

1. INTRODUCTION

- 1.1 This section contains site specific policies and proposals relevant to Hemingbrough. 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 Hemingbrough lies close to the river Ouse, about 13 miles south-east of York and 5 miles east of Selby on the A63(T) trunk road.

3. FORM AND CHARACTER

- 3.1 Hemingbrough was an important settlement in the time of the Danes and was occupied in the 10th century by one of a number of Scandinavian military gangs that occupied the region south of York.
- 3.2 The earliest buildings, including the church, stood on a small area of high ground approaching the river bank, but later extended along a Main Street running parallel with the river. It was possibly during the Middle Ages that the Ouse cut a shorter course at this point, across the neck of a wide meander. The old course was abandoned and the village subsequently lost the advantage of a riverside site. The river now passes 500 yards from the southern edge of the village.
- 3.3 The village is compact and centres on Main Street, a collection of Georgian and Victorian buildings built of brick and of modest design. Newer development to the east of Main Street comprises low density estate development. Working farms remain within the village, contributing to its overall character.

4. HOUSING AND POPULATION

- 4.1 The resident population of the Parish has grown rapidly in recent years, rising from 878 in 1981 to 1,675 in 1991.
- 4.2 In 1997 the approximate dwelling stock numbered 684 dwellings within Hemingbrough Parish.
- 4.3 From mid 1981 to mid 1997 there were 361 dwellings completed in Hemingbrough Parish.

5. EMPLOYMENT

- 5.1 A wide range of job opportunities is available in Selby. Local job opportunities are found in local services and small businesses within the village and in the firms located north of Hull Road.

6. SERVICES AND FACILITIES

Shops and Associated Services

- 6.1 The village has a good range of facilities including a village hall, a doctor's surgery, 2 public houses, and a number of shops.

Education

- 6.2 Hemingbrough has a primary school.

Recreation

- 6.3 There is a good range of recreational facilities in Hemingbrough, including an equipped play area, cricket table, bowling green and pavilion, and a football pitch that doubles as a playing field.

Public Transport

- 6.4 The village is served by a single bus service with frequent trips throughout the day operating between Hemingbrough and Selby.

Public Utilities

- 6.5 Water can be supplied from the existing distribution system. There is a scheme in hand to provide a new water main to the village which will provide additional capacity beyond existing commitments for development. The ability of the sewage treatment works to deal with additional foul flows will need to be investigated. The ejector pumping station requires upgrading to deal with extra development.

7. STRATEGY

Constraints

- 7.1 The A63(T) Hull Road defines the northern boundary of the village and a drainage ditch runs to the rear of properties fronting Main Street. Good quality agricultural land surrounds the village, with best and most versatile agricultural land to the south and west.
- 7.2 Land between Hemingbrough and Cliffe has been defined as a Strategic Countryside Gap with the objective of preventing the coalescence and retaining the separate identity of the two settlements. This land is defined on the Inset Proposals Map and will be safeguarded in accordance with POLICY SG1.

Commitments

- 7.3 As at 31 March 1997 there were planning permissions for an additional 29 dwellings in Hemingbrough Parish (including 3 conversions). The principal site is:-

Location	Area (Ha)	Dwellings
Rough Cottage Farm, Landing Lane	0.43	11

Development Strategy

- 7.4 Hemingbrough has an excellent level of services and good accessibility to employment opportunities in Selby and at Whitemoor and Riccall Mines.

- 7.5 Continued major growth is no longer considered appropriate however, because of the potential adverse impact on surrounding areas of countryside. Only two small sites with a combined capacity of 44 dwellings are therefore allocated for development. These were previously put forward for residential development in the adopted Rural Areas Local Plan (1990) and remain unimplemented. Both sites are well related to existing development.
- 7.6 In addition to the development of allocated sites and existing planning permissions, proposals for residential development on brownfield sites within the defined Development Limits, may be acceptable in accordance with POLICY H6.

8. POLICIES AND PROPOSALS

Housing Allocations

(a) Land east of Back Lane, Hemingbrough

- 8.1 0.76 hectares (1.88 acres) of land east of Back Lane is allocated for residential development which will provide approximately 23 new dwellings.
- 8.2 The site is located in the centre of the village and is presently used as a paddock. It is surrounded by residential development on all sides, and bounded by an established tree/hedge line.
- 8.3 The County Surveyor advises that access should be taken onto Back Lane.
- 8.4 The nearest available surface water sewer lies 300 metres to the north of the site in Water Lane. A foul sewer is available in Back Lane. The ejector pumping station will require upgrading to deal with the proposed development. The ability of the sewage treatment works to deal with the anticipated increase in foul flows will need to be investigated. Any new planning consent may be conditioned to require deferred occupancy until adequate methods of dealing with sewage treatment have been provided.

HEM/1 Land east of Back Lane, Hemingbrough, as defined on the Inset Proposals Map, is allocated for residential development in Phase 1 of the Plan in accordance with POLICY H2. In addition to satisfying the requirements of relevant planning policies, proposals must make provision for access to be taken from Back Lane.

(b) Land between Mill Lane and Landing Lane, Hemingbrough

- 8.5 0.71 of a hectare (1.75 acres) of land between Mill Lane and Landing Lane is allocated for residential development which will provide approximately 21 new dwellings.
- 8.6 The site lies within the defined Development Limits at the southern edge of the village. It is presently overgrown, with boundaries being defined by a hedge line.
- 8.7 The County Surveyor advises that access can be taken off Landing Lane and Mill Lane, although a 4.5 x 60 m visibility splay would require some land outside the site.
- 8.8 Both foul and surface water sewers are available to serve the site. The ejector pumping station will require upgrading to deal with the proposed development. The ability of the sewage treatment works to deal with the anticipated increase in foul flows will need to be investigated. Any new planning consent may be conditioned to require deferred occupancy until adequate methods of dealing with sewage treatment have been provided.

HEM/2 Land between Mill Lane and Landing Lane, Hemingbrough, as defined on the Inset Proposals Map, is allocated for residential development in accordance with POLICY H2. In addition to satisfying the requirements of relevant planning policies, proposals must make provision for access to be taken from Landing Lane and/or Mill Lane.

Environment:

- 8.9 A number of areas have been identified as being of local amenity value namely; the pond and open space off Water Lane, St Mary's Church and its grounds, and the area of land at Mill Garth/Mill Lane which forms an important open break in this part of the village. These areas are identified on the Inset Proposals Map, and will be safeguarded in accordance with POLICY ENV29.

Recreation:

- 8.10 The recreation areas on the eastern edge of the village and land at St Mary's Avenue, as identified on the Inset Proposals Map, will be safeguarded in accordance with POLICY RT1.
- 8.11 The Trans-Pennine Trail runs through the village. The route, as defined on the Inset Proposals Map, will be safeguarded in accordance with POLICY RT8.