

1. INTRODUCTION

- 1.1 This section contains site specific policies and proposals relevant to Hambleton. General policies applicable throughout the Plan area are set out in Part One of the Local Plan.
- 1.2 Baseline data referred to generally reflects the situation at the time the Deposit Plan was published (July 1997) unless specifically updated through modifications to the Plan or through factual changes consequent to modifications to the proposals map, such as additional recreation space and/or amenity space.

2. LOCATION

- 2.1 Hambleton straddles the A63 approximately 3.5 miles west of Selby.

3. FORM AND CHARACTER

- 3.1 Hambleton has accommodated some new estate development in recent years although the central core of the village retains a strong rural character due to surviving farm complexes.

4. HOUSING AND POPULATION

- 4.1 At the 1991 Census the Parish population numbered some 1,566 residents representing a significant increase on the 1981 Census figure of 1,343 persons.
- 4.2 In 1997 the approximate dwelling stock numbered 665 dwellings within Hambleton Parish.
- 4.3 From mid 1981 to mid 1997 there were 202 dwellings completed in Hambleton Parish.

5. EMPLOYMENT

- 5.1 Hambleton is served by employment centres such as Selby and Sherburn in Elmet, with additional opportunities in local services and pig breeding.

6. SERVICES AND FACILITIES

- 6.1 Hambleton is reasonably well served by local services and facilities.

Shops and Associated Services

- 6.2 The village supports a post office/general store and three public houses, (one of which is also an hotel), a doctor's surgery and village hall.

Education

- 6.3 There is a primary school in the village.

Recreation

- 6.4 A good range of recreational facilities is available, including a play area at Garth Drive and a large playing field adjacent to the A63 which can be used for a number of sports. The field also contains an equipped play area. Unfortunately, the facilities are located some distance from the village itself.

Public Transport

- 6.5 Regular bus services operate to Selby and Leeds.

Public Utilities

- 6.6 The village has both public foul and surface water sewers. Foul drainage is pumped to the Hambleton Sewage Treatment Works, which would need upgrading to accept any new major development. Surface water sewers are provided predominantly for highway drainage, soakaways being acceptable for domestic discharge.

7. STRATEGY

Constraints

- 7.1 Hambleton is constrained by the protected route corridor of the A63 bypass to the south, and best and most versatile agricultural land to the north.

Commitments

- 7.2 As at 31 March 1997 there were planning permissions for an additional 24 dwellings in Hambleton Parish.

Development Strategy

- 7.3 Although the level of services and form and character of the village suggest that it can accommodate further significant growth, it is relatively remote from sources of employment, in comparison with other settlements in the area. It is further constrained by best and most versatile agricultural land and continuing uncertainty over the A63 Hambleton bypass. However, two sites have been specifically allocated for development; one of which represents a substantial opportunity to utilise previously developed land.
- 7.4 A number of additional opportunities for residential development have been identified on brownfield sites within the defined Development Limits. Proposals for development will be considered in relation to POLICY H6.

8. POLICIES AND PROPOSALS

Housing Allocation:

a) Land East of Cherwell Croft

- 8.1 0.53 hectares (1.30 acres) of land east of Cherwell Croft are allocated for residential development which will provide approximately 15 houses. The area is situated at the edge of Hambleton consisting of an elongated field of grazing and uncultivated land.
- 8.2 Access should be taken from Cherwell Croft. The layout of the site should safeguard access to land to the east which may be required for longer term development.
- 8.3 A foul sewer is available in Cherwell Croft but will require extending 30 metres to the site boundary.
- 8.4 There are no surface water sewers available to drain this site. Drainage of roof water to soakaways has been used on adjacent sites but the developer will be required to verify the subsoil is suitable for this purpose.

- 8.5 The Environment Agency advises that there is a groundwater abstraction borehole situated within the site which is licensed for spray irrigation. Prior to any development taking place the licence must be revoked or varied, and the borehole backfilled and sealed to the specification of the Environment Agency.

HAM/1 Land east of Cherwell Croft, Hambleton, as defined on the Inset Proposals Map is allocated for residential development in Phase 2 of the Plan in accordance with POLICY H2. In addition to satisfying the requirements of relevant policies proposals must make provision for:

- 1) Vehicular access to be taken from Cherwell Croft, which should allow for the future development of land to the east;**
- 2) The extension of the existing foul sewer to the site and the creation of a separate drainage system; and**
- 3) A full evaluation of surface water drainage requirements and the necessary measures required to protect groundwater resources.**

b) Land west of Station Road, Hambleton

- 8.6 2.35 hectares (5.8 acres) of land west of Station Road are allocated for residential development which will provide approximately 71 houses. The current use consists predominantly of hardstanding and industrial/storage buildings associated with haulage use and some arable land.
- 8.7 Access should be taken from Station Road, with a footpath link from the southern length of Station Road adjacent to the village hall. Road junction improvements may be required in the vicinity of this site.
- 8.8 A foul sewer is available in Station Road.
- 8.9 The existing surface water sewer system is the old village sewer which has limited capacity. This area of the village is drained to the Selby Area Internal Drainage Board watercourse to the north.
- 8.10 Additional capacity would be required at Hambleton Waste Water Treatment Works.
- 8.11 The developer will need to provide substantial landscaping on the periphery of the site especially on the western boundary of the site.
- 8.12 In view of the local need for affordable housing as evidenced by the Council's 1999 Housing Needs Study and the suitable characteristics and location of this site it is considered realistic to negotiate for a target of 10 affordable units out of the site total of 71 for local people. This is in line with government advice contained in PPG3 (Housing 2000), Circular 6/98 (Planning and Affordable Housing) and in accordance with POLICY H4 (Affordable Housing). The number, mix and type of affordable housing units will be a matter for negotiation between the developer(s) and the Local Planning Authority at the time of a planning application. The exact requirements will depend on local housing market conditions and will take account of any up-to-date information on need.
- 8.13 The redevelopment of this site for residential purposes would be dependent upon the closure of the existing haulage business at this location.
- 8.14 In addition to satisfying the requirements of relevant planning policies, proposals will be expected to comply with the provisions of an up-to-date development brief. The

production of a development brief is considered to be appropriate for this site in order to provide further guidance, which will ensure a comprehensive approach to the development of this site, which is in multi-ownership. The brief will also ensure that the redevelopment of the existing business, which currently operates from the site, fully integrates with the surrounding uses and the village as a whole.

HAM/2 Land west of Station Road, Hambleton, as defined on the Inset Proposals Map is allocated for residential development in Phase 1 of the Plan in accordance with POLICY H2. Proposals must make provision for:

- 1) Vehicular access to be taken from Station Road;**
- 2) Adequate sewage treatment capacity at Hambleton waste water treatment works;**
- 3) Substantial landscaping and amenity space provision particularly in the western part of the site;**
- 4) Complete cessation of any business use on the site; and**
- 5) A mix of dwellings including a target of 10 affordable units for sale in accordance with POLICY H4.**

Environment:

- 8.15 Five areas have been identified in Hambleton as having particular visual importance. These are the curtilage of St Mary's Church, an area containing an old pinfold at the junction of Common Lane with Main Road and three areas to the south of Main Road close to the triangular junction of Chapel Street and Main Road. These areas are identified on the inset proposals map and will be protected in accordance with POLICY ENV29.

Transport:

- 8.16 The protected route corridor of the A63 Hambleton bypass is defined on the Inset Proposals Map. The route will be safeguarded in accordance with POLICY T5 until such time as a future review of the road situation in Hambleton is carried out following completion of the Selby bypass.

Recreation:

- 8.17 The playing field located to the west of the village (just outside the boundary of the Inset Proposals Map) and the play area at Garth Drive as identified on the main Proposals Map and will be protected in accordance with POLICY RT1.