properties set back from the highway with generous landscaping and plot sizes



Historic mix of dwelling types built in tight grain and of linear form



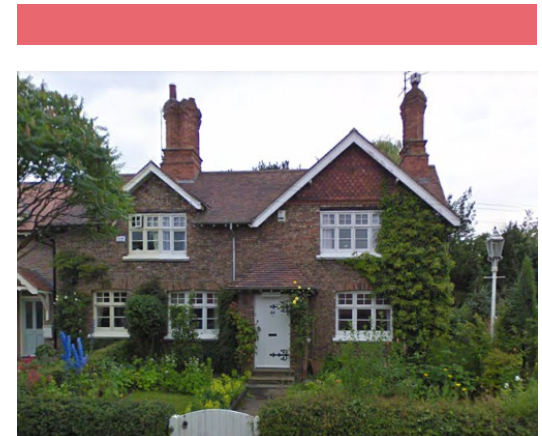
Contemporary development of mixed dwelling types in a crescent



Predominantly large detached dwellings built in cul-de-sacs or crescents



Contemporary linear development comprising a mix of dwelling types



Village core comprising a mix of historic dwellings with new additions set out in organic and informal nature

DESIGN CODE F1.1

Scale & Massing

New development will be more likely to integrate successfully with the settlement if the scale, height and massing of new buildings demonstrates consideration for the context of the original buildings within the area.

Buildings should not be designed in isolation. Whether they are of traditional or contemporary design, buildings should be part of a design concept for the whole site. This will need to be explained in a Design and Access Statement accompanying the planning application.

The proportions of proposed houses should reflect and be compatible with neighbouring properties in the same streetscape.



DESIGN CODE F1.2

Position

New development and alterations to existing buildings, shall respect the position of existing buildings relative to the street and within the plot.

Proposed dwellings should respond to the building lines of existing properties to ensure they occupy a similar position on the plot.

DESIGN CODE F1.3

Height & Roofline

New houses that respect the existing height and follow the roofline of adjacent houses should be encouraged. Similarly proposed extensions are more likely to be successful if they do not exceed the height or footprint of the original building.

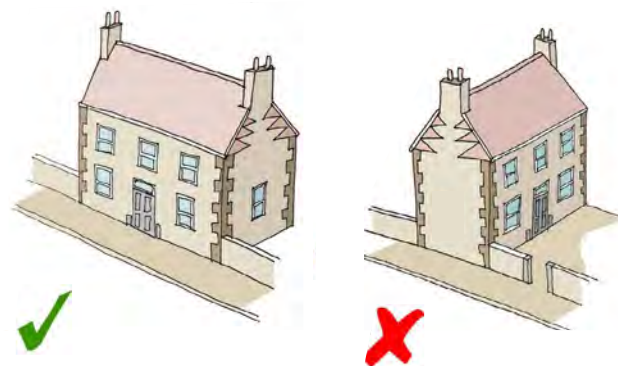
Roofs should be designed to reflect the style of the proposed development and its context. Careful attention should be paid to roofing materials, pitch, eaves and verge details and the inclusion of chimney stacks or other features that project above the ridge line.



DESIGN CODE F1.4 Orientation

Generally, houses should be orientated so that the principal elevation faces the main street. Presenting a blank gable end to the street should be avoided to ensure that there is activity and passive surveillance to the street. Orientation should reflect the character of its local area.

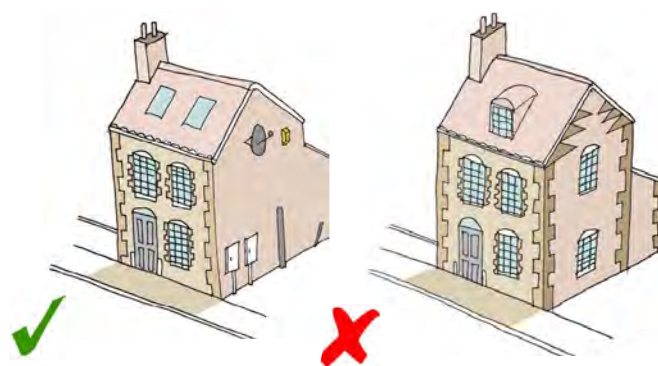
This orientation will also help to define streetscapes more clearly and enclose space more successfully. Orientation should be considered to maximise opportunities for increased internal daylight and the inclusion of renewable energy technologies.



DESIGN CODE F1.5 Elevations

All elevations of new houses should be treated as important and include fenestration. This will avoid a visual clash between the front of the house and the side. Unsightly elements such as metre boxes, satellite dishes and pipework should be designed and located to minimise the impact on the front elevation.

Dormers should not be included on roofs facing the street but are acceptable at the rear of properties in the Conservation Area. Instead, skylights will be acceptable to provide natural light.

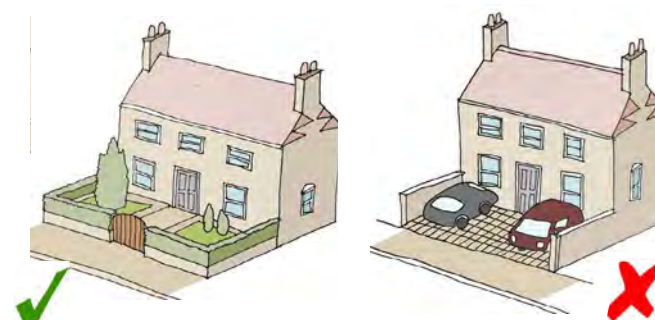


DESIGN CODE F1.6 Frontages

Houses should be set back from the pavement, the resulting space should be adequately planted and greened to contribute to the rural character of the Parish.

The domination of front parking should be avoided in both existing and new properties. Frontages should include front gardens and planting to mitigate this. Generally driveways and garaging should be to the side of properties to maintain green frontages.

The boundary treatments to gardens are important contributors to the character of the Parish and should be maintained.



Streets for People

Streets, shared spaces and parking areas must be designed to meet the needs of car owners but not at the expense of other users of the space. There should be a focus on a range of flexible areas that meet a range of needs to mitigate potential conflict.

Streets for people overview:

- Prioritising people
- Carriageway widths
- Speed restraint
- Green infrastructure
- Active frontages
- Street lighting
- Parking outside the curtilage

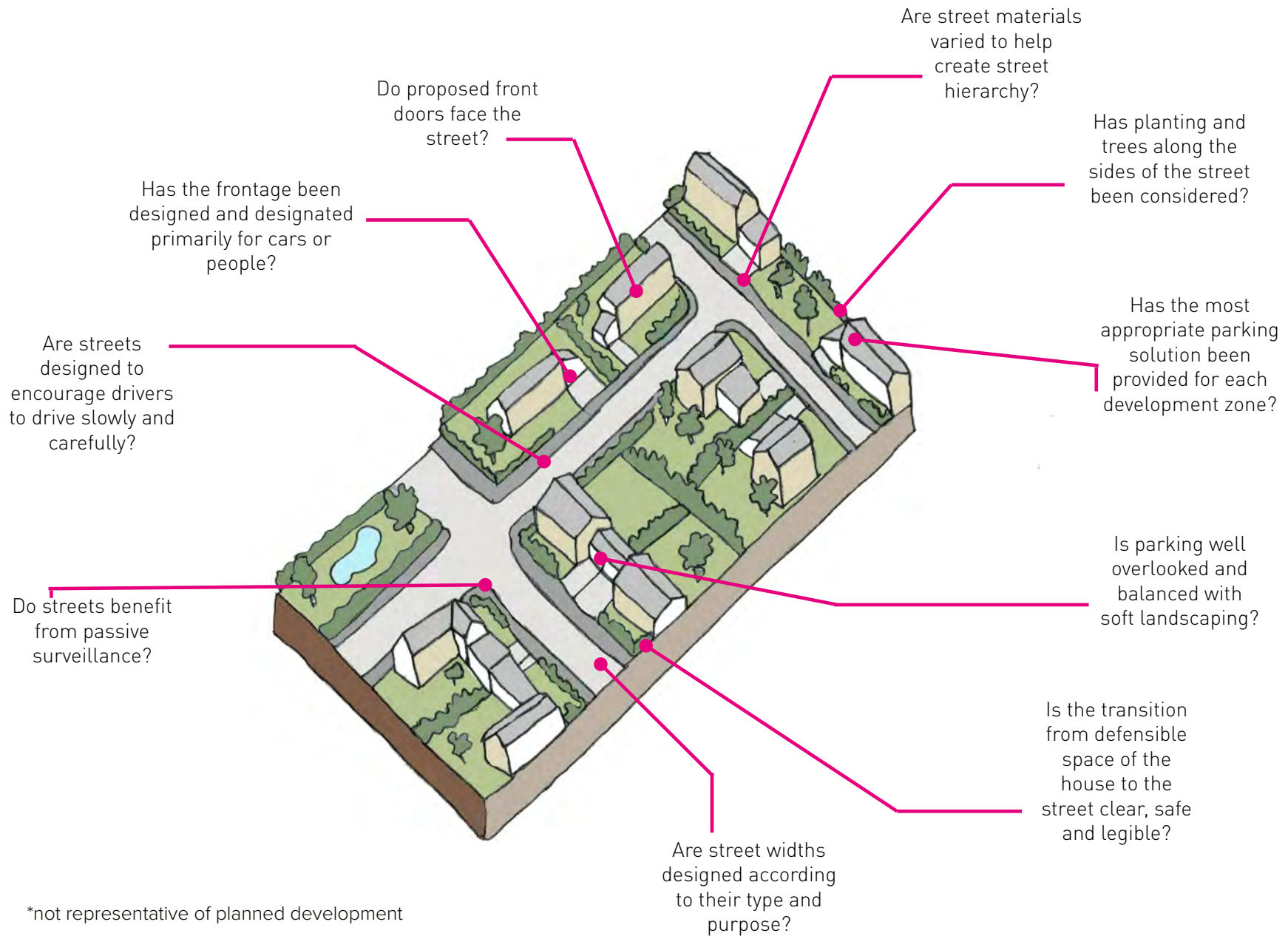
Usually, using a variety of parking treatments and solutions (both within and outside the curtilage) will create more capacity and avoid over-dominance of parking in any particular area.

Street design and materiality

Proposals are encouraged to incorporate materials that are visually attractive, require minimum maintenance, and are in keeping with the specific local character of the area.

Streets for people checklist:

- All fronts of buildings, including front doors should face the street
- Streets should be designed in such a way that encourages motorists to drive more slowly and carefully
- A variety of parking solutions that are appropriate to the context should be used
- Parking should be well overlooked, and if possible residents should be able to see their car from their home
- On-street parking should be balanced with trees and soft landscaping to balance the visual impact of parked cars on the streetscape
- Existing green and blue infrastructure should be integrated into the layout of the development (green infrastructure is a wide-ranging term used to describe natural features such as trees, fields, woodlands. Blue infrastructure is a similar term used to describe water features such as swales, rain gardens, ponds and dikes etc)
- Streets should be multi-functional with areas of blue and green infrastructure where appropriate
- Streets should support and encourage sustainable and active transport including the provision of electric vehicle charging points



THE STREET SCENE

The street scene can be defined as:

"The appearance of all of the elements of a street, including the carriageway, pavement, street furniture, planting, and the buildings or structures along its edges, particularly the composition of buildings on each side of the street."

Given the way Escrick has evolved the Parish contains a variety of character areas with their own distinct identity. New development should always be informed by a site and contextual appraisal to influence the design response, ensuring that new development responds to and reinforces the character of its area.

The Neighbourhood Plan and Design Code is keen to ensure that new development responds to and reinforces the character of Escrick whilst being sensitive to its defining qualities. New development should also seek to achieve the aims and objectives set out in both documents.

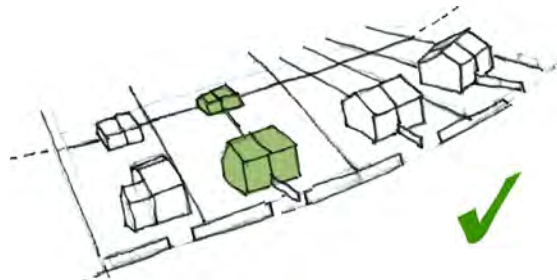
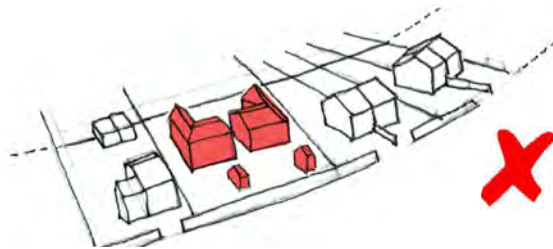
There are general principles to inform the design and siting of new development, replacement dwellings and extensions and alterations to existing properties.

This section demonstrates how any type of new development will be expected to respond to the street scene and contribute to creating well-designed, safe and functional streets and neighbourhoods.

DESIGN CODE S1.1

Building Line

The set back of new buildings should respect the existing building line along the street, any new or infill development should be built to respond to its neighbours building line to add coherence to the street scene. Dwellings should not be set in front of the existing building line nor should they be behind the neighbours' building line.



DESIGN CODE S1.2

Replacement Dwellings

Where replacement dwellings are being constructed they should respond to the defining characteristics of their immediate context. Building heights, plot widths, building lines, and scale and massing should be respected and referenced. This should be informed by a robust site appraisal that details the characteristics and built form of the surrounding context.

Replacement dwellings should maintain front gardens and provide sufficient amenity space to the rear (10m depth minimum). Space around the dwelling should be maintained to ensure access, storage and maintenance can be accommodated.

DESIGN CODE S1.3 Backland Development

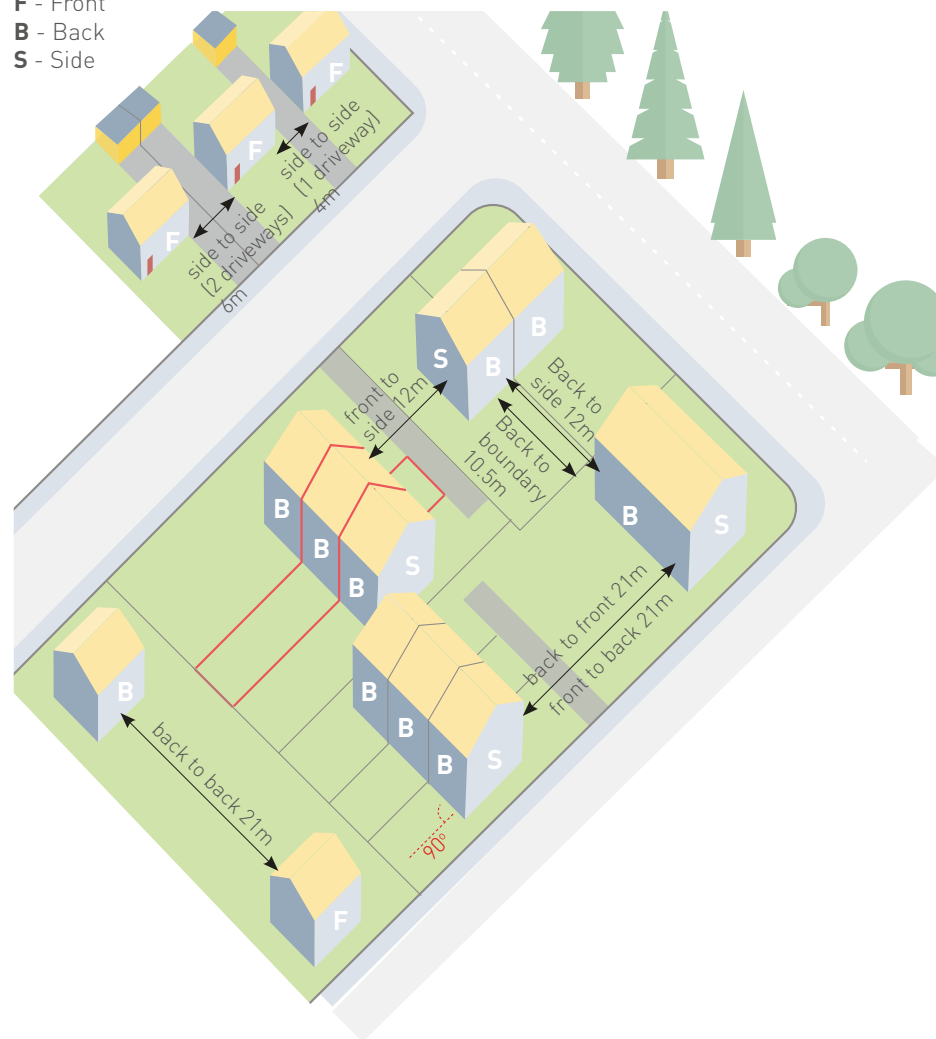
In many cases backland development will be inappropriate and should be resisted. Where properties could potentially accommodate new developments within their plot there can be issues with negative impacts on residential amenity, loss of light and privacy, reduced space for parking and access.

Back-land development can also compromise existing and historic building lines, layouts and streetscapes. Loss of green infrastructure such as gardens and vegetation are other issues arising from back-land development.

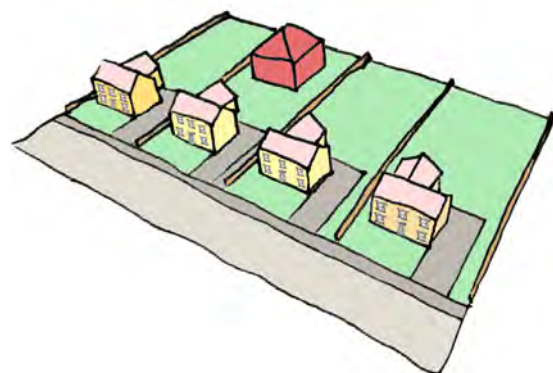
This may mean that back-land development is considered inappropriate if the proposals would negatively impact the character and quality of the area. See diagram opposite for acceptable distances between dwellings.

Key to Basic Standards Diagram

- F - Front
- B - Back
- S - Side



*not representative of planned development



DESIGN CODE S1.4

Infill

Infill development can be integrated provided the design and layout of the new buildings respect the traditional street scene and character of the village.

New houses in existing streetscapes should take reference from surrounding building heights. This will help to maintain and enhance the proportions, rhythm and character of the adjacent buildings and contribute more successfully to the street as a whole.

Where more than one house is proposed as infill, each property should aim to be individual in its approach to referencing the surroundings, avoiding repetition. This would not apply to proposals for terraced infill.



too high

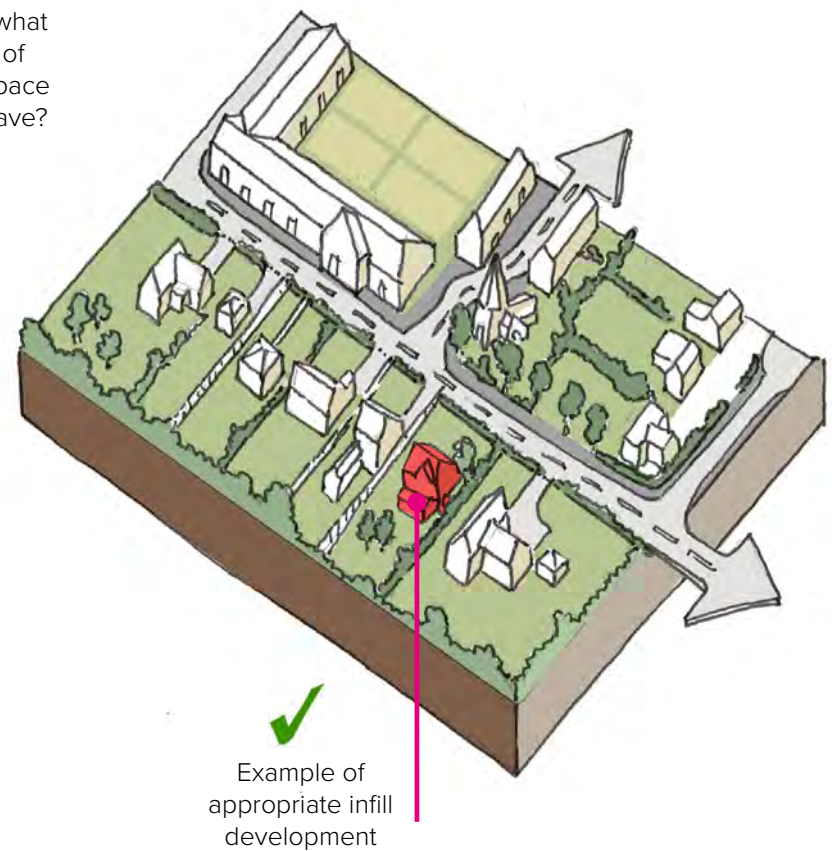
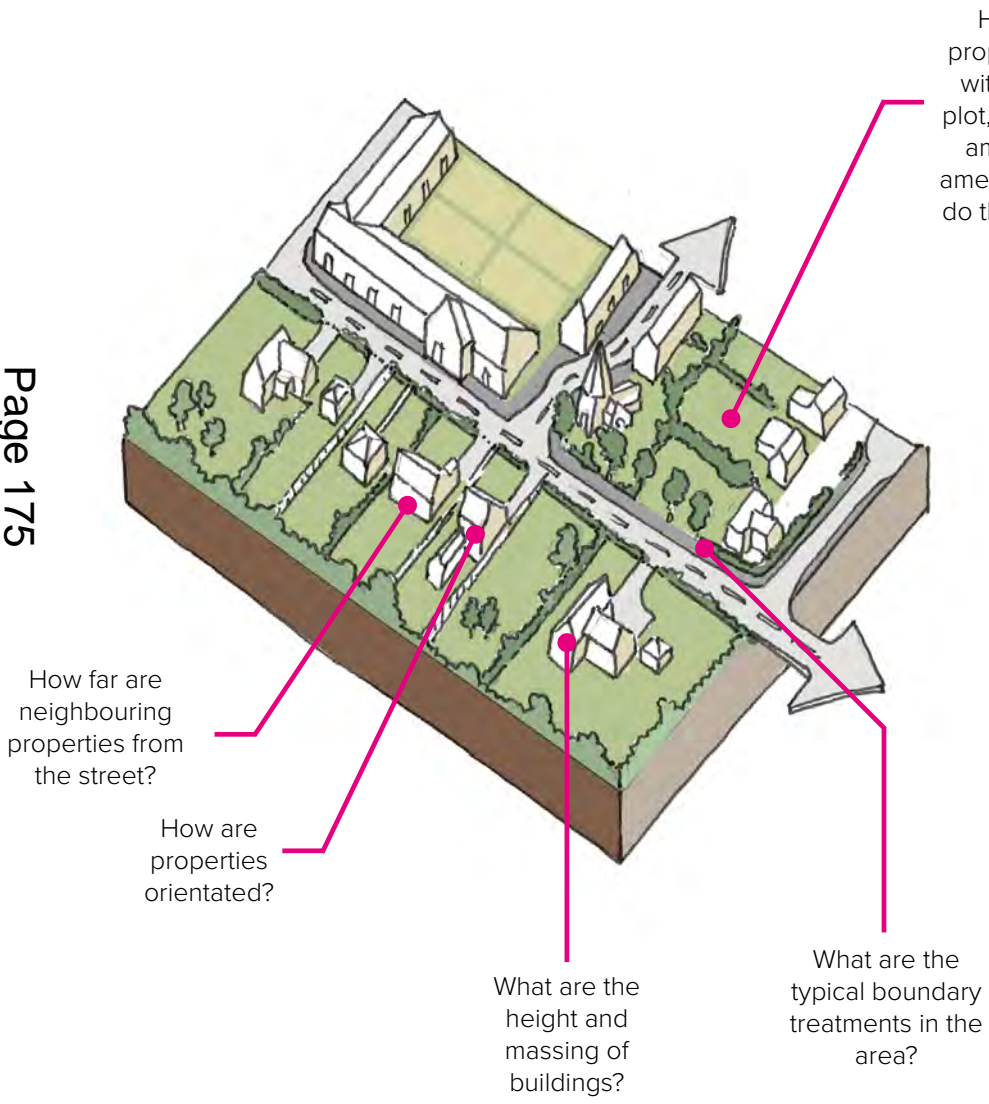


too short



Example of infill development

Page 175



*not representative of planned development

PRACTICALITIES OF THE HOME

The way homes are designed can positively or negatively shape the way in which people live their daily lives.

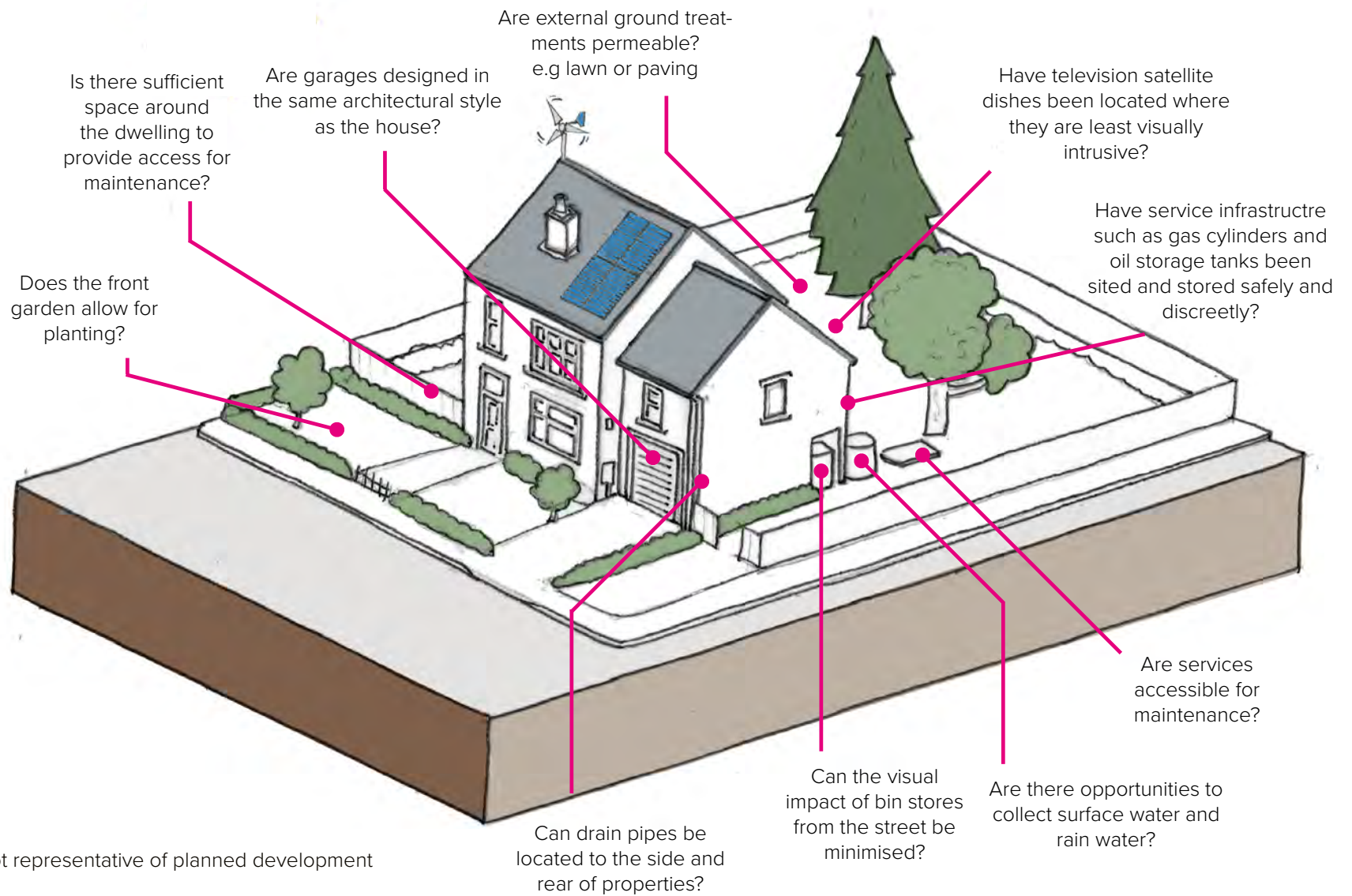
Service infrastructure and practicalities of the home should be considered as a key part of the design process to ensure homes and streets function properly and support safe and convenient living.

Parking, access, storage, renewable energy provision and property maintenance are key functions and infrastructure that, if designed poorly, can cause visual clutter, detract from the streetscene and inconvenience residents and visitors.

This section demonstrates how service infrastructure can be designed in a way that supports the needs of users whilst contributing to a high quality public realm and neighbourhood.

Practicalities of the home checklist

- Rooms should be well proportioned and should be large enough to function properly for their use
- Front gardens must not be designed for parking alone
- Residents should have secondary access to their rear garden without having to walk through the home
- Bin stores should be located where they are convenient for residents as well as for refuse collectors, but their visual impact from the street should be minimised
- Telephone, radio and television systems should be integrated, and servicing should be located to minimise visual impact from the street
- Hard landscaping for parking at the fronts of houses should be permeable
- Sufficient space around the dwelling should be provided for the long term maintenance of the property and for infrastructure provision



*not representative of planned development

DESIGN CODE P1.1

Internal space

New properties should be designed to provide sufficient internal space in line with Nationally Described Space Standards.

It is important that new homes provide adequate internal space for the following reasons:

- Suitable space for storage
- Space to study or work from home
- Ensure rooms are usable and adaptable
- To ensure that furniture fits in rooms
- Health and wellbeing of families
- Privacy within the home
- Space for cooking and food preparation
- Space for family dining
- Circulation and ventilation

The standard requires that:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 on the opposite page
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
- g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

DESIGN CODE P.1.2

Parking

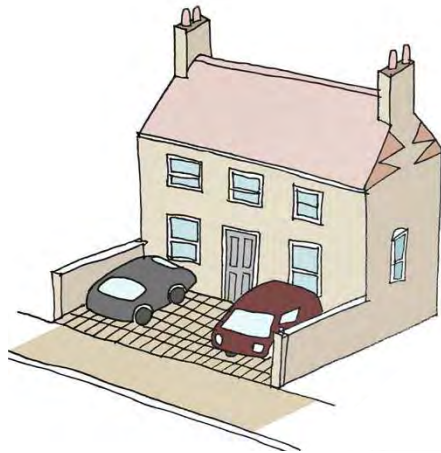
The relationship between new housing development and parking is an important contributor to the success and liveability of the scheme.

- Car parking should be designed and managed to ensure adequate provision for residents and visitors, to minimise the likelihood of conflicts and to prevent parked vehicles from blocking emergency access.
- Design should minimise the physical and visual impact of cars on people and the environment and design for equal priority amongst streets users.
- Unregulated on-street parking (such as on verges and kerbs) should be designed out by the arrangements of paving and carriageway, and by providing adequate spaces for each dwelling.
- Parking strategies should allow buildings to define streets rather than driveways. In this regard, a strong building frontage should be encouraged as part of a defined street section.
- Parking location should allow for the possibility of defined and green front gardens.
- Parking surfaces should be permeable and minimise surface run-off.

Parking in the curtilage

Parking within the curtilage of a property helps prevent cars from dominating the street scene. However, if hard landscaping is not well considered and is not balanced with areas of soft landscaping then building frontages can be overbearing and can exacerbate issues with water run-off and potential flooding.

Page 181



DESIGN CODE P1.3

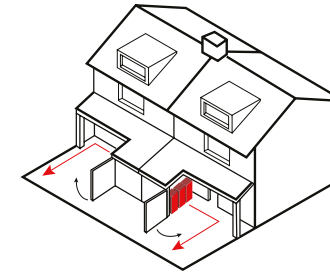
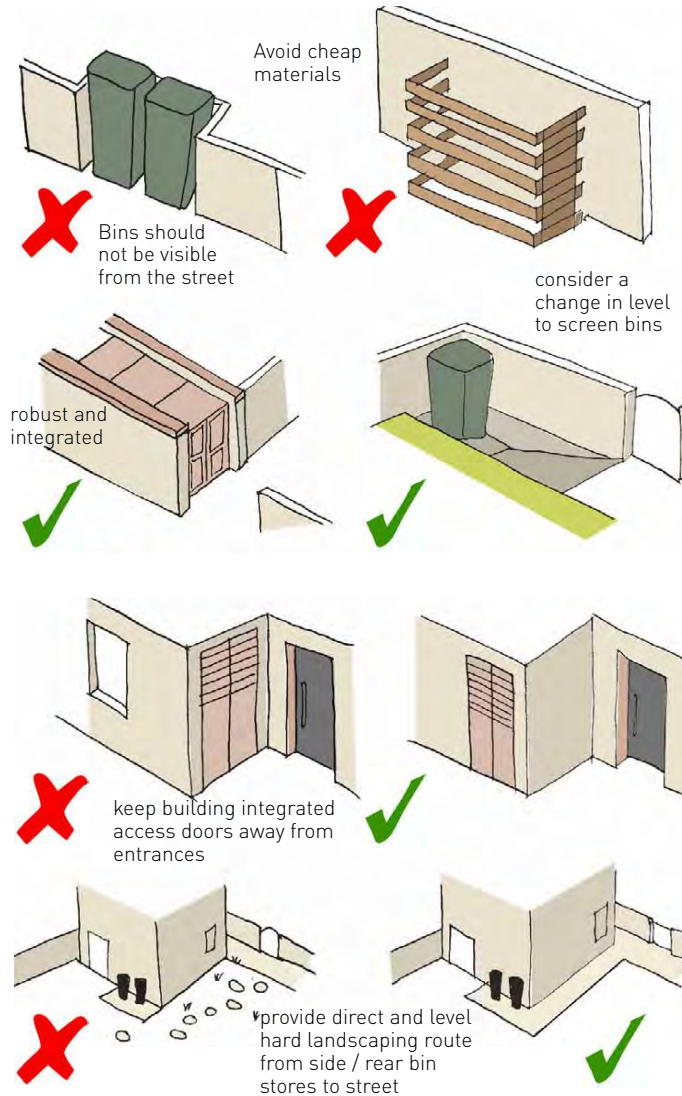
Storage

New properties should provide secure storage for cycling equipment. Cycle and bin stores should be integrated into the garden and screened from the street.

Bin storage must be adequately provided for with each dwelling having sufficient space for 4 recycling bins. Adequate space must be available for bins to be wheeled to collection points easily.

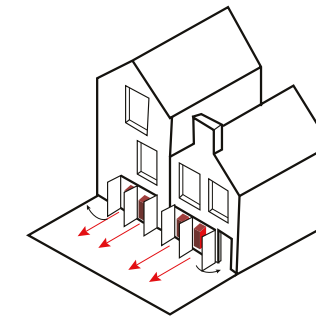
The location of individual and communal bins should be considered from the outset in all proposals, with a clear design strategy outlined.

Bins should not be visible from the streetscape and the location of and access to bin storage should encourage households to bring in their bins directly after collection. High quality and robust materials should be used for bin storage that tie into surrounding materials and detailing.



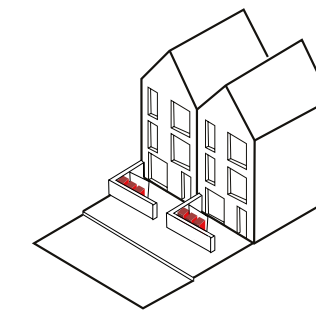
Storage integrated into porch

Bins are stored adjacent to front doors, integrated into a wide porch.



Storage behind garage-type door

Bins are concealed from the street by screens that respond to the architecture of the home.



Storage in front of homes

Bins are kept in screened purpose-built stories in front of homes along the property boundary.

Sustainability

An important factor in good design is the sustainability of the proposal. All new developments should promote high levels of sustainability which can reduce carbon emissions, increase energy efficiency, and lead to healthier and happier communities.

Renewable technologies EV charging

Technologies that help developments generate, store and distribute electricity sustainably, or reduce the amount of resources a dwelling requires are a requirement for new housing in Escrick.

While solar panels are encouraged, their appearance from the street should be considered to assess whether there is a visual impact. Ground source heat pumps should be located to the side or rear of properties to not detract from the street scene.

EV Charging for existing properties

There are two options for charging an electric car at home: using a domestic three-pin socket or a dedicated EV charge point. We would encourage dedicated home charge points as the safest method of domestic charging.

EV charging for new developments

We expect that developers will install dedicated home charge points. Any EV charge point installations must adhere to the most current IET code of practice for electric vehicle charging equipment installations.



Accessible and adaptable homes

Homes should be designed in a way that makes them accessible for occupants and with the ability to be easily adaptable to meet the changing needs of users.

Accessible and adaptable homes aim to make life as easy as possible for occupants for as long as possible because they are thoughtfully designed. They provide accessible and adaptable accommodation for everyone including people with temporary or permanent physical impairments.

Providing homes to these standards should allow older people to stay in their own homes for longer, reduce the need for home adaptations and give greater choice to disabled people who cannot achieve independent living due to lack of suitable housing.

Guidance is included here to make it easier for applicants and designers to understand both the benefits and points to consider if designing to these standards. These standards are currently optional but are encouraged.

The Government is considering forcing all new homes to be built to be fully accessible and adaptable to suit older or disabled people and may change building regulations to ensure all developments must meet the “category 2” standard for accessibility – broadly equivalent to the old “Lifetime Homes” standard. Category 2 means a home must be accessible to most people and able to suit older people, those with reduced mobility and some wheelchair users. Requirements include level access front and rear doors, an entrance level bathroom, kitchen and dining area and low height windows. The standard is already defined in Part M of the building regs. but currently it is not mandatory, although local authorities can require a certain proportion of homes in their area meet it.

The 16 areas accessible homes are concerned with are:

1. Parking (width and widening)
2. Approach to dwelling from parking (distance, gradient and widths)
3. Approach to all entrances
4. Entrances
5. Communal stairs and lifts
6. Internal doorways and hallways
7. Circulation space
8. Entrance level living space
9. Potential for entrance level bed-space
10. Entrance level WC and shower drainage
11. WC and bathroom walls
12. Stairs and potential through-floor lift in dwelling
13. Potential for fitting of hoists and bedroom / bathroom
14. Bathrooms
15. Glazing and window handle heights
16. Location of service controls

These are explained in the following illustrations.

Glazing and Window Handle Heights

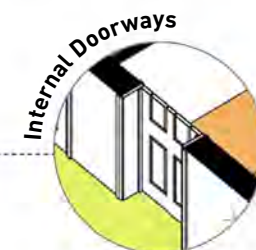
To allow a reasonable view from the living spaces, the windows glazing should start no higher than 800mm above floor level. There should also be potential for a 750mm wide approach route to the window to enable a wheelchair user access.

Circulation space

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.



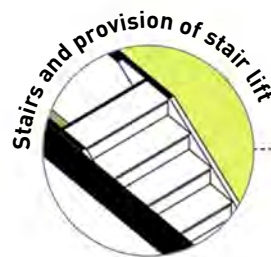
Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.



The minimum clear opening width of any doorway within a dwelling, when the approach to the door is 'head on' is 750mm.

Potential for entrance level bed-space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.



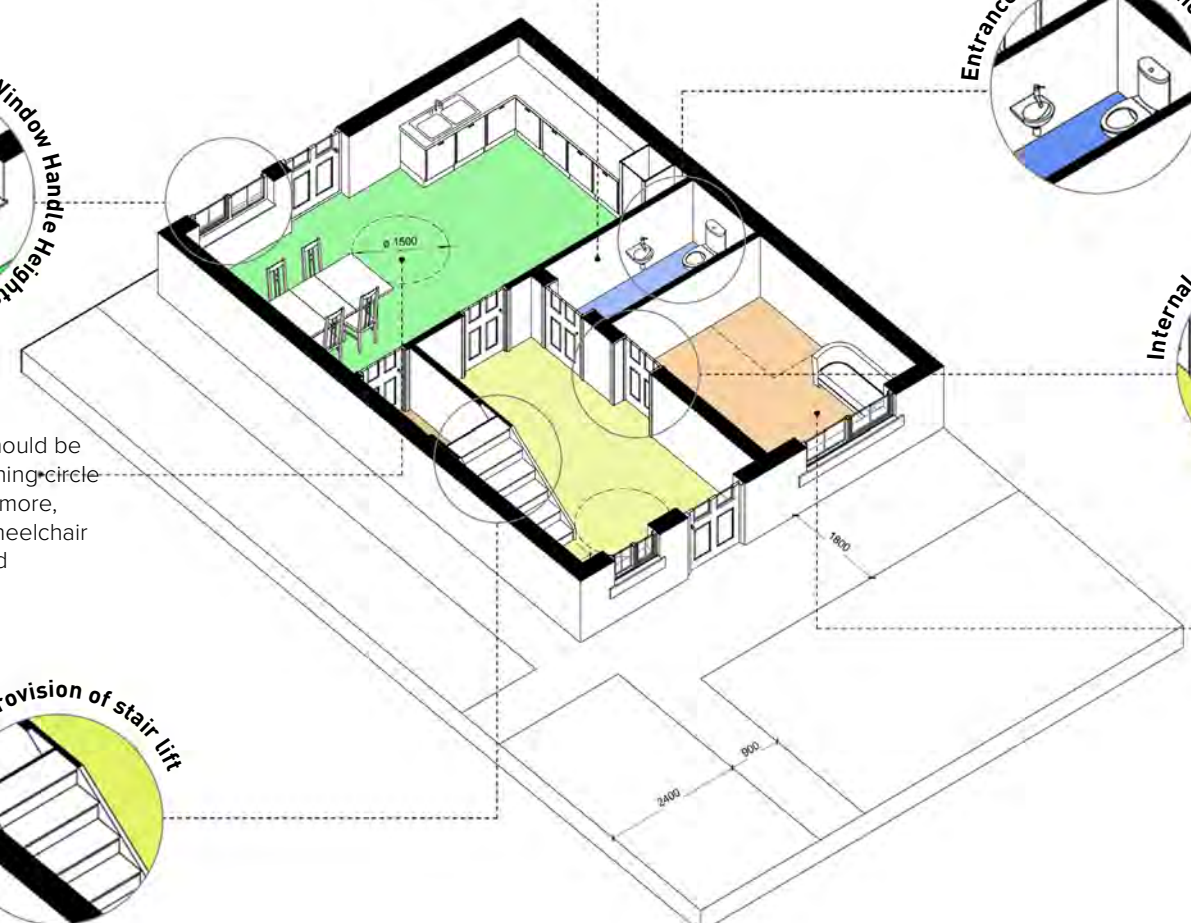
Stairs and provision of stair lift

Page 185

Circulation space

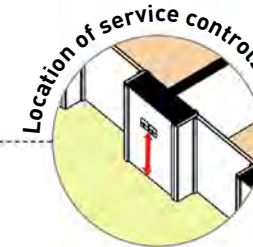
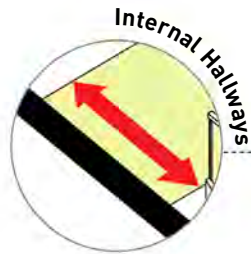
Living rooms/ dining areas should be capable of having a clear turning circle of 1500mm diameter. Furthermore, basic circulation space for wheelchair users should be implemented elsewhere.

The existing stairs should have the potential for stair-lift installation without significant alteration or reinforcement. A clear width of 900mm should be provided on the stairs.

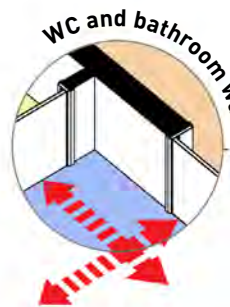
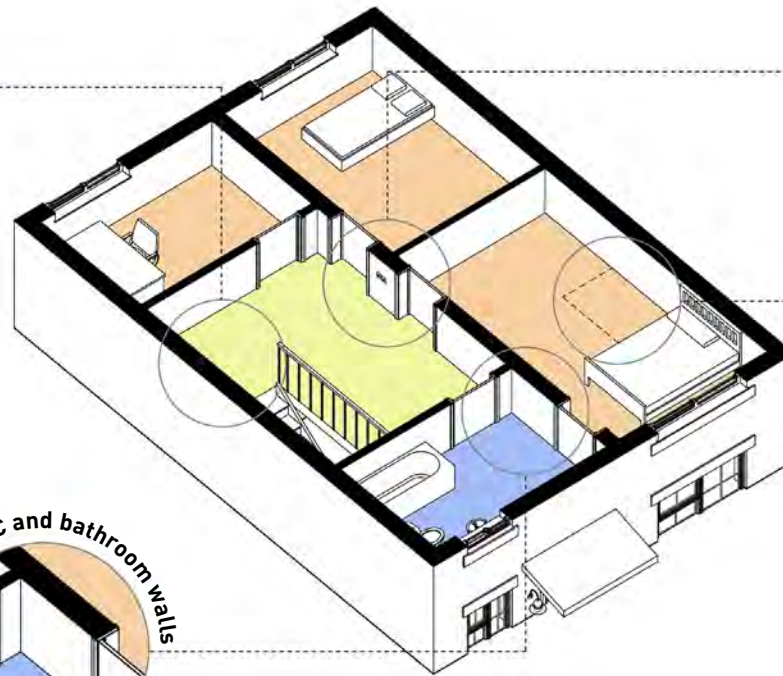


First Floor

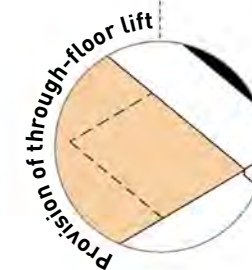
Movement in hallways and through doorways should be as convenient to the widest range of people. If the dwelling provides adequate door opening widths the minimum width of any hallway/ landing in a dwelling is 900mm.



Location of service controls should be within a height band of 450mm to 1200mm from the floor level and at least 300mm away from any internal room corner.



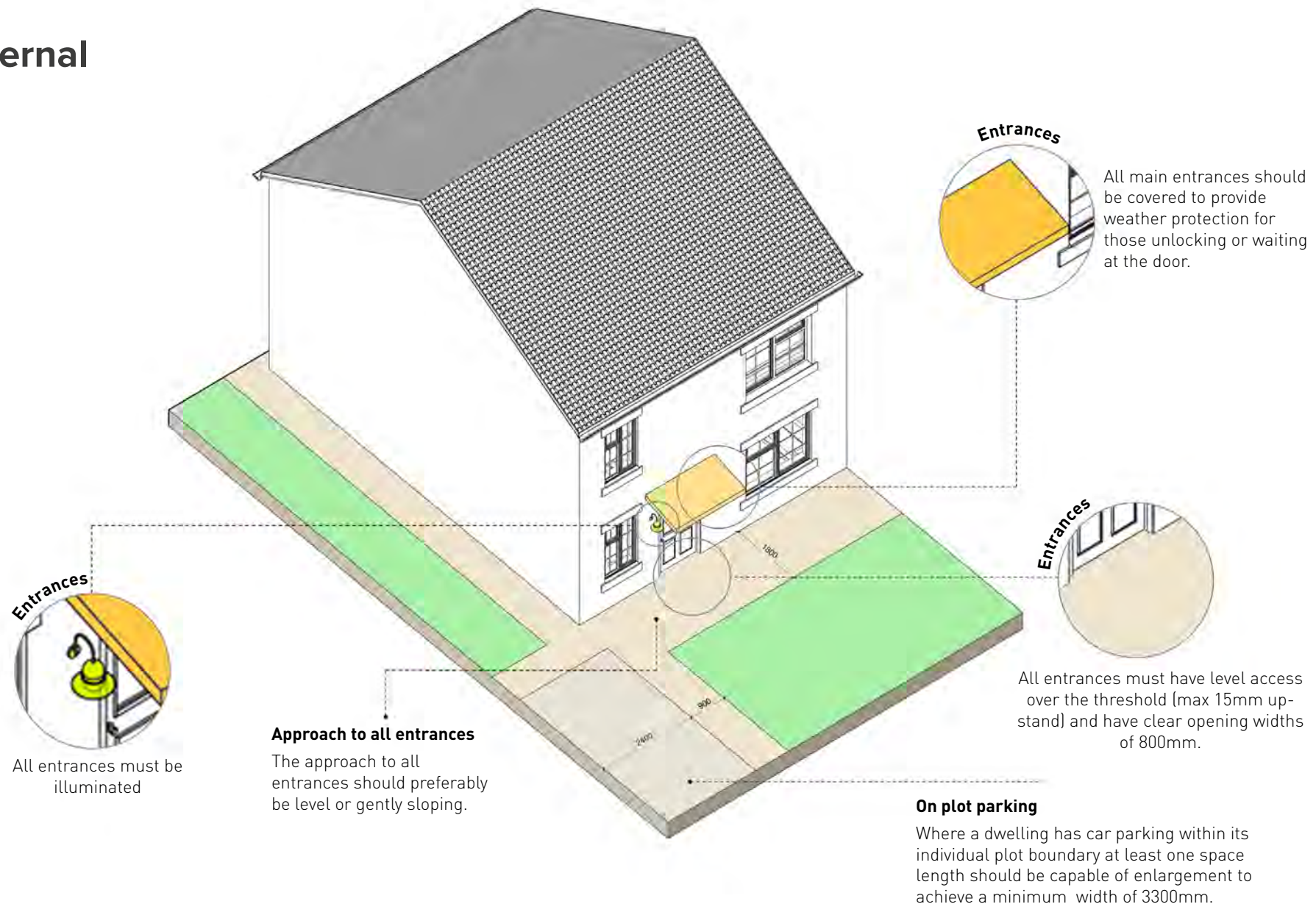
An accessible bathroom should be provided on the same storey as a main bedroom.



A suitable identified space for a through the floor lift from the entrance level to a storey containing a main bedroom and bathroom is required. The minimum space allocated should be 1000mm x 1500mm.

External

Page 187



EXTENSIONS AND ALTERATIONS

Many homeowners choose to extend or alter their properties to meet their changing needs. In the current context of the Covid-19 pandemic people are spending more time at home and many require additional space to help facilitate homeworking or other activities.

It is important that extensions and alterations are designed and undertaken sympathetically to the property and the street scene.

This means ensuring that the proposals respond to the form and proportions of the property and are of an appropriate size and scale. Materials should also complement or match existing and neighbouring materials. Architectural detailing should reference existing details found on the property such as style of windows or brick detailing.

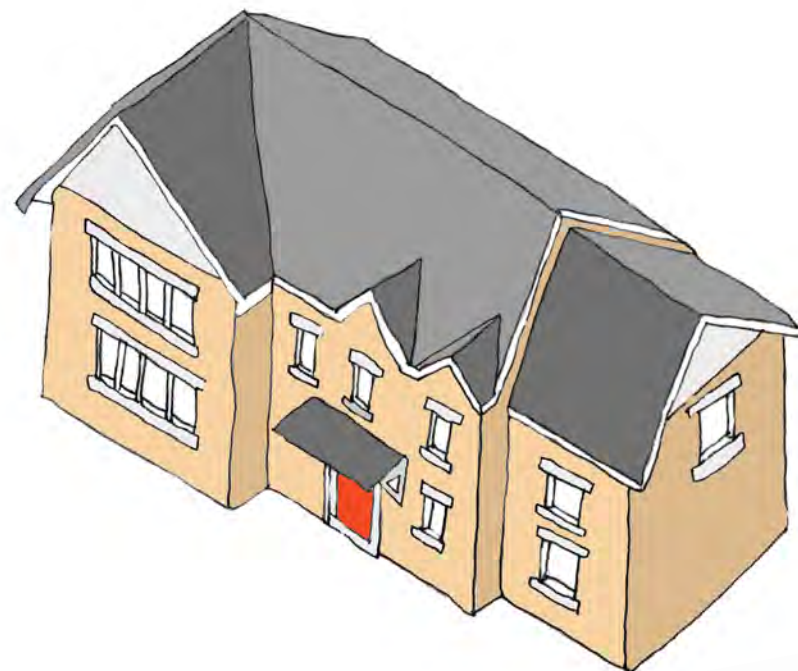
Extensions and alterations can also have a detrimental impact on neighbouring properties or their boundaries so these should be carefully considered when designing.

Extensions or alterations should seek to retain space around the dwelling for movement, maintenance and to ensure there is no negative impact on neighbouring properties.

Acceptable extension



- Extension is subservient to the existing dwelling by being set back
- Brick and roof tiles are matched
- Rhythm and style of fenestration matches existing
- Scale of extension is sympathetic
- Side elevation has fenestration that matches the existing



Unacceptable extension



- Extension is not subservient to the existing dwelling
- Brick and roof tiles are not matched
- Rhythm and style of fenestration does not match
- Scale of extension is too large
- Inappropriate dormer window



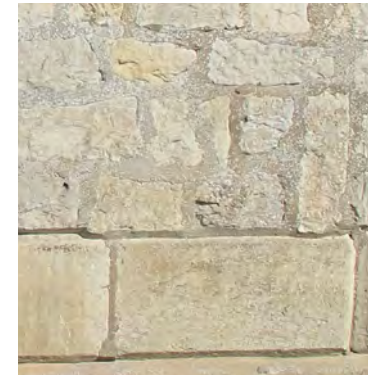
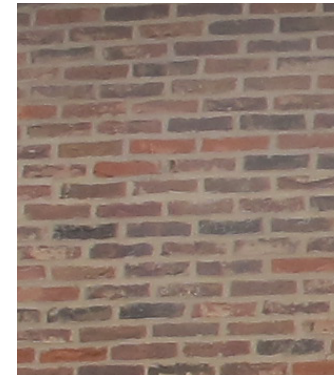
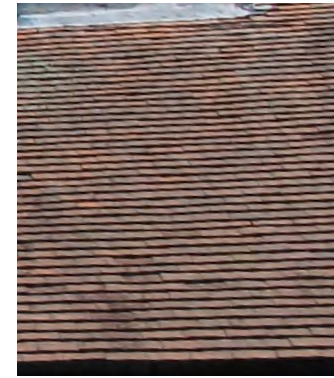
DESIGN CODE E1.1

Materials

Materials used for the repair or alteration of buildings, for new buildings, and for surfacing and boundaries should complement the existing high quality palette of materials that typifies the character of the area. Materials proposed for the use in building extensions shall complement those used in the existing building.

Use locally appropriate materials. Materials proposed for the use in building extensions shall complement those used in the existing building.

Differing materials on an extension or a different design approach may result in a development appearing incongruous. Whilst, exceptionally, an extension may intentionally be designed to be contrasting, such an approach will need to be carefully justified and its success will rely on a high quality design. Cladding is not considered appropriate in Escrick.



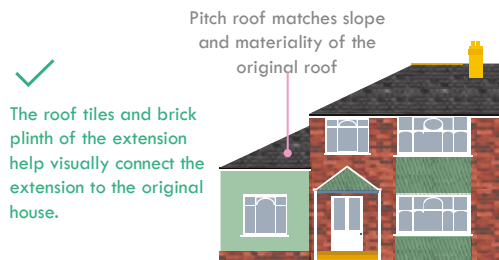
DESIGN CODE E1.2

Side Extensions

Detached, Semi-detached or End-terraced Properties

Side extensions should generally be designed to:

- generally be set back 450mm from the front elevation*
- have the ridge level lower than the main ridge
- have a hipped or pitched roof match with the original in terms of pitch and shape
- leave at least a 2m distance between the extension and the side boundary for maintenance and access.
- have materials that match the original house in type, colour and detail
- maintain space for parking within the plot



The form and scale of this extension are not well considered in relation to the original house. It is not set back or down from the existing house.



This extension is set back from the building frontage, and set down from the roof line.

Space around dwellings

- Extensions, installation of air source heat pumps or side stores must not restrict or impede safe access to the property at the side.
- In the case of small detached, semi-detached and end-of-terrace dwellings a minimum gap of *1m must be maintained between any wall of the dwelling and the side boundary.
- However on a corner plot and in the case of a large detached or semi-detached house (ie over 10m wide) a gap of at least *2m will be required. An exception may be made in the case of a link semi-detached dwellings where pairs of houses are linked by pairs of garages.
- Detached garages to the side of a dwelling may also be acceptable abutting the boundary, but should maintain a gap of 1m between the dwelling and the garage to provide access to the rear garden.



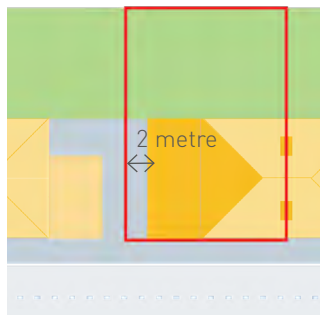
Brick detailing and window surrounds, and windows of a similar style and proportion, help create an extension that sits well with the original house.



Window proportions do not match the original windows and there is no effort to reference original brick details. Two storey flat roof extensions are generally discouraged.



This proposed extension retains a 2 metre gap between the edge of the extension and the shared boundary, therefore allowing sufficient space for the maintenance of both properties.

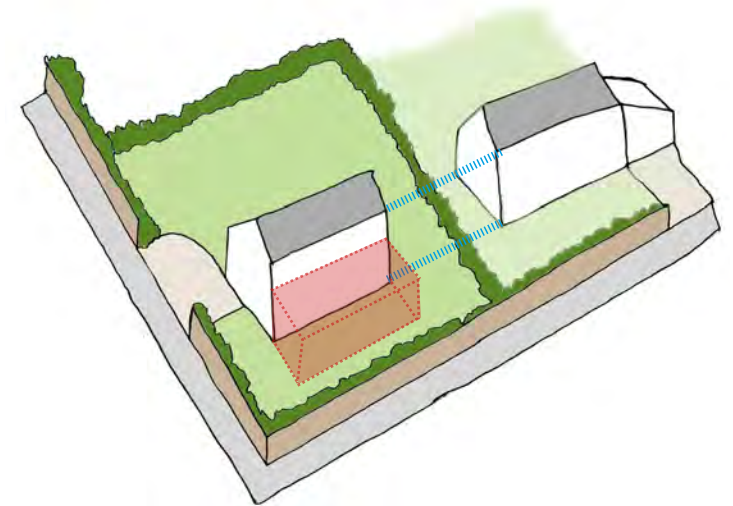


Corner Plots

Corner plots or properties which face two public streets can be particularly prominent. Many corner plots are characterised by having side gardens that have an open character which provides good visibility for pedestrians and motorists. It is advisable for corner plots to not project beyond the building lines of neighbouring properties. This applies to single and double storey properties.

The following criteria for corner plots should be met in addition to the above requirements:

- The width of the extension should not be more than half the width of the original frontage of the property
- The depth of the extension should not be more than half the depth of the garden. Where properties have large rear gardens this figure should be reduced proportionately.



DESIGN CODE E1.3

Rear Extensions:

Single Storey

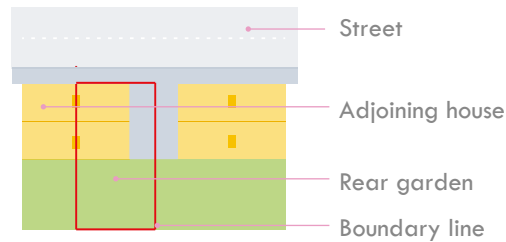
Rear extensions, including conservatories, should not dominate, nor significantly alter, the existing levels of sunlight, privacy and daylight to adjoining and adjacent properties.

The following aspects should be considered when designing a single-storey rear extension:

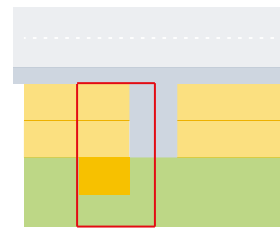
- size, height, orientation and materials
- proximity to the boundary and windows of adjacent properties
- the size of the remaining garden
- the extent to which any adjacent properties have already been extended.
- minimum back to back (21m) and side to side (2m) distances should be maintained

Consideration will be given to the use of mono-pitched roofs for single-storey extensions thus overcoming the problems of building up to the boundary and overhanging gutters.

Existing Plan:



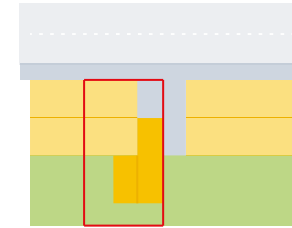
Proposed Plan:



This proposal would be accepted as:

- movement along the side of the house is not interrupted;
- the majority of the garden is kept.

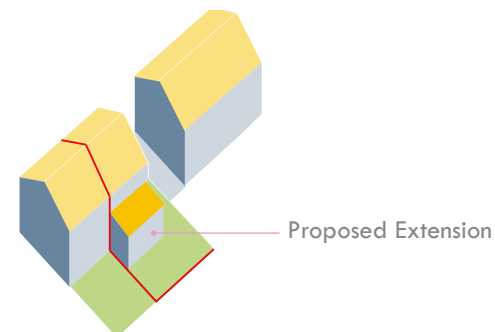
Proposed Plan:



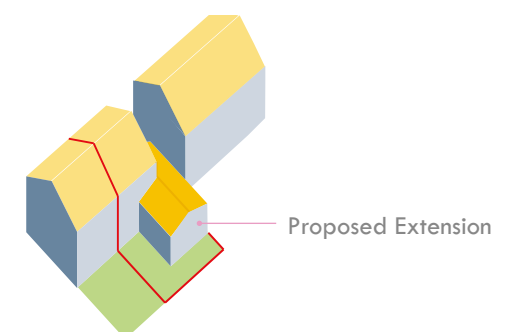
This proposal would not be accepted as:

- the new extension blocks the side access to the house and the garden;
- more than half the garden is being developed.

Proposed Perspective:



Proposed Perspective:



Semi-detached or End-terraced properties

For semi-detached or end-terraced properties, a single-storey extension is generally acceptable if:

- It does not cause any significant loss of daylight to the principal habitable rooms in neighbouring properties.
- Its length does not exceed 3m measured externally

Detached properties

For detached properties, a single-storey extension is generally acceptable if:

- It does not cause any significant loss of daylight to the principal habitable rooms in neighbouring properties.
- Its length does not exceed 4m measured externally

DESIGN CODE E1.4

Rear Extensions:

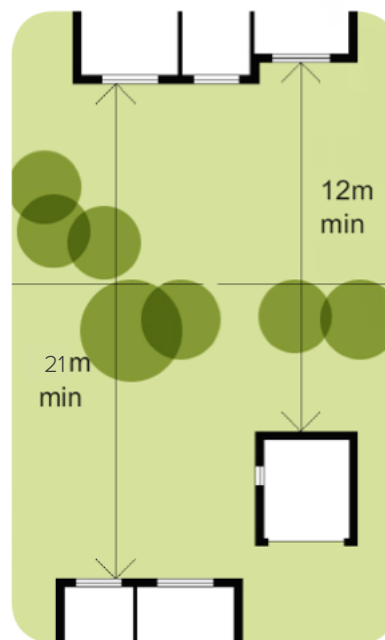
Two-storey

Careful consideration should be given to the design of two-storey rear extensions as they can have a serious impact on neighbouring properties, such as poor outlook, overshadowing and overlooking into adjacent windows and private gardens.

The impact of overshadowing will increase if the neighbouring property is located to the north of the proposed extension.

The following aspects should be considered when designing a two-storey rear extension:

- size, height, orientation and materials
- proximity to the boundary and windows of adjacent properties
- the size of the remaining garden
- the extent to which any adjacent properties have already been extended



While this design code is relevant for extensions requiring planning permission, it is worth noting that two storey rear extensions can be built on the rear under 'Permitted Development' rights, subject to meeting the specified criteria.

Detached, Semi-detached or End-terraced properties

A two-storey extension is generally acceptable if:

- It does not cause any significant loss of daylight to the principal habitable rooms.
- Its length does not exceed 3m (semi-detached and end-terraced properties) or 4m (detached properties) measured externally
- It maintains a minimum distance of 21m between the first floor main window of the extension and your neighbour's facing windows
- It has blank walls, it should still maintain a minimum distance of 12m from the main windows of neighbouring buildings
- It has a pitched roof to match the existing roof where it is visible from the public highway* or other public areas

DESIGN CODE E1.5

Dormer Windows

The design of dormer windows should avoid:

- creating a dominant 'top heavy' appearance out of proportion with the rest of the building
- exceeding the height of the main ridge
- wrapping round the side ridges of a hipped roof

Page. 195

causing overlooking or loss of privacy to neighbours

exceeding more than 1/3 of the face area of the roof (a number of smaller individual dormer windows is preferred to a large continuous one)

A dormer extension is generally acceptable if:

- its design is subordinate to the roof
- its height and length are kept to a minimum
- the materials harmonise with those of the existing roof
- preference is that dormers are located to the rear of properties where possible



These rooflights are small, well proportioned, and well aligned with the elevation below and would therefore be acceptable.



These rooflights would be unacceptable due to being too close to the eaves and verge; being of varying proportions and sizes, and not aligning with the elevation below.

DESIGN CODE E1.6

Skylights

Rooflights can be a good way to obtain natural light into a loft conversion or roof space and do not always require planning permission.

Where planning permission is required the following criteria should be followed:

- the location and number of rooflights introduced is not detrimental to the character of the property;
- they are located to the least visible aspect of a roof where possible.



These rooflights would be unacceptable due to being too close to the eaves and verge; being of varying proportions and sizes, and not aligning with the elevation below.



These rooflights are small, well proportioned, and well aligned with the elevation below and would therefore be acceptable.



DESIGN CODE E1.7

Garages and Carports

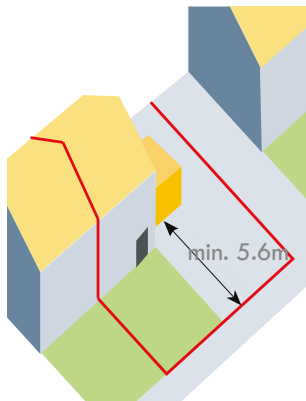
Garages and carports as side extensions

- garages and carports should be set back at least 450mm from the front elevation
- they should have a driveway at least 5.5m clear of the highway*
- if the garden is not deep enough to provide a 5.5m deep driveway, the garage must be set back from the front elevation to provide this minimum driveway length
- where existing parking spaces are lost as a result of an extension, and this would cause road safety or congestion problems, replacement spaces must be provided on plot, not blocking windows and should maintain some green frontage

Page 197



This garage is acceptable as it is proportionate to the size of the house, it does not disturb its neighbours, and it leaves sufficient space from the road for a car to park in front of it.

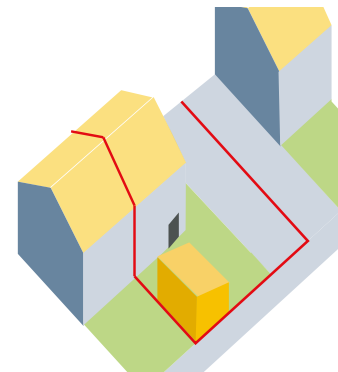


Detached garages

- the location of the detached garage should respect the appearance of the area
- the detached garage should not appear excessively bulky in relation to the existing property
- materials of the detached garage should match the original house in type, colour and detail
- garages should be large enough to store a vehicle, and to ensure occupants can safely enter/exit the vehicle and garage.
- space for storage. Internal dimensions of garage should be a minimum of 3.6m wide by 6m length.



This garage would not be granted permission as it is located in too prominent a position at the front of the house.



The 45° Rule

The 45-degree rule can be used to establish the maximum permissible height, depth and width of an extension. It provides a general guide to what is normally considered acceptable.

However, it is only a general rule of thumb and we may, on occasion, consider an extension to be unacceptable even if it appears acceptable on paper.

The 45-degree rule can be used to check if your extension may result in a loss of light to adjoining windows. This is generally less applicable to large detached dwellings with large distances between neighbours.

When assessing a planning application for both single and two-storey extensions, two methods for applying the 45-degree rule will be used:

Method 1: Considers the depth and width of the extension

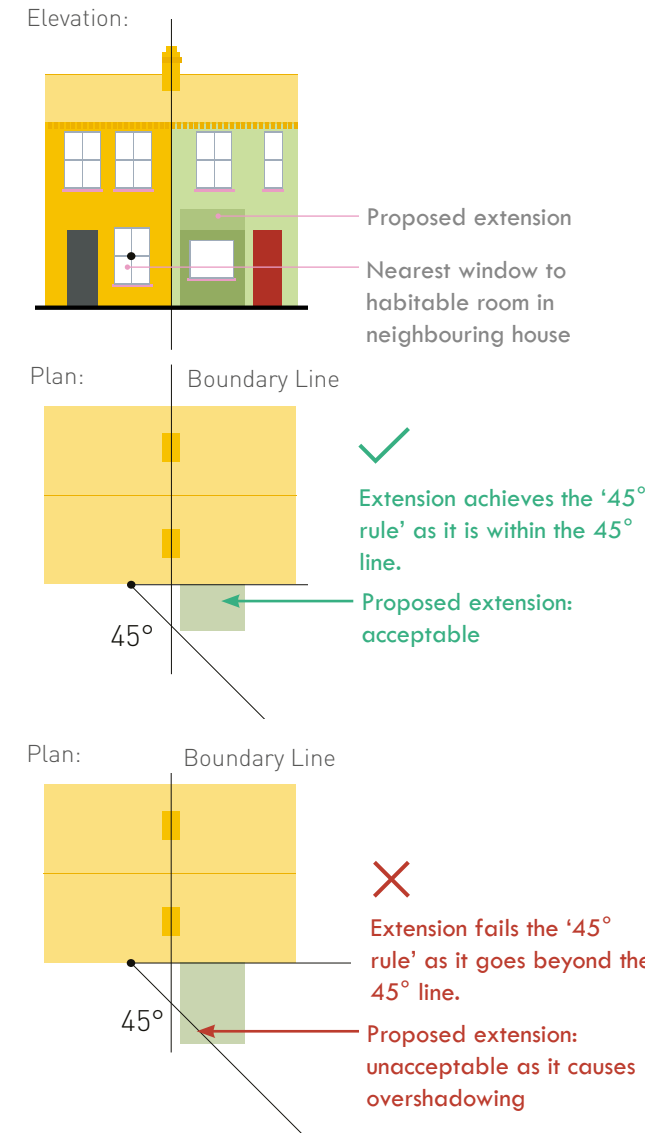
Method 2: Considers the height of the extension

If the proposed extension breaks one of the 45-degree lines it may be unacceptable. If it breaks both 45-degree lines it would be found unacceptable. You are advised to locate any extension as far from the 45-degree splay as practically possible to reduce the impacts to your neighbours, and thereby increasing your chances of creating an acceptable extension.

Method 1: Considers the depth and width of the extension

Steps

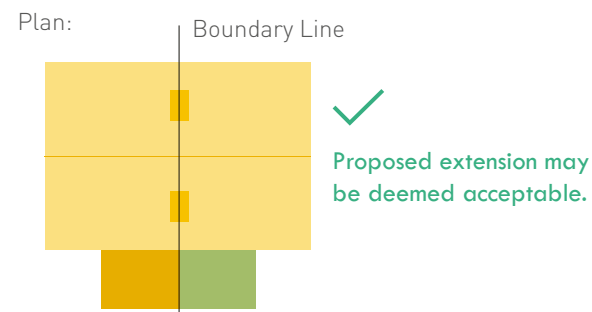
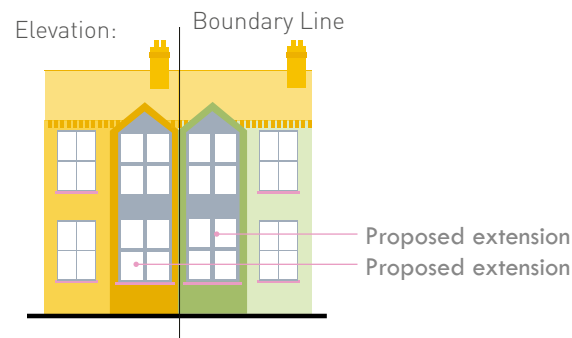
1. Work out the depth and width of the proposed extension
 2. Draw the proposed extension in PLAN* form
 3. Plot your neighbour's property on the drawing
 4. Mark the position of the nearest window serving a habitable room* onto the drawing
 5. Mark the CENTRE POINT of your neighbour's window, and from this point draw a 45-degree splay line out towards your proposed extension
- If your property is between two properties, make sure that you include them both.



Method 2: Considers the height of the extension
Steps

1. Work out the height and width of the proposed extension
2. Draw the proposed rear extension in ELEVATION* form (make sure your elevation reflects any changes in levels between your property and any neighbouring properties)
3. Plot your neighbour's property on the drawing
4. Mark the CENTRE POINT of the top of the window of the nearest habitable ground floor window of your neighbour's property
5. From the CENTRE POINT draw a 45-degree splay line out towards your proposed extension.

If your property is between two properties, make sure that you include them both



GLOSSARY

Accessibility: The ability of people to move around an area and reach places and facilities, including older and disabled people, those with young children and those carrying luggage or shopping.

Active frontage: The front of a buildings with openings onto the space that generate activity and engagement between the building interior and the space outside, particularly entrances.

Backland Development: New buildings within the curtilage of existing buildings e.g a new house in the rear garden of an existing house.

Blue/Green infrastructure: A network of multifunctional green space or water, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Context : The location of the development and the attributes of its immediate, local and regional surroundings.

Curtilage: An area of land attached to a house and forming one enclosure with it.

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice.

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Form: Form is the three-dimensional shape and modelling of buildings and the spaces they define. Buildings and spaces can take many forms, depending upon their: size and shape in plan; height; bulk - their volume; massing - how bulk is shaped into a form; building lines - the alignment of building frontages along a street; and relationship to the plot boundary - and whether they share party walls or not.

Infill Development: New buildings sited on plots with existing development surrounding the proposal e.g either side.

Local vernacular: An indigenous building style using local materials and traditional methods of construction and ornament, especially as distinguished from academic or historical architectural styles.

Natural surveillance: When buildings around a space are designed with features that are likely to lead to people overlooking the space. These may be windows, balconies, front gardens or entrances.

Scale: Scale is the height, width and length of each building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced. The relationships between the different dimensions of a building or component are known as its proportions.

Street Scene: The appearance of all of the elements of a street, including the carriageway, pavement, street furniture, planting, and the buildings or structures along its edges, particularly the composition of buildings on each side of the street.

Sustainable drainage systems (SuDS): Features designed to reduce flood risk, which are built to receive surface water run-off, such as constructed wetlands, permeable surfaces, retention ponds, green roofs and swales.

APPENDICES

Useful resources (hyperlinks)

Escrick Parish Council Website

- Maps of Escrick
- Photos of Escrick

Escrick heritage

Escrick Neighbourhood Plan

National Design Guide

Selby Landscape Character Assessment

