

Our Ref: 17NP208
Your Ref: 2017/0504/FUL

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31/07/2017

Fiona Ellwood
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Dear Madam,

Proposed Erection of Residential Development of 7 dwellings on Land Off Oxton Lane, Bolton Percy, North Yorkshire (Planning Application Reference: 2017/0504/FUL)

We act on behalf of Bolton Percy, Colton and Steeton Parish Council and understand that you have granted them until 4th August to make a representation on the above Application.

The Parish Council have instructed us to object to the proposal on the following grounds:

'The proposed development would have a harmful effect on the character and appearance of the village, including its landscape setting by virtue of the proposed location, layout, form and scale. It would also be hazardous to local highway safety. In addition, there is an unacceptable risk to the local environment from surface water flooding. These effects would be detrimental to interests of acknowledged planning importance protected by the National Planning Policy Framework and the Development Plan and would not be outweighed by the proposal's apparent benefits, even if it can be shown that there is not a 5 year supply of housing land presently.'

We explain the basis for this objection more fully below.

The Proposal

The Applicant's agents have applied for full planning permission for the development of 5 detached houses and 2 semi-detached houses on open agricultural land¹, on the northern side of Oxton Lane on the fringe of Bolton Percy Village. Bolton Percy is an ancient, historic settlement, which is recognised by the designation of much of its extent as a Conservation Area and reflected in the presence of archaeological remains within the local landscape, including part of a Medieval Ridge and Furrow system (a non-designated heritage asset)² on the proposed site itself. To the west of the site lies North House, a Grade II Listed Building³.

Oxton Lane is a public, made highway classified as a C-Class Road by the local Highways Authority, North Yorkshire County Council (see Appendix 1).

Each dwelling in the new development is proposed to have an individual access to Oxton Lane. Plot No.7 would be situated on the north-eastern corner of the junction between Oxton Lane and Old Road.

The kindest way to describe the layout is linear, although a more pejorative term might be ribbon-like i.e. as in 'ribbon development', an established *bête noire* of the British planning system.

All the proposed dwellings would be two-storey in height. Two would have integral garages, three would have detached garages. The detached garage associated with Plot 7, on the north-eastern corner of the junction between Oxton Lane and Old Road would be situated forward of both the principal and eastern side elevations of the dwelling. No details of its elevational design or scale/massing/materials have been provided in the Application. The same applies to the detached garages for Plots 1 and 2.

The Application is accompanied by a number of supporting documents⁴.

As the Application is for less than 10 dwellings, no Design and Access Statement (DAS) has been provided. This is regrettable because the preparation of a DAS would have required the

¹ Online sources of data at www.magic.gov.uk are not sufficient to conclude whether any of the soils affected comprise the best and most versatile grades of agricultural land. The Applicant has supplied no information in this regard.

² See the Consultation Response from North Yorkshire County Council's Heritage Officer Melanie Dalton of the 11th July 2017 Ref: 8078MDCNY15479.

³ Listed on 9th April 1987 (ID 1316328) House. 1832 with later additions and alterations and including re-used material probably from All Saints' Church (qv). Tadcaster limestone with pantile roof and brick stacks. L-shaped on plan. Single storey with attics, 2 bays. Off-centre entrance a 3-panel, traceried door with elliptical-arched head in chamfered architrave with decoration to spandrels. To left a 3-rounded-light window with chamfered mullions in straight-headed surround with decoration in spandrels. Overhanging eaves. Ridge and rear stacks some with coggled bands. Similar 2 and 3-light windows to returns. Canted bay to first floor of right facing gable. Decorative bargeboards to gables.

⁴ A Planning Case Report, a Coal Mining Report, an Extended Phase 1 Habitat Survey, a Written Scheme of Investigation for Archaeology and an Arboricultural Impact Assessment. The latter document largely concerns itself with the effects of the proposed development on the Hawthorne hedges around the site.

Applicant's designer to explain how the local context had been considered in formulating this proposal. The Council's own guidance⁵ observes that any DAS should begin with an assessment of the site's immediate and wider context, including the physical context (the character of existing buildings and spaces, landscaping and movement routes) because any successful design needs to respond appropriately to its context.

We would contend that the proposal contained within the Application fails to do this and we explain why below.

The Site and its Surroundings

The site forms part of a large, open field on the northern side of Oxton Lane. The Applicant's own Arboricultural Impact Assessment (AIA) acknowledges this:

'The site is a section of an agricultural field that at the time of the survey appeared to be used for grazing livestock.'

(Paragraph 2.2)

Appendix 2 of the AIA contains photographs showing the open nature of the landscape looking north/north-west, beyond the site's well maintained and attractive⁶ frontage hedgerow viewed from the junction of Oxton Lane/Old Road. In views looking south/south-west from further up Old Road, the field forms an uninterrupted foreground to the Village edge as defined by existing built development on the southern side of Oxton Lane.

The landscape character of this area is described/documentated in several studies. In Natural England's National Character Area Assessment, the site lies in the Vale of York Character Area (Area 28)⁷, and is described as *'a largely open, flat and low-lying landscape'* with *'predominantly agricultural land use, with medium- to large-scale arable fields defined by hedgerows (which are often low and intermittent with sparse hedgerow trees) and fences'*. It also notes that, in terms of settlement there are *'large dispersed farmsteads and small villages on higher land are set within a quiet rural landscape'*.

In the North Yorkshire and York Landscape Character Assessment⁸, the site is identified as lying within a Farmed Lowland landscape, categorised as 'Vale Farmland with Plantation Woodland and Heathland'. The Assessment notes that this landscape *'encompasses a patchwork of arable fields which are generally delineated by hedgerows'* with a *'scattered*

⁵ Planning Guidance Note 'Design and Access Statements', Selby District Council (undated).

⁶ The AIA describes it as a Category B hedgerow – 'a feature with decent form and visual quality'.

⁷ 'National Character Area Profile 28 Vale of York', Natural England, 2014.

⁸ 'North Yorkshire and York Landscape Character Assessment', North Yorkshire County Council, Final Report May 2011.

settlement pattern of towns, villages and farmsteads within the landscape around the main historic City of York. It also notes that there is a *'strong sense of openness throughout much of this Landscape Character Type'*⁹. Importantly, the Assessment identifies that, in terms of adverse forces for change:

'New development within historic villages may not be consistent with the historic form of the village and the vernacular materials and design of buildings.'

(Page 173)

The District Council's own Landscape Character Assessment¹⁰ identifies the site as lying within the broad 'York Fringe' Landscape Character Area which has *'a strong rural character, relatively isolated, quiet and tranquil'* with *'small nucleated villages and farmsteads and no large settlements'*. It also notes that the countryside is either *'gently rolling'* or *'flat arable farmland'*¹¹. The extract at Appendix 2 shows that in the vicinity of Bolton Percy, the Assessment subdivides/refines the York Fringe Character Area further. To the north of Oxton Lane, including the site, the Assessment identifies the landscape as *'Rolling Open Farmland'*.

The value of the site as a non-designated heritage asset has already been mentioned above.

What is clear from the above studies/evidence as well as the photographs in the AIA, is that the field that comprises the proposed site is prominent, open farmland, outside the built-up limits of Bolton Percy, that forms part of the setting of the Village. It is unscreened by trees/major mature landscaping and lies on the northern side of the strong physical boundary presented by Oxton Lane. Visually, it reads as part of a larger agricultural field. Its prominence is exacerbated by its location on the north-eastern corner of the junction between Oxton Lane and Old Road. It is highly noticeable when viewed from the north, along Old Lane and comprises a key element of the approach to the Village from this direction.

It is unsurprising therefore, that the land was not been included in the adopted, 2005 Selby District Local Plan Development Limit for Bolton Percy, a Secondary Village. Work by ARUP¹² explains how the District Council has previously defined such Limits. It notes¹³, inter alia that:

⁹ See page 171.

¹⁰ 'Landscape Assessment of Selby District', Wollerton Dodwell Associates for Selby District Council, January 1999.

¹¹ See page 15.

¹² 'Method Statement for Definition of Development Limits' (Part of A Study of the Green Belt, Strategic Countryside Gaps, Safeguarded Land and Development Limits for Plan Selby), Draft 2, June 2015 by ARUP for Selby District Council.

¹³ See pages 4/5.

'Wherever practicable and appropriate, boundaries followed well-defined physical features such as walls, fences, hedgerows, roads and streams. Apart from being readily discernible and less open to dispute these boundaries usually represented the transition between village or town and the neighbouring countryside.'

'Similarly, where houses stood on the outer roadside edge of a settlement, the Development Limit was frequently drawn tighter than the curtilage boundary. This indicated that housing which would effectively result in ribbon development by extending the built-up area fronting the roadside would not be considered acceptable.'

'Regard was given to the extent of existing development as seen from both outside a settlement, particularly from approach roads, and from within the settlement.'

In terms of the new Local Plan, the District Council is contemplating similar criteria. In Secondary Villages like Bolton Percy, where there is no requirement for the District Council to allocate development sites, it is proposed that a review/check will be made of the existing development limits against a set of criteria and then these will be confirmed to present a permanent, defensible boundary. The proposed criteria include:

'Criterion 2b: The functional relationship to physical form of built-up area

Assessment of sites against this criterion will identify any discrepancies in the settlement boundary in relation to existing built development which forms part of the built-up area of the settlement. Regard should be given to the extent of existing development as seen from both outside a settlement, particularly from approach roads, and from within the settlement. Similarly, the form and character of a settlement as defined by dwellings, other buildings and their curtilages, the road network, and open spaces will determine whether a tight boundary designed to safeguard the existing pattern of development is appropriate or not.

Assessment Tests

(If) Site currently outside but adjoining Development Limit boundary displays high level of containment, high level of previously developed land and topography which increases a sense of confinement and is therefore considered to have a strong functional relationship with the existing built form. (Outcome =) Site to be considered for inclusion within the Development Limit, subject to assessment against criteria 2(c) and (d)

(If) Site currently outside but adjoining Development Limit boundary displays low level of containment, little or no previously developed land and a very open topography, and is therefore considered to have a relatively weak functional relationship with the existing built form. (Outcome =) Site is not included within the Development Limit.

(If) Site does not adjoin existing Development Limit boundary and is considered to be physically and/or visually detached from the built form of the settlement. (Outcome =) Site is not included within the Development Limit

Criterion 2c) Functional relationship to use of builtup area

The Development Limit should reflect uses and development that has a clear social and/or economic relationship with the settlement. Development Limits will therefore normally include existing uses and buildings that have a clear social or economic function and better relate to the built form of the settlement than the countryside e.g. residential properties, services, community facilities and employment development.

Assessment Tests

(If) Site currently outside but adjoining Development Limit boundary and has an existing use which has a clear functional relationship with the existing settlement. (Outcome =) Site to be considered for inclusion within the Development Limit, subject to assessment against criteria 2(b) and (d).

(If) Site currently outside but adjoining Development Limit boundary and has an existing use which has no clear functional relationship with the existing settlement. (Outcome =) Site is not included within the Development Limit.

Criterion 2d) Relationship to permanent physical boundaries

Wherever practicable and appropriate, Development Limit boundaries will follow well-defined physical features which are durable and likely to be permanent. Apart from being readily discernible and less open to dispute, these boundaries usually represent the transition between village or town and the neighbouring countryside. As defined in the 'purposes' of the Green Belt outlined in the Green Belt Study, those features which are readily recognisable and likely to be permanent include:

- Infrastructure: Motorway; public and made roads or strongly defined footpath/track; a railway line; river;*
- Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland /hedge; existing development with strongly established, regular or consistent boundaries.*

Assessment Tests

(If) Existing Development Limit boundary relates to durable / permanent features. (Outcome =) Retain Development Limit boundary, subject to assessment against other criteria.

(If) Existing Development Limit boundary does not relate to durable / permanent features. (Outcome =) Amend Development Limit boundary to relate to these features where practicable as appropriate, subject to Assessment against criteria 2(b) and (c).'

It is clear that the proposed development site is rural farmland which economically/functionally is a countryside use (Criterion 2c). It is separated from the existing built-up area by a permanent public, made road (Oxton Lane) (Criterion 2d). It is prominent, open land visible on the approach to the Village and from the existing edge of the Village (Criterion 2b).

When the proposed new criteria for defining Development Limits are applied in this case, it can be seen that there is no need to alter the existing Development Limit. It is drawn entirely appropriately.

The Likely Effects of the Proposed Development

We note that the County Council as Highway Authority has objected to the proposal on highway safety grounds¹⁴, which is totally understandable given the site's location, the form/layout of the development and the proposed means of access. Several members of the public have made representations to the District Council on this point. Due to highway concerns, the proposal offends the following Development Plan policies: adopted and saved Selby District Local Plan Policy ENV1 and adopted Core Strategy Policies T1 and T2. The NPPF also presumes against development that would be unsafe in highway terms.

Given the characteristics of the development (effectively a ribbon of two-storey high houses) and the characteristics of the site and its surroundings (prominent, unscreened, open farmland beyond the existing built-up area of the Village and strong physical boundaries), the proposal would cause an adverse effect on the landscape setting of the Village and the character/appearance of the Village at this point. This would not represent good design, nor would it conserve/protect the countryside. The proposal offends the following Development Plan policies: adopted and saved Selby District Local Plan Policies ENV1 and DL1 and adopted Core Strategy Policies SP18 and SP19.

The District Council notes that¹⁵:

¹⁴ See consultation response from North Yorkshire County Council's Highway Engineer, Mr Glen Donaldson of 17th July 2017 Ref 8/78/123/PA.

¹⁵ Core Strategy Background Paper No.10 'Landscape Appraisals', January 2011, Selby District Council.

'Any urban extension into the countryside will have some impact upon the landscape and the degree of harm will vary from area to area, although the effect upon the landscape will decrease with greater distance from the source of expansion.'

(Paragraph 4.7)

and that assessment of impact should:

'concentrate on the sensitivity of the immediate landscape around the settlement ... where the landscape is most vulnerable to potential development.'

(Paragraph 4.8)

noting that:

'The sensitivity will focus on particular physical and visual features which could be affected through any potential development'

(Paragraph 4.9)

The same publication set out a method for assessing the sensitivity of landscape on the edges of the District's larger settlements to new development. This covered:

Physical Impact

Important features contributing to the landscape, for example mature tree and hedgerows, woodland areas, field patterns and enclosure and topography highlighting any potential effect or loss through development.

Visual Impact

Visual prominence of the landscape and existing urban edge, potential loss of important views or buffers.

Sensitivity to Development

Concludes the landscape sensitivity to potential development through consideration of physical and visual features and categorises sensitivity into low, moderate or high.

Criteria were developed for these impacts as follows:

Criteria for determining landscape sensitivity to development	
Sensitivity	Criteria
Low	Development would: <ul style="list-style-type: none"> ◇ have a neutral effect upon the physical landform and scale of the landscape ◇ have a limited affect on views into and across the area ◇ maintain or have minimal effects on existing landscape features and character
Moderate	Development would: <ul style="list-style-type: none"> ◇ have a degree of variance with the landform and scale of the physical landscape ◇ impact upon views into and across the area ◇ affect an area with recognised landscape features
High	Development would: <ul style="list-style-type: none"> ◇ be in conflict with the landform, scale and pattern of the physical landscape ◇ be visually intrusive and have a detrimental impact upon views into and across the area ◇ will have an adverse effect upon a higher quality landscape or upon vulnerable landscape features

The development that has been applied for is in an urban fringe landscape with a high sensitivity to any urban extension. The ribbon-like form of the houses on open farmland, divorced from the existing settlement by Oxton Lane in an exposed position and not well-contained by topography or vegetation, would produce an uncharacteristic type of development, that by location/footprint alone would appear very out-of-place and conspicuous. This effect, however, would be further exacerbated by the two-storey nature of the development, increasing the prominence of the new built form due to scale and its incongruous appearance when viewed from the urban edge and surrounding vantage points. One particularly offensive element of the proposal, is the position of the detached garage on plot 7, forward of both the principal and eastern side elevations of the proposed dwelling. This is, however, of course, a drop in the ocean but perhaps indicative of the general lack of design thought exhibited by this submission.

The Applicant's agents have pointed to other recent developments that the District Council has approved in and around the Village, in an attempt to argue that the Application is somehow comparable. It is not.

Mention is made of the Application for a single house on land adjacent to the White House, Marsh Lane (2016/0871/FUL). This is an infill plot within the adopted Development Limit, so as far as the District Council is concerned, it had planning merit.

Mention is also made of the Application for two houses through the redevelopment of a previously developed site at Field House, School Lane (2017/0090/FUL). Whilst outside the Development Limit, the site involved the reuse of a brownfield site very close to the Limit. Hence, it likewise, as far as the District Council is concerned, had planning merit.

Neither of these Applications/sites are similar to the current Application/Application Site.

The problems with the Daniel Garth Homes Ltd. Application relate to broad issues of context and urban design. It appears to us that the scheme does not respond/relate to the local landscape/pattern of development in an appropriate way.

National Planning Practice Guidance emphasises that:

'The successful integration of all forms of new development with their surrounding context is an important design objective, irrespective of whether a site lies on the urban fringe or at the heart of a town centre.'

(Paragraph: 007 Reference ID: 26-007-20140306)

New housing is to be welcomed in principle in order to meet housing needs. However, it has to be in the right place and well-conceived/designed. In this case, it clearly isn't. Allowing this Application would cause harm to the landscape setting of the Village and the character and appearance of the Village¹⁶. Whether there is a current shortage in housing land supply or not, development as proposed would conflict with the policies in the National Planning Policy Framework (NPPF) to promote good design and protect the countryside (as well as design principles set out in National Planning Practice Guidance). We note that Natural England¹⁷ have advised that:

'The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment.'

¹⁶ It would cause the very harm that the North Yorkshire and York Landscape Character Assessment highlighted as a risk in 2011.

¹⁷ See consultation response from Natural England of 5th July 2017 Ref 219905.

Many local members of the public have commented on the proposal's poor design and location and the adverse effects that these will have on the character and appearance of the Village and its landscape setting:

- 'The proposed development constitutes the worst sort of ribbon development outside the village envelope. In its entirety it is visually intrusive and in no way compatible with a cohesive village identity. Within days of submission the extreme layout has been widely seen as a potential carbuncle to the northern boundary of the village . Betjeman would have called it the worst excesses of "spivs and clueless developers"!'¹⁸
- 'An unappealing terrace-like development resembling a carbuncle on the side of a field. OUTSIDE the village envelope ... This at the main entrance to the village from York.'¹⁹
- '... this development is outside the current village envelope and ...this will not be in keeping with the heritage and historic landscape of Bolton Percy and in this case is simply a crammed set of 7 dwellings in a corner of a beautiful example of an ancient ridge and furrow field ...'²⁰
- 'This is open countryside outside the village boundary. Housing should not be contemplated in this location. This entirely alters the character of the village. At present Bolton Percy is unique in the local area in that it does not have traffic running through the village. The main road effectively bypasses the village. Putting housing on the other side of a main road changes that for ever.'²¹
- 'Outside village envelope – an unattractive development ... The proposed site is an open field ...'²²
- 'A suburban estate in this location would ... result in the destruction of the open aspects around Bolton Percy and all that makes the village an attractive place for residents to live and for others to visit. This is ... outside Bolton Percy development limits. It is a large grass pasture field of archaeological significance with obvious ridge and furrow earthworks. Building houses on this heritage asset is totally inappropriate and the resulting loss would destroy the open views and historic assets of the village and its past.'²³
- 'These 7 houses , crowded in a corner of ... land, outside the development limits, would destroy the historic landscaped approach to Bolton Percy.'²⁴
- 'The site is outside the village envelope and does not relate to the houses opposite (which form a strong village boundary line) or the adjacent farm (which the

¹⁸ See letter of representation by Dr Taylor 14th July 2017.

¹⁹ See letter of representation by Mr King 5th July 2017.

²⁰ See letter of representation by Mr Tucker 9th July 2017.

²¹ See letter of representation by Mrs Atkinson 18th July 2017.

²² See letter of representation by Mrs King 10th July 2017.

²³ See letter of representation by Mrs Rhodes 12th July 2017.

²⁴ See letter of representation by Mrs Taylor 14th July 2017.

development doesn't go up to). It is therefore disjointed and unrelated to Bolton Percy Village. This will also lead to an unacceptable visual impact. Together with highways issues above it will have an adverse impact on the area that outweighs any benefits from the development. This is contrary to NPPF Paragraph 14. The site is presently a field and the NPPF says the development has to 'protect and enhance' the natural environment. Obviously houses on this site which is outside the village envelope, is a windfall site and does not meet the environmental requirement of the NPPF.²⁵

- 'Village envelope / Visual impact of the outlying development - This development is outside the defined development limits for the village ... In addition it is not in keeping with other existing developments and the heritage and historic landscape of Bolton Percy. It is simply a crammed set of 7 dwellings in a corner of a beautiful example of an ancient ridge and furrow field ...'²⁶
- 'This application is not in any way like any previous applications for building in Bolton Percy....The proposed development is a major development on a greenfield site outside the village development area, crossing the road alongside the village and into open countryside... Bolton Percy has narrow, winding lanes, often with no pavements. Any alterations, even if possible, would totally destroy the character of the village.'²⁷
- 'The development is not in keeping with the existing village layout.'²⁸
- 'At present the boundary of Bolton Percy is well defined by the geographical layout of roads. This has still permitted infilling development but no attempt so far has been made to expand the village envelope as proposed in this application.'²⁹
- 'Bolton Percy is little more than a Hamlet, a delightful very small village It has an idyllic setting amidst rolling fields with grain and cattle and the usual very narrow winding roads leading to it. The proposed development not only will ruin the delightful aspects ... '³⁰
- 'It occupies land outside of the village development limits which are bounded to the north by Oxton Lane It will have a negative impact on the heritage assets of the local conservation area detracting from its current rural setting with no assessment of this being made within the application.'³¹
- 'The proposed development is outside of the village envelope and is disconnected from the rest of the village by Oxton Lane and surrounding pasture and arable fields. It would be inappropriate to develop this agricultural land which would have a

²⁵ See letter of representation by Mrs Tillotson 17th July 2017.

²⁶ See letter of representation by Mrs Tucker 9th July 2017.

²⁷ See letter of representation by Linda Buglass 18th July 2017.

²⁸ See letter of representation by Tim and Joanne Arnold 21st July 2017.

²⁹ See letter of representation by Mr John Taylor 22nd July 2017.

³⁰ See letter of representation by Ms Christine Craig 25th July 2017.

³¹ See letter of representation by Mr David Thompson of 25th July 2017.

negative impact on the conservation area , the special character of the village and would be to the detriment of the visual impact of the approach to the village.³²

- 'The site is outside the village envelope and does not relate to the houses opposite (which form a strong village boundary line) or the adjacent farm (which the development doesn't go up to). It is therefore disjointed and unrelated to Bolton Percy Village. This will also lead to an unacceptable visual impact.'³³

Many local people have also pointed out the hazards to road safety posed by the proposal (backed by the Highway Authority's technical objection). They have also expressed concerns about the possible adverse effects of the development on local foul and surface water drainage infrastructure given their local knowledge and experience. We note that the Environment Agency records show that parts of the proposed site are at risk from surface water flooding (See Appendix 3) and that the local Internal Drainage Board (IDB) has confirmed that the site is in an area where drainage problems could exist³⁴. Yorkshire Water acknowledge that no assessment of the capacity of the public sewers to receive surface water has been undertaken.³⁵ It is not surprising therefore that the local IDB has commented that the applicant should demonstrate to your Authority that the site does actually currently drain to the watercourse (ditch) to the east, that they can legally use this ditch for disposal of surface water from the proposal and that the ditch has sufficient capacity to handle this discharge. We agree with the views of the IDB but consider that in relation to an outline Application such as this, the proof required is needed before your Authority agrees that the principle of development is acceptable. Such evidence has not been provided by the Applicant. In view of this uncertainty, there is an unacceptable risk to the environment from surface water flooding from the development. In terms of foul water, whilst Yorkshire Water do not object to a discharge to the public foul sewer, the Parish Council are extremely sceptical that the system has sufficient capacity to cope with 7 more houses.

In our view, the disbenefits of the proposal outweigh any apparent benefit and it should be refused permission as it will not result in sustainable development.

We note that several of the points outlined above have also been raised by Cunnane Town Planning on behalf of Samuel Smith Old Brewery (Tadcaster)³⁶.

³² See letter of representation by Mrs Christine Thompson 25th July 2017.

³³ See letter of representation by Mr David Tillotson 26th July 2017.

³⁴ See the letter of representation by the Ainsty IDB 6th July 2017 (PR17/0254).

³⁵ See letter of representation by Yorkshire Water of 19th July 2017.

³⁶ See letter of representation dated 17th July 2017.

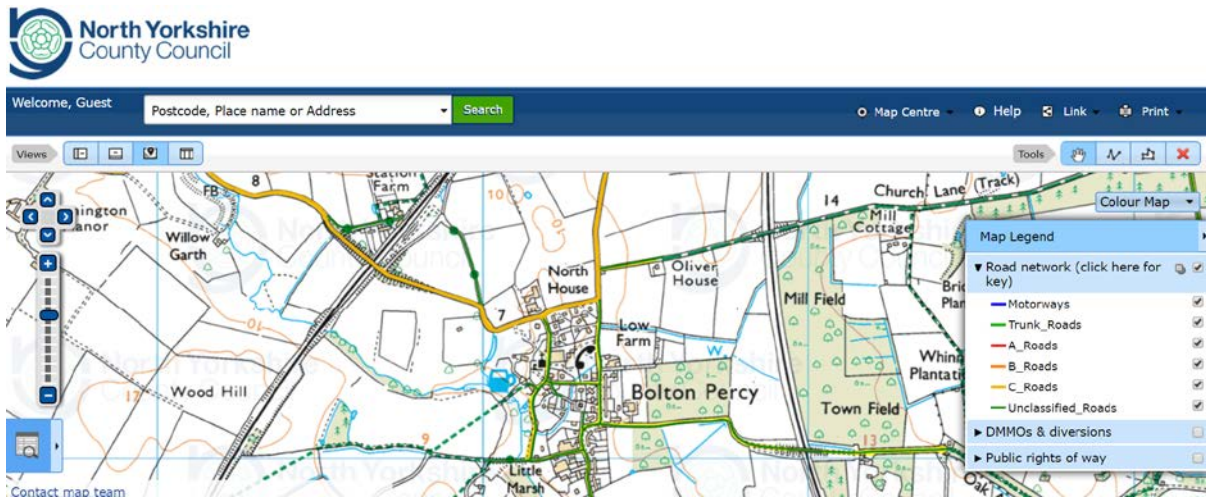
I hope that you will take the above comments into account in the determination of the Application.

Yours sincerely,

M J McLoughlin MRTPI,

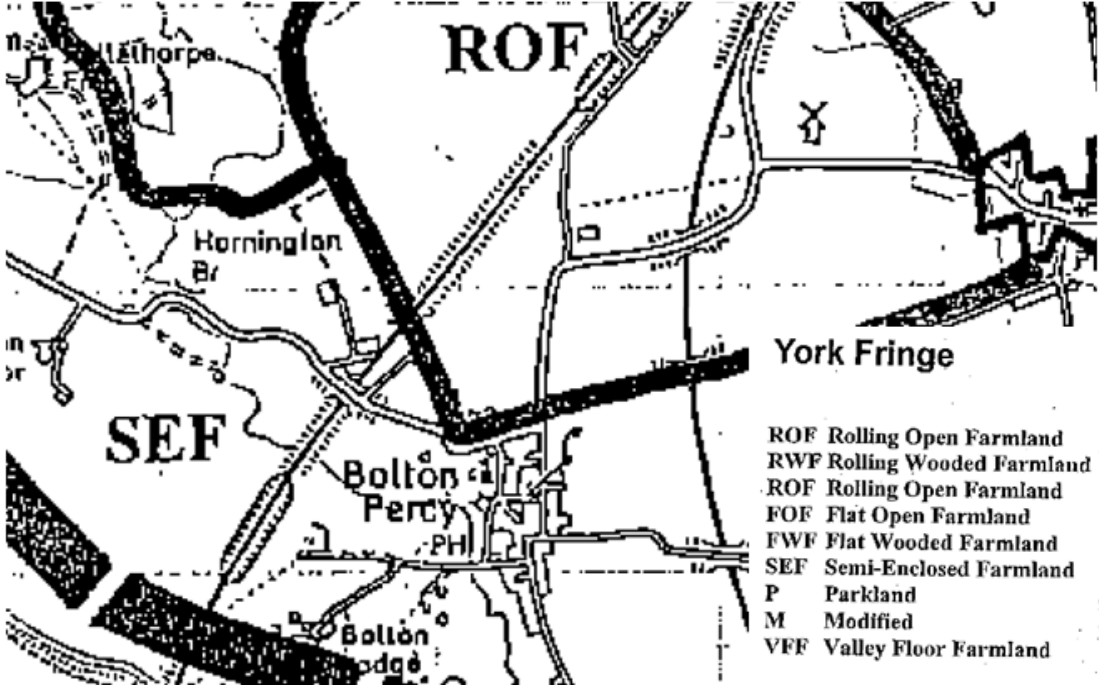
Northern Planners

Appendix 1: Local Highway Classification Plan



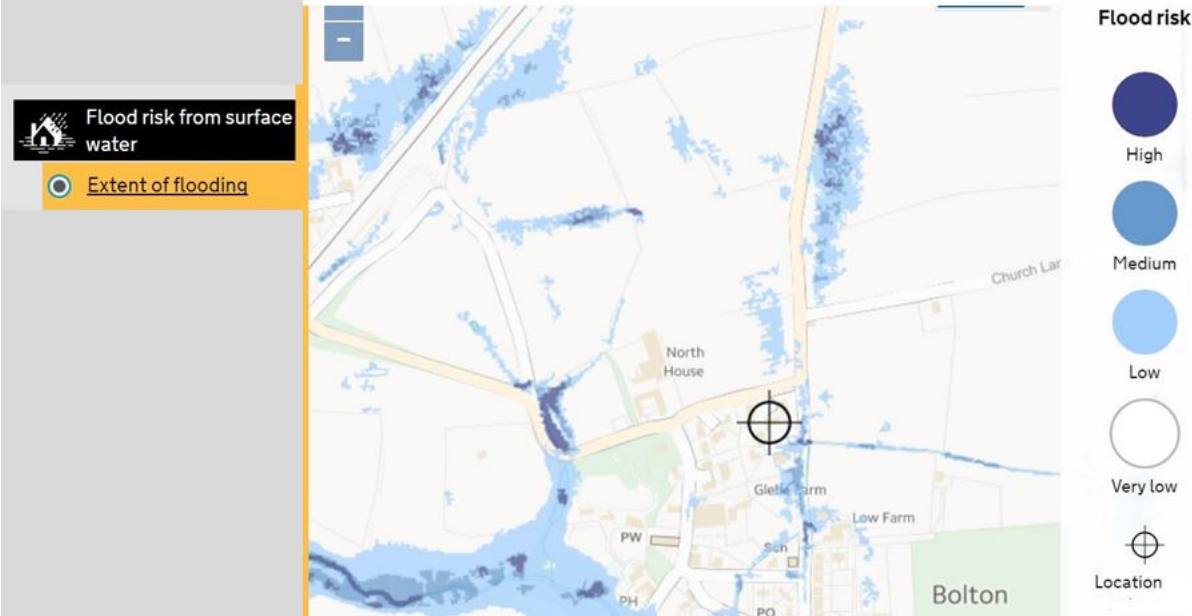
Source/Copyright: North Yorkshire County Council website.

Appendix 2: Extract from Selby District Council's 1999 Assessment of Landscape Character



Source/Copyright: Selby District Council

Appendix 3: Environment Agency Data showing that parts of the proposed site are at risk from surface water flooding



Source/Copyright: Flood Map for Planning at: <https://flood-map-for-planning.service.gov.uk/>