

## 1. INTRODUCTION

- 1.1 This section contains site specific policies and proposals relevant to Monk Fryston. 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 Monk Fryston is situated approximately 7 miles west of Selby straddling the A63. The Leeds-York railway line marks the western edge of the built up area of the settlement. The A1 lies 2 miles to the west.

## 3. FORM AND CHARACTER

- 3.1 Monk Fryston contains a mixture of residential development which has been well assimilated into the village. The surviving historic nucleus of the village, is centred around the Saxon church, and is largely unspoilt. In recognition of its special architectural and historic character, most of the village was designated as a conservation area in 1969.
- 3.2 Monk Fryston Hall is a local landmark once owned by the Abbot of Selby. The area was important locally for limestone quarrying.

## 4. HOUSING AND POPULATION

- 4.1 At the 1991 Census the population of the Parish was 722 persons resident representing a slight decrease on the 1981 Census figure of 737 persons.
- 4.2 In 1997 the approximate dwelling stock numbered 319 dwellings within Monk Fryston Parish.
- 4.3 From mid 1981 to mid 1997 there were 40 dwellings completed in Monk Fryston Parish (including 4 conversions).

## 5. EMPLOYMENT

- 5.1 Monk Fryston looks to larger centres such as Selby and Sherburn in Elmet for employment opportunities although a small number of jobs are available in local services.

## 6. SERVICES AND FACILITIES

### Shops and Associated Services

- 6.1 There is a good range of facilities comprising a post office, farm shop, 2 public houses, doctor's surgery and community centre.

## **Education**

- 6.2 The village has a new centrally located primary school which was provided by the Local Education Authority in June 1999.

## **Recreation**

- 6.3 Monk Fryston has a playing field adjacent to the primary school and a fully equipped play area. There is also an equipped play area adjacent to the community centre. These facilities, in conjunction with the cricket field at Hillam provide an adequate range of facilities for current needs.

## **Public Transport**

- 6.4 There are regular bus services to Leeds, Selby, Pontefract and Tadcaster.

## **Public Utilities**

- 6.5 The village is served by a public foul sewer system which discharges to the Hillam Sewage Treatment Works, to the south-east of the village. Problems are experienced at the works following storm conditions due to surface water entering the system. Surface water generally discharges to soakaways.

## **7. STRATEGY**

### **Constraints**

- 7.1 Monk Fryston is inset within the West Yorkshire Green Belt and the majority of the village is designated as a conservation area.

### **Commitments**

- 7.2 As at 31 March 1997 there were planning permissions for an additional 15 dwellings in Monk Fryston Parish (including 5 conversions).

### **Development Strategy**

- 7.3 Whilst Monk Fryston has a good range of services and other facilities, major growth would be fundamentally detrimental to its character and form. Significant expansion is also inhibited by Green Belt considerations.
- 7.4 It is considered, however, that there is one suitable housing site at the eastern edge of the village, adjoining the cemetery, which is allocated for residential development. The site has a capacity for approximately 26 dwellings. Proposals for additional residential development on brownfield sites within the defined Development Limits may be acceptable in accordance with POLICY H6.
- 7.5 Additional land has been incorporated within the Green Belt between Monk Fryston and Hillam, in order to prevent coalescence and help retain the separate identities of the two settlements.
- 7.6 The grounds of Monk Fryston Hall fall outside the Development Limits of the village but are not included within the Green Belt. As such, normal open countryside policies will apply to this area. The land is not, in this instance, safeguarded for long term development.

## 8. POLICIES AND PROPOSALS

### Housing Allocation:

#### *Land East of the Cemetery, Main Street, Monk Fryston*

- 8.1 0.88 hectares (2.17 acres) of land south of Main Street is allocated for residential development which will provide approximately 26 houses.
- 8.2 Access should be taken from the A63(T). A registered footpath crosses the site at the southern end and this should be retained and incorporated into an overall scheme for pedestrian routes within the site.
- 8.3 An off-site foul sewer will be required along Selby Road to connect with a foul sewer at "The Meadows" west of the cemetery. There may also be a requirement for a pumping station to adequately serve this development.
- 8.4 There is a public surface water sewer 25 m to the west of the site. It may be possible to allow the discharge of highway water to this sewer, domestic surface water being drained to on-site soakaways. If the ground conditions will not sustain soakaways and full surface run off is required, a new off-site surface water sewer will be required to drain to the Selby Area Internal Drainage Board watercourse(s).
- 8.5 There should be adequate capacity at the Hillam Sewage Treatment Works.
- 8.6 A noise assessment will be required in accordance with PPG24 to assess if any noise attenuation measures will be required to dwellings within the site due to road noise.
- 8.7 The development should provide a mix of house types and sizes in order to achieve a balanced community. In particular, there is a predominance of larger detached properties in Monk Fryston rather than a mix of house types to cater for housing needs across the incomes spectrum. A proper mix of house types is therefore a fundamental requirement of this site. Developers will be required to demonstrate how their proposed dwelling mix caters for a range of housing need.
- 8.8 In view of the local need for affordable housing as evidenced by the Council's 1999 Housing Needs Survey and the suitable characteristics and location of this site, it is considered realistic to negotiate for a target of 5 affordable units, for local people, out of the site total of 26. 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.
- 8.9 In order to minimise any impact the development may have on the character of the area substantial landscaping will be required to the periphery of the site, particularly to the south and east boundaries which abut the Green Belt. In addition the development should fully respect the Tree Preservation Order relating to the five mature trees along the frontage to the A63 which are important features at the entrance to the village.

**MONK/1** Land east of the cemetery, Main Street, Monk Fryston, 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:

- 1) Vehicular access on to the A63(T);
- 2) The safeguarding of a public right of way at the southern edge of the site;
- 3) An off-site foul sewer along Selby Road (A63[T]) to connect with the existing foul sewer at “The Meadows”, together with the provision of a pumping station if necessary;
- 4) If ground conditions will not sustain soakaways a new off-site surface water sewer to drain to the Selby Area Internal Drainage Board watercourse;
- 5) The incorporation of appropriate noise amelioration measures, if necessary, to meet the requirements of an approved noise assessment undertaken at the developer’s expense;
- 6) Substantial landscaping to the periphery of the site particularly to the south and east boundaries;
- 7) A mix of dwelling types, including a target of 5 affordable units, for both rent and sale, in accordance with POLICY H4; and
- 8) Safeguarding of the mature trees, located along the frontage to the A63(T), Selby Road, contained within Tree Preservation Order no 13/1991.

**Environment:**

- 8.10 Proposals for development within the designated conservation area will be assessed against POLICIES ENV25 and ENV26.
- 8.11 Gardens immediately surrounding Monk Fryston Hall together with remnants of parkland to the north of the Hall are considered to have local historical and landscape significance. The gardens and parkland are defined on the Inset Proposals Map and will be safeguarded in accordance with POLICY ENV16.
- 8.12 Three Sites of Importance for Nature Conservation are defined on the Inset Proposals Map and will be protected in accordance with POLICY ENV9. They comprise the pond at the eastern edge of the village north of the A63, unimproved grassland forming the churchyard at St Wilfred’s Church, and Hay Meadows at Hillam Gates level crossing.
- 8.13 The churchyard to St Wilfred’s Church is identified as an area of local amenity space and will be protected in accordance with POLICY ENV29.

**Recreation:**

- 8.14 The playing field and the equipped play area adjacent to Monk Fryston Primary School, Water Lane and the equipped play area adjacent to the Community Centre, as defined on the Inset Proposals Map will be safeguarded in accordance with POLICY RT1.

**Transport:**

- 8.15 The protected route corridor of the A63 Monk Fryston 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 in Monk Fryston is carried out following the completion of the Selby bypass.