

Selby District Council

**DSV Workshop Summary of
Engagement**

Session 4 Thursday 9th 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 Overview

The Designated Service Villages Workshop took place from 6.00pm on Thursday 9th July 2015. The session was focused around the following Designated Service Villages:

- Cawood
- Escrick.
- Hemingborough
- North Duffield.
- Riccall.

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

Designated Service Villages	Councillor
Cawood	There were no councillors in attendance from Cawood Parish.
Escrick.	Councillor Lilian Coulson Councillor Brian Forster Councillor Richard Rowson Councillor Liz Casling
Hemingborough	There were no councillors in attendance from Hemingborough Parish.
North Duffield.	Parish Cllr. Nancy Gray; Parish Cllr. Darren Clewley; Jennifer Hubbard; Cllr. Karl Arthur; and

	Cllr. James Deans.
Riccall.	Councillor Brian Keen Councillor H Adamson Councillor Whitwood Councillor Mark Nuttall Councillor S Sharp Sandra Botham – Riccall Parish Clerk

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2 Cawood

2.1 Overview

There were no councillors in attendance from Cawood Parish. The OS mapping and instructions for the session were subsequently issued to Cawood Parish Council, and a session was undertaken with Parish Councillors Jean Huby and Ron Wharmby who have subsequently made the following comments:

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

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

Service	Details	Service	Details
Primary School	Cawood V.A CoE Primary School	Restaurant	0
Secondary School	0	Church	1 CoE Church
Post Office	1	Doctors Surgery	1
Shops	Village Store, Hair Studio	Public Houses	3
Sports Facilities	Equipped play area, play area, cricket pitch, football pitch, 3 tennis courts, bowling green	Other Facilities	Nursery/Farm Shop
Village Hall	1		

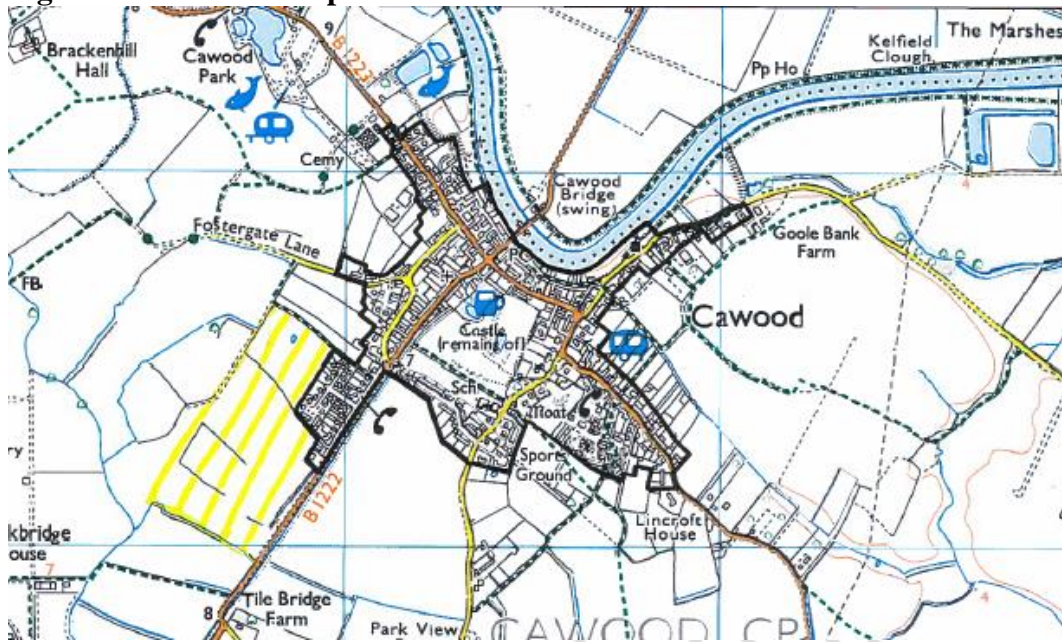
The Parish Councillors wished it to be noted that the village shop business is currently for sale as a going concern and the post office license will not automatically transfer with the sale.

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

Parish Councillors considered that all open land is equally important and none are considered to be of higher quality or importance than others.

The conservation area was considered to be of special importance as well as the historic sites in the centre and to the NE. The whole village was considered to be very well kept and all buildings were considered to be high quality and of importance.

Figure 2.1: Potential expansion land in Cawood



2.2.2 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?
Sports facilities	Quality of all parks, sports and facilities need improving. Football pitch needs marking.
Park facilities	Park needs updating in terms of quality and facilities
Wayfinding and signage	Tourist sign posting needed as well as information displays detailing the historic significance the village played in Cardinal Wolsey’s escape from Henry VIII and Humpty Dumpty nursery rhyme being based on events in the village.
Bus stops	Lake Side Caravan Park needs a bus stop and a path to the village to encourage holiday makers to come and use the village facilities.
Improvements to Parish Cemetery	Parish Cemetery needs footpaths, access improvements and general upkeep of headstones and grass cutting.
Improvements to caravan park	Local support for expansion of Ryther holiday park from 5cl to 30cl to boost tourist numbers and bring extra money into economy.
Highways improvements to Back Lane/Chesnut Road	Roads narrow and regularly blocked by parked cars. Pavement would benefit from being dropped to help access and speed limit reducing to 20mph.

All Saints church yard	Paving stones need fixing
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2.3 Session 2: How might your village grow?

2.3.1 Task 1: Identification of an areas of village extension

The only areas considered suitable for extension were said to be at the SW of the village due to the historic importance. This view was said to be supported by English Heritage). Another factor that would restrict the growth of the village is the location of the river.

2.3.2 Task 3: Discussion of Growth Options

Option 1 was not supported as it was not considered a sensible or intelligent way of distributing housing numbers. Distribution should be based on a balance of need and the services that can support sensible development.

Option 2 was supported as it was considered a sensible way to distribute dwellings by looking at sustainability. It was the view of session participants that areas such as Brayton should take more development as they can sustain the expansion without putting undue stress on local services.

The Parish Council stated their preference to avoid the removal of land from the Green Belt, however commented that this should not necessarily be considered a priority over ensuring development is located in areas with sustainable services and infrastructure.

Based upon this appraisal of the three options, the Parish Council stated their preference to be Option 2.

3 Escrick

3.1 Overview

This session was attended by four Councillors:

- Councillor Lilian Coulson
- Councillor Brian Forster
- Councillor Richard Rowson
- Councillor Liz Casling

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	Escrick Primary School	Restaurant	1
Secondary School	Queen Margaret's (Private).	Church	St Helen's
Post Office	0	Doctors Surgery	1

Shops	Small shop attached to petrol station and hairdressers / beauty salon.	Public Houses	1 and bar in Parsonage Hotel
Sports Facilities	Cricket Pitch(private), Equipped Play Area, Tennis Courts Small Playing Field	Other Facilities	Escrick Club, Parsonage Hotel, Village Green, Garage, petrol station (within CYC boundary), allotments
Village Hall	1		

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?
Church/War Memorial	Important to the setting of the Grade II* listed church. War Memorial denotes the village's heritage.
Area around Parsonage Hotel	This area is considered important as it contributes to the setting of the historic building.
Area around Village Hall on Main Street	Club house and green setting demarcate the heart of the village.
Coronation Monument	An important part of the village's heritage.
Grade II listed Jubilee Fountain	An important part of the village's heritage.
Village Green	Well used and a focus of the community.
Land opposite village green	This land is played on by children and an excellent amenity use.
Playing field to south west of village	An important play area within the village.
Woodland adjacent to playing field	This area is used by walkers and the village community.
Gashouse Plantation (east of village)	Wooded informal area used by dog walkers.
Queen Margaret School and Grounds	Of heritage value to the village and contributes to the character of the village.
Expansion land for Doctors surgery should be safeguarded	To allow future expansion.
Corner of Carr Lane and Main Street	Green area with tree coverage, which should be protected.

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?
A19 / Skipworth Junction	This junction is not currently coping the level of vehicular traffic. This results in long tail backs for much of the day and especially at peak times. This junction is also inadequate for pedestrians as the existing crossing is in the wrong place and it is very difficult for pedestrians to cross the road.
Public Transport	The service is ok – but the bus only goes down the A19. It does not access the village centre due to width restrictions at the junction with Carr Lane and Skipwith Road.
Renew and update primary school	Future proof the school, as a small amount of new pupils would allow the school to operate more efficiently.
Maintenance of Public Right of Way (PROW)	To provide access to the east from Carr Lane.
Skipwith Road – speed reduction measures	Speed reduction measures required to reduce the speed of vehicles, particularly HGVs using this road.
Improvement of facilities for teenagers	Escrick could do with more facilities for teenagers.
Main sewers from Deaton to Stillingfleet	There are capacity issues in the main sewer.
Mobile phone signal	Investment needed as mobile phone signal is poor.

3.3 Session 2: How might your village grow?

3.3.1 Task 1: Identification of an areas of village extension

The group discussed potential extensions in Escrick, but could not find any sites that would allow a small site to be identified. The group acknowledged that Escrick was surrounded by Green Belt on all sides and that this restricted growth options. The group was therefore not able to identify an area of village extension.

3.3.2 Task 2: Site Selection Methodology Discussion

The group felt that the five most important site selection methodology criteria included: proximity to a shop; settlement character; landscape capacity; amenity impact; and highway network capacity.

3.3.3 Task 3: Discussion of Growth Options

The group noted that they would be happy to see a small amount of housing growth in Escrick to support village services. The group noted that a small 30 unit site in the village would be appropriate. However the group were not able to locate a potential site for this growth.

4 Hemingborough

4.1 Overview

There were no councillors in attendance from Hemingborough Parish. The OS mapping and instructions for the session were subsequently issued to Hemingborough Parish Council.

A subsequent session was run by SDC and attended by the following representatives:

- County and District Cllr. Karl Arthur;
- Cllr. Paul Welch;
- Parish Cllr. Robert Procter;
- Parish Cllr. Jan Stelczenie;
- Parish Cllr. Roland Chilvers;
- Parish Cllr. Eddie Kinsella; and
- Parish Cllr. Richard Drew.

The following comments were observed:

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

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

Service	Details	Service	Details
Primary School	1 – Hemingbrough Community Primary School	Restaurant	2 Fish and chip takeaway and restaurant (7 days a week)/ Chinese takeaway (6 days a week)
Secondary School	0	Church	2
Post Office	1 (within the convenience store)	Doctors Surgery	1 – Part-time surgery
Shops	3 – Londis convenience store (open 7 days) / Breadbin (open 5.5 days) / pet food shop	Public Houses	2 – generally open 6-11pm (The Crown) / Fox and Pheasant
Sports Facilities	2 Playing Field off School Road (charity owned) / play area (name not detailed)	Other Facilities	Vehicle repair shop Pre-school at school
Village Hall	1		

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

The following areas of valuable open land were identified:

Description of asset	Why is it valuable?
Oldways	Conservation, picnics and walking area
Sewage Lane	Walking area
Northfield Road	Walk around fishing pond / dog walking
Mill Lane / Barmby Ferry Road	Walk area / dog walk area
Chapel Balk Road	Walk area / dog walk area
Hage Lane Green	Conservation area and walk
Inner Moor Lane	Walking area and other uses
Play area	Well used
River Bank	Good access in parts but restricted in summer due to cattle
Memorial Garden	Rest and seating area
Church and Mort Stone	Important heritage site

4.2.2 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 asset	Why improvement is needed?
Oldways Lane	PC involved in environmental and recreational enhancements
Walkways / paths	Potential to improve in other locations

4.3 Session 2: How might your village grow?

4.3.1 Task 1: Identification of an areas of village extension

The Parish Council gave a clear preference for developing land at the former depot off Chapel Balk Road. The Parish Council expressed a desire for no development to occur north of the A63 (except possibly employment uses).

4.3.2 Task 2: Site Selection Methodology Discussion

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

- Accessibility by public transport;
- Proximity of primary school;
- Proximity of GP surgery;
- Proximity to a shop; and

- Physical point of access.

4.3.3 Task 3: Discussion of Growth Options

A comparison of growth options was discussed, however there was no clear conclusion. It was recognised that the sites identified for growth would deliver significantly more houses than the identified ‘requirement’. Possible also suitable for delivery into the next plan period also.

5 North Duffield

5.1 Overview

This session was attended by five Councillors:

- Parish Cllr. Nancy Gray;
- Parish Cllr. Darren Clewley;
- Jennifer Hubbard;
- Cllr. Karl Arthur; and
- Cllr. James Deans.

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

5.2.1 Task 1: Confirmation of Village Services

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

- Bus service number 1 is a school service only and should be removed as it incorrectly suggests a higher number of bus services frequenting the village.
- It was suggested that a florist and dog grooming service should be added to the total number of services.
- It was suggested that the ‘intermediate’ access to employment category should include the villages of Howden and Brighton. It was additionally suggested that Leeds should be included as a Major Employment Centre.

Service	Details	Service	Details
Primary School	Community Primary School	Restaurant	Pizza service provided by pub
Secondary School	0	Church	1 Methodist Church

Post Office	1	Doctors Surgery	1
Shops	Secrets Hair and Beauty, Post Office Shop	Public Houses	1
Sports Facilities	Equipped Play Area, Cricket Pitch, Football Pitch, Bowling Green , Playing Field	Other Facilities	Garage, under 5s play, florist, Dog grooming service
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?
Playing field to north of village off York Road	Important for health and well-being, amenity and well used for many sports (including bowls).
Amenity space at junction between Green Lane and Main Street	Valued piece of community space. Attractive and adds to village setting, well used by children.
Nature Conservation Area to south of village	Circular walking route heavily used by the community and dog walkers.
Public Rights of Way and bridleways around village	Heavily used by village residents.
Copper Beech Tree	Valuable tree in village that benefits from a TPO.
Snicketts throughout village	Important for connecting the village together and links a number of services.

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?
A need to improve parking and reduce speeding on Selby Road.	Issues with parking and speeding along Selby Road – Broadmanor.
Issues of cars pulling of junction between Main Street and Selby Road.	This is due to poor visibility – which could be improved.
Children’s play area and pavilion	Requires qualitative improvements.
Improvements needed to allotments	Potentially need to provide additional allotment space as there is a large demand in the area.

Car parking is needed around the village shop	There is currently no car parking spaces.
Parking is needed at the north of the village by the playing fields	As there are currently no proper provisions.
Improvements needed to the pumping station	As it currently at capacity.
Improvement to footpath along Green Lane	Currently incomplete and needs finishing

5.3 Session 2: How might your village grow?

5.3.1 Task 1: Identification of an areas of village extension

The following areas were given by participants as the areas that offered the greatest potential for growth within the village:

- Land to the west of village between Moses Drain at the west, and Green Lane to the east, Selby Road to the south and the playing fields to the north [a small part of this site has planning permission for residential development and the majority of the site is included in the SHLAA as sites NDuffield 5, 7 and 8].
- Land to the north of the village, behind existing built form east of York Road, north of Main Street [site is included in the SHLAA as sites NDuffield 9, 10 and 11].

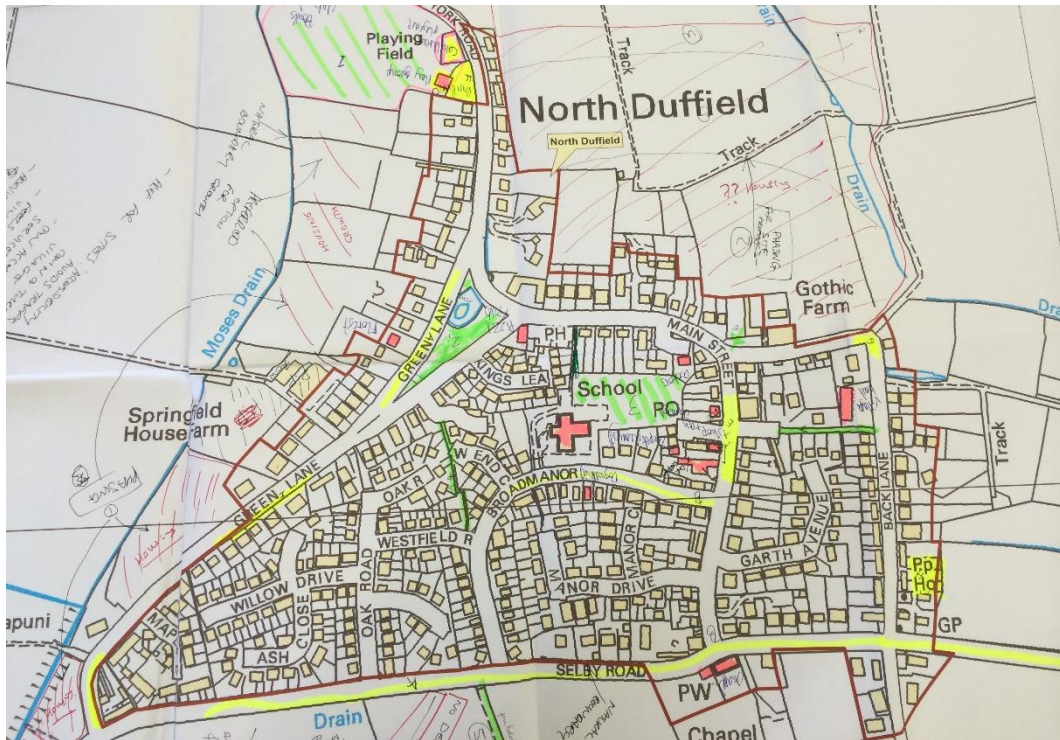
With regard to the latter broad location for development, it was felt that sites should be phased from south to north, meaning that the village would expand in a natural and organic manner.

The area to the west of the village was the participants' preferred location for growth. In general both locations were seen as logical extensions to the village. Each location would feel part of the village, would enable future residents to access the services within the villages and would reduce the need for traffic come through the village centre.

Participants felt that these areas represented logical locations for village expansion. Strong views were expressed regarding development to the south of Selby Road. There was an overwhelming consensus that no development should occur here.

The areas of potential expansion land are shown by red hashing on Figure 5.1 below:

Figure 5.1: Potential expansion land in North Duffield



5.3.2 Task 2: Site Selection Methodology Discussion

Participants selected the five most important site selection criteria to be: accessibility; proximity of Primary School; proximity of a GP surgery; flood risk; and landscape impact.

An additional criterion was suggested that covered highway safety.

5.3.3 Task 3: Discussion of Growth Options

Participants gave their preference for option 2 as a method to distribute growth across the DSVs. They felt that the category that North Duffield fell into would be correct when considered against the other villages in the Selby District, and the total number of dwellings proposed under this option could comfortably be accommodated within the village.

Participants were concerned that the number of planning permissions already granted within the village had not been factored into the overall methodology. It was felt that not including existing consents would introduce an element of 'double counting' in as much as a village would potentially have to accommodate a number of dwellings regardless of delivery since 2013.

6 Riccall

6.1 Overview

The session was attended by six Councillors:

- Councillor Brian Keen
- Councillor H Adamson
- Councillor Whitwood
- Councillor Mark Nuttall
- Councillor S Sharp
- Sandra Botham – Riccall Parish Clerk

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

6.2.1 Task 1: Confirmation of Village Services

The following amendments were made to the list of services included within the DSV report:

Service	Details	Service	Details
Primary School	Riccall Community Primary School	Restaurant	2
Secondary School	0	Church	2
Post Office	1	Doctors Surgery	1 – located on Main Street. Site linked to Beech Tree

			and is a satellite surgery with limited access
Shops	Convenience Store (0630 – 2000, 7 days a week), Butchers (opens 0600-1600, 5 days a week), Hair Salon, General Store (includes Post Office) – open 7days a week 7-7	Public Houses	2 Greyhound PH has limited food menu and some accommodation
Sports Facilities	2 Equipped play areas, football pitches, tennis courts, bowling green	Other Facilities	Doctors Surgery, Regen Centre, Youth Club, Park View Hotel, Hairdressers/ beautician open 6 days a week, Stove/fuel business, Florists, village institute
Village Hall	1		

There are a number of community buildings within Riccall, including the Regeneration Centre, the Village Institute and the Methodist Church. The Regen Centre provides conference, nursery, after-school services, as well as offering a bar/function venue that accommodates a number of events annually. The Village Institute is noted as having a bar and a function area, whilst the Methodist Church also has a function area.

6.2.2 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?
Area to north of village beyond development limits, spanning between A19 at east and Kelfield Road at west, encompassing allotment gardens, Manor House listed buildings.	Contributes to setting of village
School playing fields.	Sports and recreational facilities
Land to west of village along Kelfield Road.	Setting of village
Village Green	Amenity and recreational use
Allotment Gardens south of Hall Farm Close	Well used village facility
Parish Church of St. Mary, Riccall.	Grade I listed building
GP Surgery York Road	Well used village facility
House on Main Street	Heritage value.
Grade II listed Riccall Mill (SW of village).	Heritage value.
Riccall's conservation area	Value in providing a valuable setting for the village.

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:

Description of enhancement	Why improvement / enhancements is required?
Doctors Surgery	A need for a new GPs site was identified by participants. A combination of poor access and increased pressure on services arising from development was cited as the need for this.
Riccall Park	On-site car parking was identified as an improvement that would benefit Riccall Park.
Improved parking facilities	Required at north side of the village to accommodate those using Sustrans cycle path. Current users are parking vehicles on street.
Parking at primary school	There is currently limited parking.
Accommodation at primary school	School is near capacity and future development may mean that the school reaches capacity. The main issue is the accessibility of the site
A19 junction access (north and south)	Improvements needed to junctions and traffic calming. Roads near capacity.

6.3 Session 2: How might your village grow?

6.3.1 Task 1: Identification of an areas of village extension

The following broad areas of expansion were identified by participants:

- Land behind existing buildings, west of A19, east of Mount Park and north of Main Street [this set has planning permission for residential development]. This site is within the current Development Limits.
- Land to the north of Chapel Walk and south of Homes Drive [this site is identified in the SHLAA as Riccall 2]. This site is within the current Development Limits.
- Land to the north of Pinfold Close and west of York Road [this site is identified in the SHLAA as Riccall 1]. This site is outside the current Development Limits.
- Former Riccall Mine site. This site is outside the current Development Limits.

Participants suggested that there could be scope to expand the village eastwards beyond the A19 in the direction of the former Riccall Mine. It was suggested that there should be limited further development within the current development limits as the village was reaching its capacity. The areas of potential expansion land are shown as green on Figure 6.1 below:

Figure 6.1: Potential expansion land in Riccall

6.3.2 Task 2: Site Selection Methodology Discussion

Participants felt that the most important selection criteria were:

- Proximity of a primary school
- Proximity of a shop
- Greenfield and previously developed land
- Physical/infrastructure constraints/permanent features of legal constraints
- Settlement character
- Physical point of access
- Amenity impact
- Infrastructure capacity
- Highway network capacity

The criteria that the group felt were not as important included proximity to an employment centre, the grade of agricultural land, impact on international and national environmental designations, biodiversity and geological value, wildlife and natural environment, groundwater, contamination, mineral resource, provision of open space and town centre viability.

6.3.3 Task 3: Discussion of Growth Options

Participants stated their preference for Option 1 as a model to deliver housing across the DSVs as this appeared a fair approach to distribution across the Designated Service Villages.

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