

Selby District Council

**DSV Workshop Summary of
Engagement**

Session 1: Monday 6th July Session

Draft 1 | 6 August 2015

Draft

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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1 Introduction

1.1 This Session

The Designated Service Villages Workshop took place from 6.00pm on Wednesday 8th July 2015. The session was focused around the following Designated Service Villages:

- Appleton Roebuck;
- Church Fenton;
- Monk Fryston/Hillam;
- South Milford; and
- Ulleskelf.

The purpose of the session was to work with councillors to discuss existing services and areas of value in each village and how the village could potentially grow in the future.

Selby District Council (SDC) are developing PLAN Selby, which will seek to allocate land for development in the Designated Services Villages. The aim of the workshop sessions was to understand what sort of level of growth each village could sustain and potential locations for small expansion sites.

This will then feed the potential distribution of housing sites across the designated service villages. This will be reported through the PLAN Selby Site Allocations Designated Service Village Growth Options Report.

This report provides a summary of the comments made by village.

1.2 Attendees

This session was attended by 10 parish and ward councillors. The attendees are listed below:

Designated Service Village	Councillors
Appleton Roebuck	Parish Councillor Les Rayment; and Pauline Rayment (chair of Neighbourhood Plan)
Church Fenton;	Councillor Richard Musgrave.
Monk Fryston/Hillam;	Parish Councillor Julian Donnelly; and Cllr. John Mackman.
South Milford	Parish Cllr. Julian Donnelly Parish Cllr. Bob Packham (ward Cllr. For Sherburn-in-Elmet and County Cllr.)
Ulleskelf.	Parish Cllr. M. Parnaby – Ulleskelf Parish Council Parish Cllr. H. Varey – Ulleskelf Parish Council Parish Cllr. A. Thomas – Ulleskelf Parish Council

2 Appleton Roebuck

2.1 Overview

This session was attended by:

- Parish Councillor Les Rayment; and
- Pauline Rayment (chair of Neighbourhood Plan)

2.2 Session 1: Let's Talk about your Village?

2.2.1 Task 1: Confirmation of Village Services

The services in the village were discussed and the updated list is provided below:

Service	Details	Service	Details
Primary School	1 Over capacity at present	Restaurant	0
Secondary School	0	Church	2
Post Office	1 (Part Time/Mobile Post Office) 2 hours per week, Wednesdays 1.30pm – 3.30pm	Doctors Surgery	0
Shops	0	Public Houses	2
Sports Facilities	Tennis Courts	Other Facilities	Petrol Station, Pre School Group
Village Hall	1		

The number 21 bus service was noted as being subsidised by York City Council. The village also has a caravan park, however these caravans are residential and not for tourists.

It was suggested that under 'Access to Employment' in the DSV Growth Options Report the village should be a category 4 as it is 6 miles by road to the nearest Intermediate employment location.

The attendees suggested that the village should be considered a secondary village rather than a DSV and stated that a letter had been written without permission of the parish claiming services that are not present in the village. The pro-forma (above) has been amended, but in particular there has never been a doctor's surgery and the post office is only present for 2 hours a week.

2.2.2 Task 2 and 3: Valuable Open Land and Built up areas

The following areas of valuable open land were identified:

Description of Asset	Why it is valuable?
Village Green	The village green is the focus of village activities and is the only large space for children to play. It also has a historic function as it demarcates the origin of the settlement.
Seating along Beck	Seating used by cyclists and residents; children play in stream.
Stop Hill	Historic reasons – the original location of the village well
Bell Green	Used as a play space for children
Brocket Hall moated site	Scheduled Ancient Monument
School Playing Field	Play opportunities for children
Holme Green	Play opportunities for children
Land surrounding village	Valuable arable farm land
All of the surrounding green areas	Valuable arable agricultural land
Main Street	Historic core of the village and therefore of historic value as it makes the location of the original part of the village.

2.2.3 Task 4: What needs improving or enhancing in and around the village?

The following areas in need of improvement and enhancement were identified:

Description of enhancement	Why improvement / enhancements is required?
Surface drainage and sewerage along Main Street	Incidences of sewage 'backing up' were reported. Yorkshire Water are said to be investigating.
Flooding	Incidents of flooding reported across Broad Lane and Daw Lane

2.3 Session 2: How might your village grow?

2.3.1 Task 1: Identification of an areas of village extension

The group identified one potential area of extension. This was the field to the west of North Field Way and is shown in orange on Figure 2.1 below: This site is part of a larger site included in the SHLAA as Aroebuck 9.

Figure 2.1: Potential expansion land in Appleton Roebuck

2.3.2 Task 2: Site Selection Methodology Discussion

The group felt that the five most important site selection methodology are:

- Infrastructure capacity
- Accessibility by public transport
- Proximity of a primary school
- Settlement character
- Wildlife and natural environment.

2.3.3 Task 3: Discussion of Growth Options

The group preferred option 2. They, and the other parish members are very keen that improvements to sewage and water infrastructure are made before further development. Parts of the village experience sewage system backing up and flooding gardens after prolonged rain. Yorkshire Water are said to be aware.

3 Church Fenton

3.1 Overview

This session was attended by Councillor Richard Musgrave. A subsequent session was facilitated by Selby District Council and attended by Parish Councillors Craig Blakey and Jo Mason.

3.2 Session 1: Let's Talk about your Village?

3.2.1 Task 1: Confirmation of Village Services

The table of services (reproduced below) was confirmed to be an accurate reflection.

Service	Details	Service	Details
Primary School	Yes, Kirk Fenton Parochial Primary School	Restaurant	1
Secondary School	No	Church	Church Fenton Methodist, and St Mary the Virgin
Post Office	1	Doctors Surgery	No (1 surgery per week at village hall, walk in)
Shops	1 (basic provisions in the post office)	Public Houses	2
Sports Facilities	Equipped play area, Playing Fields, Bowling Green, Cricket Pitch, Football Pitch	Other Facilities	Village Hall, Play group and after School club
Village Hall	1		

The following observations were also made regarding other services within the village:

Service	Observation
Rail links	<p>Rail links from the village railway station are “reasonable” rather than good; services are relatively infrequent. The alignment of HS2 should be referenced as it may impact upon Church Fenton station.</p> <p>The Parish Councillors noted that there was a lack of parking at the station and the services are infrequent so not well used.</p>

A64	The A64 is a fair drive from the settlement meaning that road links are not considered to be “good”. The A64/A162 junction provides east only access and there is no provision for vehicles to head west towards Leeds.
Employment	Church Fenton looks towards Leeds rather than York.
Buses	Several stops in the village however the two services listed are correct but they are very infrequent.

3.2.2 Task 2 and 3: Valuable Open Land and Built up areas

The following areas of valuable open land were identified:

Description of Asset	Why it is valuable?
Strategic Gap	There are two strategic countryside gaps in Church Fenton, to the east and west. Both of these gaps are valued areas of open space.
Cricket Pavillion/Playing Fields between Main Street (south) and Busk Lane (east)	This area provides vital playing facilities and opportunities for sports and recreation.
Land south of church on Church St	Vital to the setting and character of the village. Important to maintain setting for St. Mary’s church
Area along Main Street adjacent to Lockton Court	Valuable to village setting – ensures keeps distinction between the two constituent parts of Church Fenton.
St. Mary’s Church	Valuable building that helps give village character
Airfield to the north	Support amongst local community for continued aviation use.
Village Green	Important amenity space
Parsons Pond	Nice landscaped area in the centre of the village.
Areas of housing on Church Street and Station Road	Attractive houses with heritage qualities.

3.2.3 Task 4: What needs improving or enhancing in and around the village?

The following areas in need of improvement and enhancement were identified:

Description of enhancement	Why improvement / enhancements is required?
Capacity increase at school	There is a finite capacity at the school that will need to be addressed in order to accommodate growth in the village

Extra Parking needed at the station	Limited to 10 spaces, parking spills out onto nearby streets
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3.3 Session 2: How might your village grow?

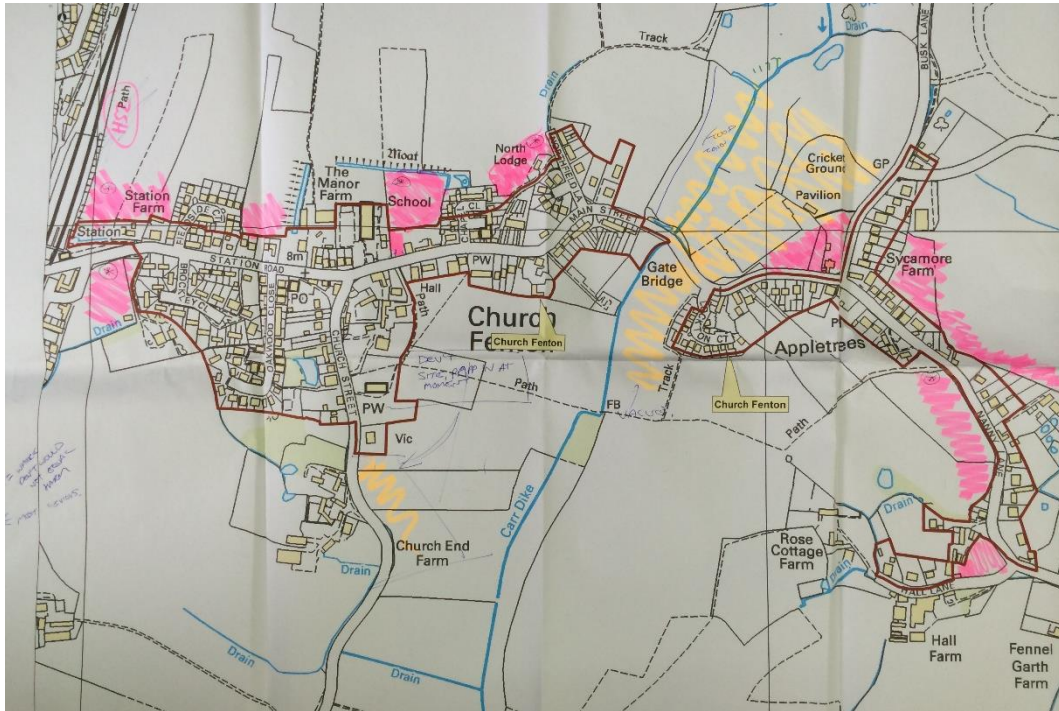
3.3.1 Task 1: Identification of areas of village extension

The Parish Council stated that it did not want areas of the village to be extended. Instead, it wanted small scale infill development of 2 or 3 dwellings, preferably on brownfield sites or former agricultural dwellings.

In terms of the potential for village expansion, the following areas were noted by Cllr. Musgrave as having the least harm on the setting of the village:

- Land north of Hall Lane and west of Nanny Lane. This site is currently beyond the development limits of the village.
- Land west of Nanny Lane. This site is currently beyond the development limits of the village.
- Land east of Nanny Lane, currently in use as agricultural land, behind existing housing. This site is currently beyond the development limits of the village.
- Land north of Main Street, west of Busk Lane and south of cricket and football pitches [area broadly equates to SHLAA site CFenton-10]. This site is currently beyond the development limits of the village.
- Land west of Northfield Lane behind current built form [area broadly equates to CFenton-9]. This site is currently beyond the development limits of the village.
- Land to rear of and adjacent to Kirk Fenton CofE school, north of Main Street [area broadly equates to SHLAA site CFenton-6]. This site is currently beyond the development limits of the village.
- Land east of Fieldside Court. This site is currently beyond the development limits of the village.
- Land west of Fieldside Court [area broadly included within SHLAA site CFenton-8]. This site is currently beyond the development limits of the village.
- Land between Brockley Close and Bridge Close [area broadly equates to SHLAA site CFenton-7]. This site is currently beyond the development limits of the village.

The potential expansion land is shown in pink on Figure 3.1 below:

Figure 3.1: Potential expansion land in Church Fenton

3.3.2 Task 2: Site Selection Methodology Discussion

Cllr. Musgrave selected the five most important site selection criteria as:

- flood risk
- Physical/infrastructure constraints/permanent features or legal constraints
- Strategic Countryside Gaps
- Physical point of access
- Provision of Open Space

It was felt that proximity of a primary school and a shop should be afforded less weight in determining the site selection methodology.

It was suggested that the rise in online shopping means that it is less essential to have a local shop within the village than perhaps it was previously.

The Parish Council selected the following five as the most important site selection criteria:

- Greenfield and previously developed land
- Heritage Assets
- Settlement Character
- Amenity Impact
- Highway Network Capacity

3.3.3 Task 3: Discussion of Growth Options

The preferred option for distribution was Option 1 as it was felt that applying a blanket percentage across all villages was the fairest method. It was suggested that historical growth over the last plan period should be taken into account additionally, meaning that those villages that had taken a larger amount of growth were accordingly proportioned a lesser amount of growth going forward.

It was noted that under option 2 areas that are already 'more sustainable' will only become more sustainable at the detriment of other settlements. This method in particular would not benefit the north of the Selby district.

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4 Monk Fryston/Hillam

4.1 Overview

The session was attended by the following councillors:

- Parish Councillor Julian Donnelly; and
- Cllr. John Mackman.

An additional session was undertaken with Monk Fryston Parish Council and was attended by:

- Cllr. Bill Holmes
- Cllr. Jo Mason

A further session was undertaken with Hillam Parish Council and was attended by:

- Parish Cllr. Julie Sadler;
- Parish Cllr. Jean Collinson;
- Parish Cllr. Norman Tuddenham;
- Parish Cllr. Ian Robertson;
- Parish Cllr. Iain Mitchell;
- Parish Cllr. Betty Wright; and
- Parish Cllr. Mary Little.

4.2 Session 1: Let's Talk about your Village?

4.2.1 Task 1: Confirmation of Village Services

Session participants confirmed the assessment of village services to be accurate and true. The services table is reproduced below:

Service	Details	Service	Details
Primary School	Monk Fryston CoE Primary School	Restaurant	0
Secondary School	0	Church	1
Post Office	1 (Monk Fryston)	Doctors Surgery	0
Shops	General Dealer in PO, stove retailer	Public Houses	3 (1 in Hillam)
Sports Facilities	Equipped play area, playing field, cricket pitch, sports field (2 football pitches)	Other Facilities	Doctors Surgery, Monk Fryston Hall Hotel and Restaurant, Car Wash

Village Hall	1 (Monk Fryston)	
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4.2.2 Task 2 and 3: Valuable Open Land and Built up areas

The following areas of valuable open land were identified:

Description of Asset	Why it is valuable?
Monk Fryston Hall	Historic Garden – heritage value
Cemetery	In need of expansion
Hillam Square	High quality of buildings – contributes to village character
Church, Main street	12th Century grade I listed building and nearby buildings (setting) – heritage value
Public House	Local asset
Water Pump	Heritage asset
Ring-Tree and seating	Local feature (centre of the village)
The pool and linked pathways	Leisure / informal recreation
Football pitch and cricket facilities	Cluster of leisure facilities

4.2.3 Task 4: What needs improving or enhancing in and around the village?

The following areas in need of improvement and enhancement were identified:

Description of enhancement	Why improvement / enhancements is required?
Traffic improvements along Water Lane/A63	Improve traffic flow using the old bypass lane
Footpaths	Narrow in parts and uneven.
Lighting	Insufficient lighting – particularly if further development occurs.
Road surfacing	Requires re-surfacing
Austfield Lane	Traffic management and footpath development
Betteras Hill Road	Traffic management (speed reduction)

4.3 Session 2: How might your village grow?

4.3.1 Task 1: Identification of an areas of village extension

The group noted that Lumby Lane, a site currently owned by the parish council, may have the potential for residential use. This area lies within the settlement limits, but is not contained within the SHLAA.

Land is also currently safeguarded on Betteras Hill Road and participants felt that this area would be suitable for potential expansion. This area for expansion

broadly equates with the Hillam-1 SHLAA site and lies beyond the current settlement boundary. Both these sites are shown in orange in Figure 4.1.

Parish councillors noted that the village has been subject to developer interest on Green Belt land. This was not identified as a preferred housing option. Discussion focused upon land between the south of Monk Fryston and north of Hillam (historically set aside for a bypass scheme). This was also mentioned by Monk Fryston has having green space value / use.

Comments about the speculative development include the scale of development and various infrastructure constraints, including village services, electricity, highways, drainage and telephone / broadband coverage.

Informal Gypsy & Traveller site to the south of the village was not considered a good location for a permanent development and was subject to an on-going planning appeal.

Figure 4.1: Potential expansion land in Monk Fryston / Hillam (from session 1)

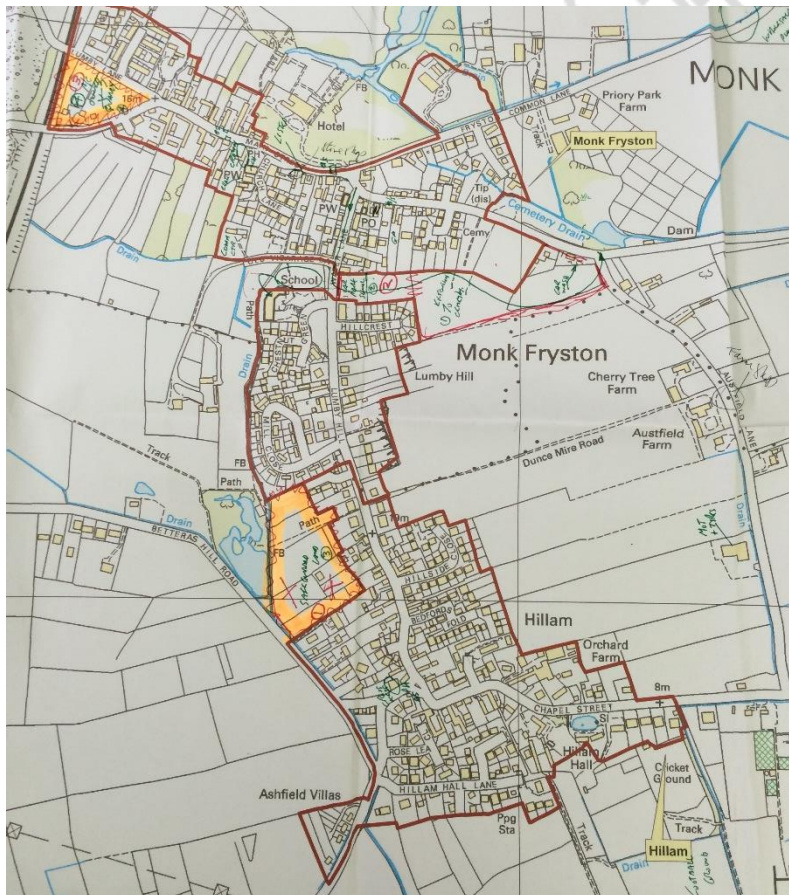
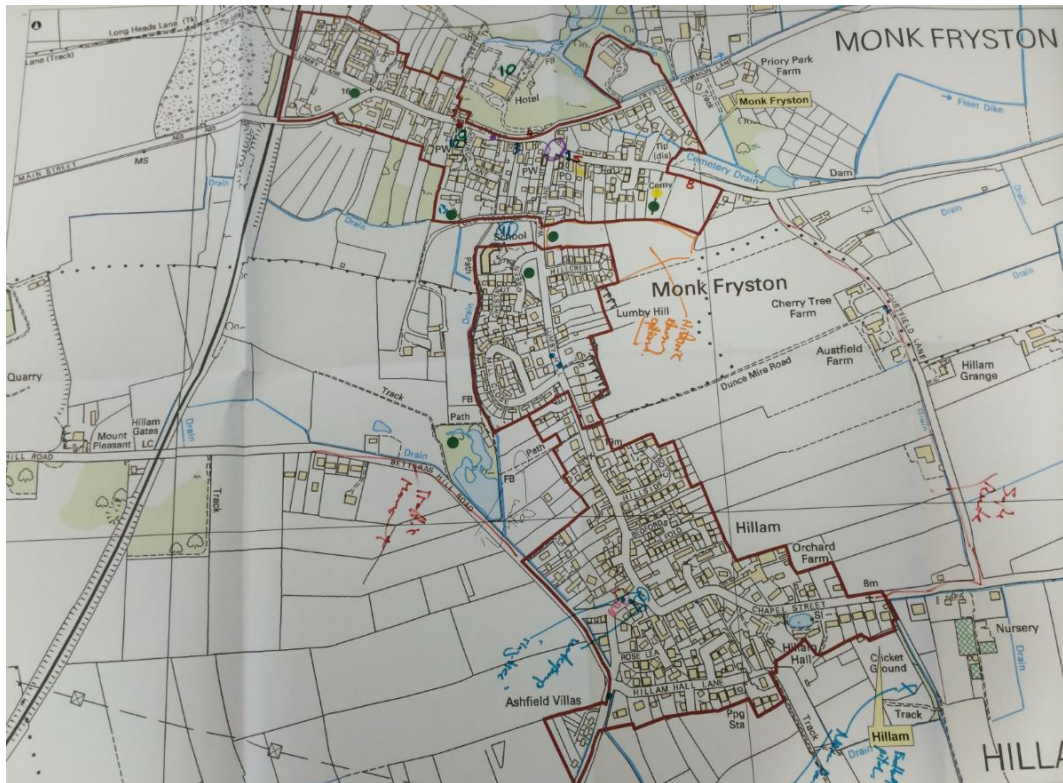


Figure 4.2: Potential Expansion Land in Monk Fryston/Hillam (Parish Council Session)



4.3.2 Task 2: Site Selection Methodology Discussion

The group proposed an additional option, whereby all sites submitted in the call for sites should be scored against the entire site selection methodology criteria. Following this scoring sites should be ranked and then allocated in ranked order up to the level needed to accommodate the growth requirement for DSVs.

The idea is that this is a bottom up approach to site selection as opposed to the top down approach of trying to meet imposed numbers. As such the group did not give a 'top five' criteria.

At the second session conducted with Parish Councillors, the following five site selection criteria were given as the most important:

- Proximity to a primary school;
- Flood Risk;
- Settlement Character;
- Physical Point of Access; and
- Water related issues (drainage/flooding/water treatment and associated infrastructure).

4.3.3 Task 3: Discussion of Growth Options

The group did not identify a preferred growth option. An option was proposed that suggests that all sites submitted in the call for sites should be scored against the site selection methodology criteria. Following this scoring sites should be ranked

and then allocated in ranked order up to the level needed to accommodate the growth requirement for DSVs. The idea is that this is a bottom up approach to site selection as opposed to the top down approach of trying to meet imposed numbers.

It was noted that it was not supported by the full group. However no preferred option was selected.

At the second session the Parish stated their preference for Option 3.

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5 South Milford

5.1 Overview

The session was attended by the following Councillors:

- Parish Cllr. Julian Donnelly
- Parish Cllr. Bob Packham (ward Cllr. For Sherburn-in-Elmet and County Cllr.)

5.2 Session 1: Let's Talk about your Village?

5.2.1 Task 1: Confirmation of Village Services

Participants made amendments to the table of village services reproduced below:

Service	Details	Service	Details
Primary School	South Milford Community Primary School	Restaurant	2
Secondary School	No	Church	1
Post Office	1	Doctors Surgery	1
Shops	Village Shop, Hair Salon, Shop at petrol station	Public Houses	2
Sports Facilities	Equipped Play Area, Playing Field, Football Pitch, Cricket Pitch	Other Facilities	Petrol Station, Women's Institute Hall, Selby Fork Hotel, Garden Centre, Farm Shop, British Legion Club, Sandwich Bar, Petrol Station, Preschool/Nursery
Village Hall	1 (Church Hall)		

5.2.2 Task 2 and 3: Valuable Open Land and Built up areas

The following areas of valuable open land were identified:

Description of Asset	Why it is valuable?
Sports Ground	Important for recreational use
Area north-west of South Milford	Important for the setting of the village
Area to south of Legion Street	Important for the setting of the village
Recreation Ground	Important for sports and recreation use

Low Street	Open amenity space breaks up built form along Low Street.
Westfield Lane	allotments and cemetery (already at capacity)
Church and grounds	Heritage value

5.2.3 Task 4: What needs improving or enhancing in and around the village?

The following areas in need of improvement and enhancement were identified:

Description of enhancement	Why improvement / enhancements is required?
Parking enhancements at the station	Improvements needed to both quantity and quality
WI Hall	Very basic and in need of refurbishment

5.3 Session 2: How might your village grow?

5.3.1 Task 1: Identification of an areas of village extension

Participants suggested that the area to the south east of the village, bounded by Lund Sike Lane (south and west) and Low Street (east) and the garden nursery (north) could be suitable for expansion. This area broadly correlates with SHLAA site SMilford-3 and is currently beyond the development limits of the village. This is shown in orange on Figure 5.1 below.

Figure 5.1: Potential Expansion Land in South Milford



5.3.2 Task 2: Site Selection Methodology Discussion

Participants noted that each of the criteria was important in its own right as part of an overall site selection methodology and proposed a 'high', 'medium', 'low' ranking system. Participants suggested that greenfield and previously developed land, physical and infrastructure constraints including permanent features or legal constraints, settlement character, amenity impact and provision of open space should be considered the top 5 site selection criteria.

5.3.3 Task 3: Discussion of Growth Options

The group did not identify a preferred growth option. An option was proposed that suggests that all sites submitted in the call for sites should be scored against the site selection methodology criteria. Following this scoring sites should be ranked and then allocated in ranked order up to the level needed to accommodate the growth requirement for DSVs. The idea is that this is a bottom up approach to site selection as opposed to the top down approach of trying to meet imposed numbers.

It was noted that it was not supported by the full group. However no preferred option was selected.

6 Ulleskelf

6.1 Overview

The session was attended by:

- Parish Cllr. M. Parnaby – Ulleskelf Parish Council
- Parish Cllr. H. Varey – Ulleskelf Parish Council
- Parish Cllr. A. Thomas – Ulleskelf Parish Council

6.2 Session 1: Let's Talk about your Village?

6.2.1 Task 1: Confirmation of Village Services

Task one required participants to check the information provided in the settlement profiles. The services table was updated and additional information noted:

Service	Details	Service	Details
Primary School	0	Restaurant	0
Secondary School	0	Church	1
Post Office	1	Doctors Surgery	0
Shops	1: Shop within post office	Public Houses	1
Sports Facilities	Equipped play area, sports fields, football pitches	Other Facilities	None
Village Hall	1		

Additional information noted by participants included:

- **Rail:** Residents concerned that the HS2 project may mean the closure of Ulleskelf Rail Station. Will know more in December when further details are announced by the government.
- **Bus:** Timetables for the village have recently changed
- **Employment:** Most residents travel to Leeds to work and most residences had 2 or more cars.

6.2.2 Task 2 and 3: Valuable Open Land and Built up areas

The following areas of valuable open land were identified:

- Area between railway line and Wheatdale Road/Ryedale Close/B1223 Church Fenton Lane. This creates a buffer between the railway station and existing dwellings and should be retained to protect amenity of residents.

Description of Asset	Why it is valuable?
Area to north of village envelope, north and west	Valuable for its role in accommodating flood waters.
Area between railway line and Wheatdale Road/Ryedale Close/B1223 Church Fenton Lane	Creates a buffer between the railway station and existing dwellings and should be retained to protect amenity of residents.

6.2.3 Task 4: What needs improving or enhancing in and around the village?

The following areas in need of improvement and enhancement were identified:

- Flood prevention in the west end of the village
- Retention of sports pitches in the west end of the village
- Protection of valuable amenity space and biodiversity on the northern side of the village

Description of enhancement	Why improvement / enhancements is required?
Flood prevention in the west end of the village	Minimise future risk of flooding in the village
Retention and enhancement of sports pitches in the west end of the village	Continue to cater for village sporting needs
Protection and enhancement of valuable amenity space and biodiversity on the northern side of the village	Continue to cater for village amenity needs and protect biodiversity around the village.

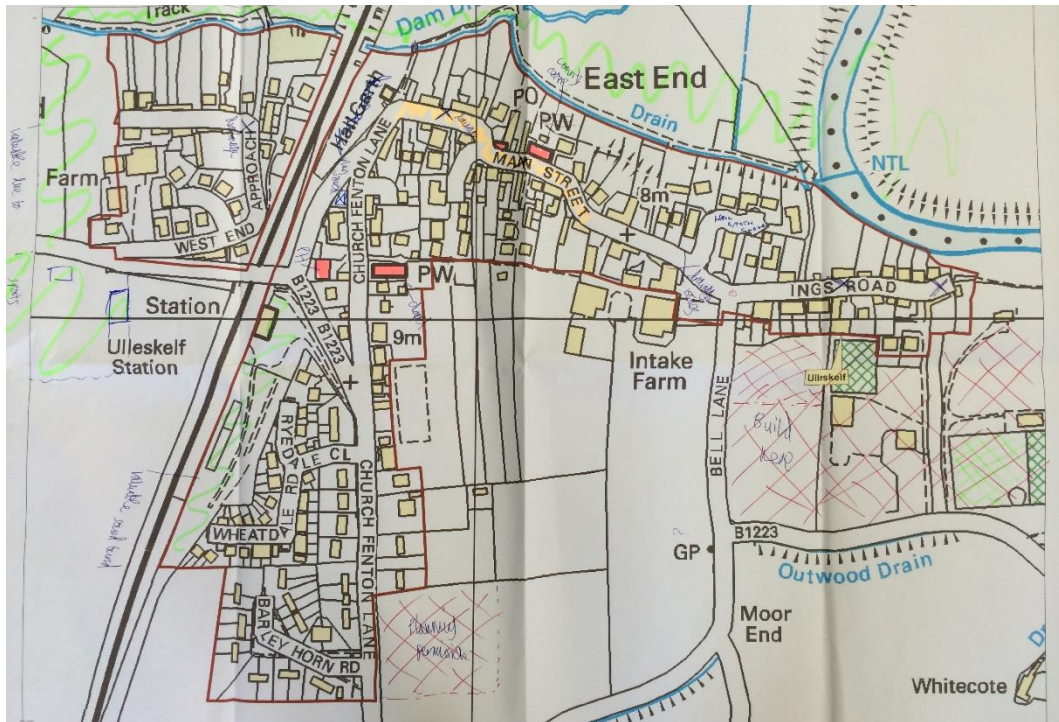
6.3 Session 2: How might your village grow?

6.3.1 Task 1: Identification of an areas of village extension

Participants suggested that if Ulleskelf was required to grow then the area to the east of Bell Lane and north of the B1223 would be most appropriate to accommodate growth as the site is adjacent to the village, is to services in the centre of the village, has no landscape value, has existing buildings on the land, and there would likely be minimal objection from existing residents. This area includes SHLAA site Ulleskelf-9 and Ulleskelf-2 and currently lies beyond the settlement limits of the village. This is shown as red hashing on Figure 6.1.

The group also noted a planning permission had been granted opposite Barley Horn Road, off Church Fenton Lane (SHLAA site Ulleskelf-7). This application is for c.30 dwellings. This site is currently beyond the settlement limits of the village and is shown as red hashing on Figure 6.1.

Figure 6.1: Potential Expansion Land in Ulleskelf



6.3.2 Task 2: Site Selection Methodology Discussion

Participants selected proximity to a primary school, flood risk, provision of open space, infrastructure capacity and highways capacity as being most important in construction a site selection methodology. The group noted that the village was particularly susceptible to flooding and as such it was essential for flood risk to be taken into account in determining potential growth within the settlement.

6.3.3 Task 3: Discussion of Growth Options

The following comments were received regarding each of the potential growth options:

- **Option 1:** Participants felt that this represented a good option as it apportions an acceptable level of growth per settlement in a fair manner.
- **Option 2:** Participants felt that this option should be used as a barometer to determine how much development a settlement can accommodate.
- **Option 3:** Group was of the opinion that the green belt should not be developed on, even if this meant more development for villages like Ulleskelf.

The group proposed a fourth option in addition to those set out above. Participants felt that this option should take into account existing permissions when directing growth. This would mean that some villages will have already filled their quota.

Participants felt that overall the best approach would be a hybrid of options 2, 3&4.

As a general comment it was noted that there has been a relatively high level of recent housing growth at the nearby Church Fenton airbase (within Ulleskelf Parish) and this should be taken account as it has a significant effect on the services and infrastructure of both Ulleskelf and Church Fenton.

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