

Selby District Council

**DSV Workshop Summary of  
Engagement**

Session 2 Tuesday 7th July Session

Draft 1 | 6 August 2015

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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 Tuesday 7th July 2015. The session was focused around the following Designated Service Villages:

- Byram / Brotherton
- Carlton
- Eggborough / Whitley
- Kellington

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 13 parish and ward councillors. The attendees are listed below:

Designated Service Village	Councillors
Byram / Brotherton	Cllr Jack Crawford – Byram and Brotherton Cllr David Nicklin – Byram Parish Council Cllr David Davies – Byram Parish Council
Carlton	Cllr Jordon – Camblesforth & Carlton Ward & South Selby County Council Cllr Peart – Camblesforth & Carlton Ward
Eggborough / Whitley	Cllr Kathleen Walton – Whitley Parish Council Cllr Sarah Cole – Whitley Parish Council Cllr Simon Humphrey – Whitley Parish Council Cllr Philip Broadhurst – Whitley Parish Council Cllr N Andrews – Balne Parish Council

	No councillors attended from Eggborough. The workshop material has been issued to Eggborough for comment.
Kellington	Cllr Mary McCartney – Eggborough Ward. Cllr McCartney – Osgoldcross County Council. Cllr Janet Smith - Kellington Parish Council

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## 2 Byram / Brotherton

### 2.1 Overview

This session was attended by three Councillors:

- Cllr Jack Crawford – Byram and Brotherton
- Cllr David Nicklin – Byram Parish Council
- Cllr David Davies – Byram Parish Council

### 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 Community Primary School	Restaurant	1	
Secondary School	0	Church	2 (Brotherton)	
Post Office	1 (Byram Post Office)	Doctors Surgery	0	
Shops	Byram Post Office, Mick's Fisheries, Mini Supermarket Hardware store	Public Houses	0	
Sports Facilities	Equipped Play Areas, Football Pitch Playing Field, Play Area,  Sports club, Community Moto Cross Facility [All in Brotherton]	Other Facilities	Social Club, Day Nursery/children's centre, Car Sales, Play Care Centre, Village Hall (In Brotherton Parish)	
Village Hall	1 (Brotherton)			

The Services included in the Settlement Profiles and analysis carried out as part of Option 2

#### 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?
Church Wood Road (Coach Road)	Historic path and wood to church. This is well used by the village and provides a link between Brotherton and Byram.
Land surrounding Village Hall	This area has a purpose build play area and teenage shelter. It provides community space for use by scouts and brownies.
Playing Fields	Football and rugby – well used community area.
Motorcycle Club	This is used by people in the village and operated by the local community. This is an important facility.
Play Area	The parish are improving this play area to provide a community facility.
Sports Clubs	There are rugby and football grounds and sports and social facilities and changing facilities. This is the centre of the community.
Allotments	The allotments are well used and important to the community.

### 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?
Village Hall	The building is expensive to heat and the fabric is in poor condition.
More bungalows	Funding for new bungalows which is being built by the Council/
Maisonettes	Parish is working with the Council to demolish the maisonettes and built 14 – 16 new homes.
Bus Services	It would be better to have hourly services to Pontefract.

## 2.3 Session 2: How might your village grow?

### 2.3.1 Task 1: Identification of an areas of village extension

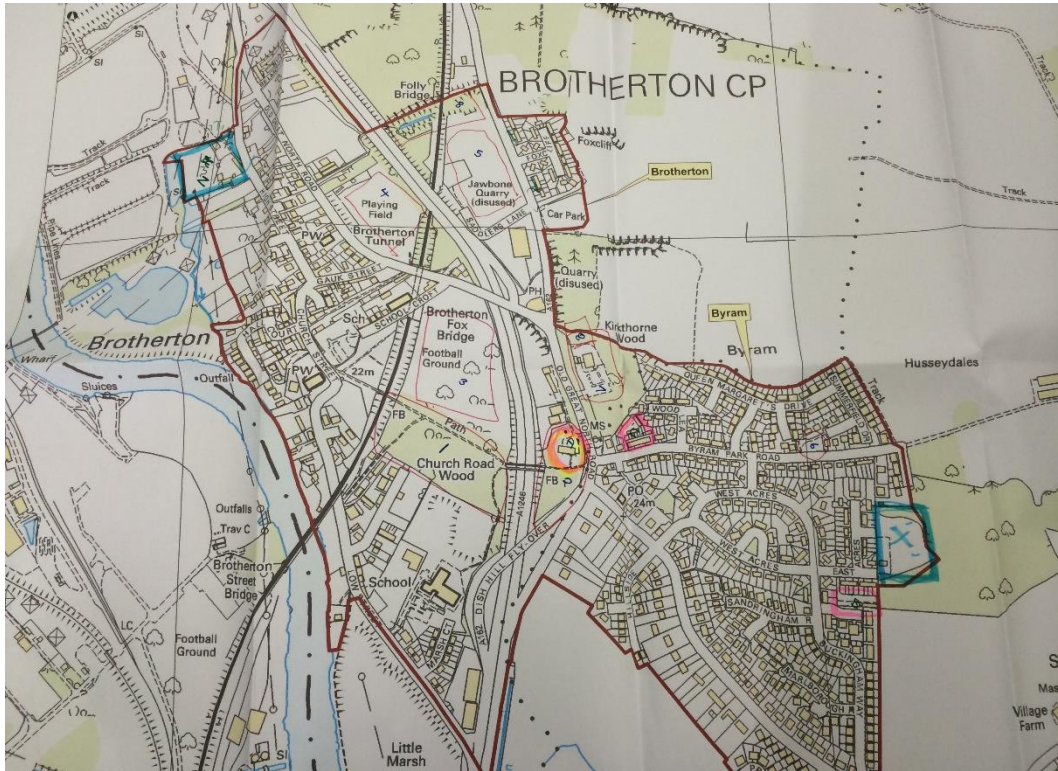
The group identified two areas of potential expansion land, including:

- Land to the east of East Acres [this site was allocated for residential development in Selby Local Plan (2005) and is in the SHLAA as Byram 6]. This site is within the current Development Limits.

- Land to the north west of Brotherton, to the west of High Street [this site is identified in the SHLAA as Brotherton 2]. This site is within the current Development Limits.

The potential areas of extension are shown in blue on Figure 2.1 below.

**Figure 2.1: Potential expansion land in Byram and Brotherton**



### 2.3.2 Task 2: Site Selection Methodology Discussion

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

- Accessibility by Public Transport.
- Proximity of Primary School.
- Proximity of GP surgery.
- Green Belt / Greenfield and Previously Development Land.

### 2.3.3 Task 3: Discussion of Growth Options

The growth options were discussed with the group. They noted that they Byram & Brotherton is surrounded by Green Belt. However a couple of potential sites remain inside the Development Limits of the villages. The group were therefore comfortable with the level of growth set out in either Option 1 or 2.

## 3 Carlton

### 3.1 Overview

This session was attended by two Councillors:

- Cllr Jordon – Camblesforth & Carlton Ward & South Selby County Council
- Cllr Peart – Camblesforth & Carlton Ward

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

#### 3.2.1 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 Community Primary School	Restaurant	None
Secondary School	1	Church	3
Post Office	1	Doctors Surgery	1
Shops	Carlton Store, The Hair Studio, Zoe's Salon	Public Houses	1
Sports Facilities	Children's play space, Cricket Pitch (Privately Owned), Recreational Open Space	Other Facilities	Doctors Surgery, Garden Centre Car servicing centre Café
Village Hall	1		

The Services included in the Settlement Profiles and analysis carried out as part of Option 2

#### 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?
Cricket pitch and pond to the south of the village	Amenity use
West of Churchfields – amenity space in Flood Risk Zone 3	Valuable amenity space
Land north of Mill Lane	Good views, provides a valuable open space for residents.
Land south of Mill Lane	Good central open space.
High Street from Mill Lane in north to Hepworth Lane in the south – and a few	Strong Victorian architecture.



properties on Church Lane / Hinsley Lane / Low Street / Carlton Towers	
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### 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?
Pedestrian Crossing	35% increase in vehicles and there are safety concerns.
Dedicated Parish office	The current office is inadequate
There is a need for more bungalows	Lack of these in the village
Skate park	Needed on new development
Vehicle activation speed signs	Safety – school at northern end of village
Speed humps and 20 mile zone	Safety of residents
Shops	To improve general amenity
New entrance to primary school	Due to double parking problems on Town End Avenue.

## 3.3 Session 2: How might your village grow?

### 3.3.1 Task 1: Identification of an areas of village extension

The group identified one areas of potential expansion land, including to the north east Carlton and east of Broadacres [this site is not identified in the SHLAA] This site is outside the current Development Limits.

The areas of potential expansion land are shown as red stripes on Figure 3.1 below:

**Figure 3.1: Potential expansion land in Carlton**

### 3.3.2 Task 2: Site Selection Methodology Discussion

The group did not think the following criteria was appropriate to DSVs:

- Proximity to employment centres.
- Grade of agricultural land.
- Greenfield vs previously development land.
- Impact on international and national environmental designations.
- Mineral resource.
- Town centre viability.

The group identified the five most important site selection criteria as:

- Proximity to a primary school.
- Proximity to a GP surgery.
- Proximity to a shop.
- Provision of open space
- Highway network capacity.

### 3.3.3 Task 3: Discussion of Growth Options

The group made the following comments about the growth options:

Growth option 1: Noted that it seems a fair option as every settlement gets an appropriate level of growth

Growth option 2: This option was not preferred ‘Chicken and egg’ scenario – services can follow housing development, so the growth based on services argument is a weak one.

Growth option 3: This option was not preferred – noted that at least some settlements in the green belt have capacity for growth, so restricting growth in these settlements and re-allocating to those settlements with less capacity is not fair.

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## 4 Eggborough / Whitley

### 4.1 Overview

The session was attended by five Councillors:

- Cllr Kathleen Walton – Whitley Parish Council
- Cllr Sarah Cole – Whitley Parish Council
- Cllr Simon Humphrey – Whitley Parish Council
- Cllr Philip Broadhurst – Whitley Parish Council
- Cllr N Andrews – Balne Parish Council

It should be noted that there were no representatives from Eggborough Parish in this session. The note of how the session was run and map was provided to Eggborough Parish. But no comments have been received to date.

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

#### 4.2.1 Task 1: Confirmation of Village Services

The group noted that the train station at Whitley Bridge only operates one train a day to Leeds. This departs at 7am and returns at 6pm. This should be noted in the Settlement Profile.

The services in the village were discussed. The amended table is provided below.

Service	Details	Service	Details
Primary School	Eggborough and Whitley V.A CoE Primary School	Restaurant	0 Café, Fish and chip shop and takeaway
Secondary School	0	Church	CoE church
Post Office	1	Doctors Surgery	1
Shops	Headlands Electrics, Spar, Butchers, Vogue Hair Salon, Village Store, car repair ga	Public Houses	3
Sports Facilities	2 equipped play areas, 2 playing fields, cricket pitch	Other Facilities	Hut Green Car Sales, Car repair garage Police House Sports and Social Club (acts as village hall)
Village Hall	1		

## 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?
All Green Belt	Green Belt keeps the open aspect of the village and views on Green Belt land that adjoins the A19.
Allotments	Good community and environmental aspects
Daffodil Park	
Nature Reserve	
Play Areas	
Pub	Community hub
Church	
Whitely Lodge	Historic house
Farms	Whitley is still a farming village

## 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?
Community space – indoor village hall	Currently does not exist in Whitley
Indoor sports facilities	
Outdoor sports facilities	
Shop	There are no shops in Whitley. All in Eggborough, which is 2 miles away.
Doctor	There are no GP surgery in Whitley. All in Eggborough, which is 2 miles away.
Transport	Whitley has a railway station but only has one train a day to Leeds
Mains gas	Whitley is not served by mains gas

## 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 Whitley is inset into the Green Belt and that there are opportunities for extensions that avoid Green Belt. The group also noted that the Green Belt serves to protect a strong open aspect out of Whitley. This means any site allocations would be required to alter the Green Belt. The group did not believe the Green Belt should be altered. The areas identified as having open aspects across Green Belt land are shown at Figure 4.1.

**Figure 4.1: Identified Open Aspects in Whitley**

### 4.3.2 Task 2: Site Selection Methodology Discussion

The group did not feel they had the expertise to identify the top five site selection criteria.

### 4.3.3 Task 3: Discussion of Growth Options

The growth options were discussed and the group Option 3 was the groups preferred option. This option results in no proposed site allocations in the Designated Service Villages inset into the Green Belt and therefore no allocations in Whitley.

There were no representatives from Eggborough. The OS map and instructions for sessions 1 and 2 were issued to the parish for comment. No comments have been received to date.

The group noted that SHLAA Site Whitley 4 is actually located in in Cawood Ward and should therefore not be referenced in the Settlement Profile.

## 5 Kellington

### 5.1 Overview

The session was attended by three Councillors:

- Cllr Mary McCartney – Eggborough Ward.
- Cllr McCartney – Osgoldcross County Council.
- Cllr Janet Smith - Kellington Parish Council.

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

#### 5.2.1 Task 1: Confirmation of Village Services

The group noted that the train station at Whitley Bridge is located in the Kellington Parish. Whilst the station is located closer to Whitley and Eggborough.

The services in the village were discussed. The amended table is provided below.

Service	Details	Service	Details
Primary School	Kellington Primary School	Restaurant	2
Secondary School	0	Church	1
Post Office	1	Doctors Surgery	0
Shops	Corner shop General Dealer	Public Houses	2
Sports Facilities	Equipped play area, village green	Other Facilities	Village Hall, Dental Surgery (private), Old Vicarage Hotel Kellington Manor and Restaurant
Village Hall	1		

#### 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?
Selby District Council owned land at Main Street	Important green space in the centre of the village including the war memorial.
Land adjacent to Edmunds Church	Important view to / from the village with old coffin paths. Identified as important space in the Local Plan (2005). The site is in Flood Risk Zone 3.
St Edmunds Church	The church and grave yard have historic value and date back to 1600 AD.

The Old Vicarage	This building has historic value. For example there is still a powder room to powder the wigs.
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### 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?
Disfigured rural pavements on the road between Kellington and Beal	This route is well used for walking and should be repaired and improved.

## 5.3 Session 2: How might your village grow?

### 5.3.1 Task 1: Identification of an areas of village extension

The group noted that flooding is a major constraint in Kellington to the north and east. To the south east the village is landlocked and only access via a park. To the south the gap between Eggborough and Kellington is important and should be protected. The whole village is constrained due to flooding from groundwater.

There is therefore no potential urban extensions in Kellington.

### 5.3.2 Task 2: Site Selection Methodology Discussion

The group identified the five most important site selection criteria as:

- Flood Risk, as an important local issue.
- Heritage assets, particularly character setting.
- Provision of open space, shortage in the local area.
- Strategic Countryside Gaps, important to retain gap between Eggborough and Kellington.
- Physical Point of access, as locally important.

### 5.3.3 Task 3: Discussion of Growth Options

The growth options were discussed. There was no support for any of the three options. The village has no capacity to accommodate growth due to constraints. The group noted that less than 10 homes have been built in the last plan period due to the constraints in the village. The group suggested growth in the secondary villages in the Kellington Primary School catchment area to support the school.