

Whilst I accept the need for new housing in general, I do not feel that this site is a good choice for development, and particularly such a large one. My reasons for this are:

Traffic

The two main routes out of Haxby & Wigginton are already congested at peak times. Adding this number of homes, without employment allocation, will increase the number of commuters. Many of the congested roads are also routes for children walking to school, raising concerns about air quality and the increased risk of accident.

If the Mill Lane/Moor Lane junction is to handle this additional traffic, it will need expansion. This junction is currently a place of civic pride, with a floral display planted and enjoyed by local residents. Expansion that used this land would destroy part of what makes the area special.

If an additional access road is built to connect the development to the Helmsley Road, it would open up the area along that road to further development.

Sewage and Drainage

I understand that Haxby & Wigginton's sewage is currently handled by a processing plant at Strensall, which is at capacity. In order to meet the increased capacity caused by this development, significant investment would be needed.

Surface water flooding is a problem in many areas of Haxby and Wigginton; I understand that this is caused by the incorrect diameter of pipes being used in the drainage system. The land earmarked for development is known locally to flood, and unless significant investment was made to drain it, would also have surface water issues. If this land is drained, it will eventually reach the Foss which already has downstream capacity issues.

Facilities

For a number of years there has been a shortage of childcare places, from playgroup/nursery through primary school. Building this number of houses would necessitate the building of another primary school; I have no personal knowledge about Secondary places but imagine this will add pressure to local Secondary Schools too.

Our GP service struggles to meet the needs of local residents. A routine appointment can be weeks in the future. I understand the practice has expressed the opinion that a new facility would need to be built to service the new development.

The main retail centre for Haxby and Wigginton is The Village, Haxby. Parking is already an issue, and this new development is too far away for most customers to walk with bags of shopping; there is no space for expansion of parking for The Village. If facilities are built into the new development, it risks pulling shoppers away from The Village and impacting existing businesses there. It may also cause the new development to become self-contained, isolating it from the rest of the community.

Housing

There is a need for more housing in the area, particularly social and affordable housing for the children and grandchildren of residents who cannot afford the higher house prices that Haxby and Wigginton command. If the development goes ahead, I hope that the council ensures that these types of housing are included.

Heritage

The ST9 site will develop over the site on which the Haxby Hoard, a 4th Century Roman Coin hoard, was found in 1994 although scattered coins have been found as recently as 2008. The remains of a

Roma Villa are located to the North of the ST9 development. It seems likely that there may be further finds below the site and an archaeological investigation should be carried out.

Summary

Before development can take place on this site, there would need to be additional investment in roads, drainage, sewerage, schools, amenities and healthcare. All of these things are also needed in the ST14 development which has been reduced in size since the last draft of the local plan. While admittedly ignorant to the issues relating to that site, I would suggest that its size be increased rather than developing on ST9.