

16-01-2015

Following a discussion with fellow members of North Duffield Parish Council, below are the comments relating to the current Plan Selby and are a follow up to the original submission by the previous Chair, John Taunton and are based on the original site allocations.

1. The proposed allocation of around 45 - 50 houses is considered to be an acceptable number.
2. The site NDFUF 003 is suitable for the proposed allocation of 15 houses. However particular attention would need to be made to the junction of Green Lane and York Road. Traffic management is already an issue on Green Lane and therefore must be considered should any development take place. Of major concern is pedestrian access, as there is no footpath adjacent to the proposed area. This appears to be an oversight following the Barrett construction on Maple Drive, at the junction of Green Lane and the A163, Market Weighton Road.
3. The NDFUF 005 site is also suitable but the issues relating to Green Lane above are also applicable to this site. Access on to York Road could also be an issue to consider.
4. NDFUF 006 10D are suitable but the adjacent Back Lane is very narrow and is already restricted by on street parking and therefore access would be difficult. However, there is some evidence of archaeological importance which must be taken into account.
5. Development south of the A163 (which is essentially a village by-pass) would not be suitable due to amount of traffic on the main road, making pedestrian access to the village difficult and dangerous.
6. There is an active group in the village looking for allotments but, at present no land is currently available, and therefore future development of the village should take this into consideration.
7. We would like to see some amount of affordable housing being made available, possibly at a discount, exclusively for family members of the existing community.
8. Developments such as Maple Drive are not in keeping with the rest of the village properties and therefore should be discounted. It has been often commented that this development gives a wrong impression on approach from the west.

9. The school has only just had an additional classroom added, taking up a section of the playground and any further intake may necessitate further expansion on a relatively small site, with no room to extend.
10. Public transport is very poor at present with many of the elderly residents finding it very difficult to get into Selby and these must be improved.

I attended the meeting along with other PC members at the Regen centre on December 10th in relation to Plan Selby. I spoke at length to members of the presentation team (I assume from the Planning Department) and they assured me that any buildings that are completed, before the final Plan Selby is adopted, will count towards the allocation for North Duffield.

I trust this information is useful to the consultation process and we look forward to being involved in the next stages of the procedure.

Regards

Bob Wells
Chair
North Duffield Parish Council.