

Site Allocations Development Plan Document (SADPD) PREFERRED OPTIONS

Fairburn

As set out in Issue A, the village can accommodate allocations to support 32 houses. This will require around 1.1 hectares of land based on a simple 30 dwellings per hectare basis.

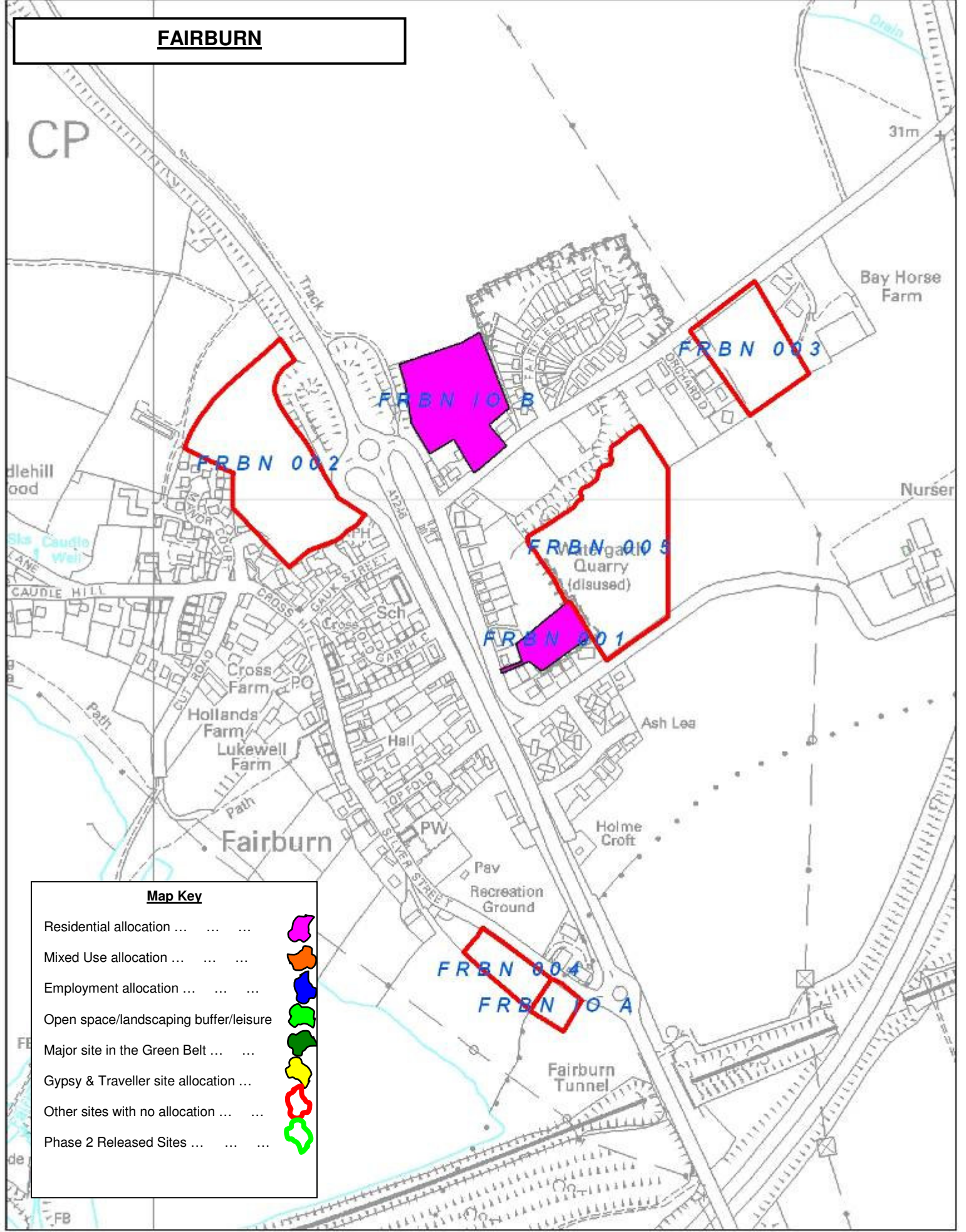
Throughout Fairburn responders note problems with drainage and although sites may lie outside of defined flood zones, flooding from inappropriate drainage systems creates localised problems. This is something that can be addressed through the Infrastructure Delivery Plan in consultation with the service providers.

The Council considers that FRBN001 lies inside the limit to development on the site of an old quarry, and is sequentially the best site. Residents note that the site already has planning permission, however it has expired and so it is entirely appropriate to allocate the site again. Therefore the Council will allocate it for 12 dwellings.

All other sites are located in the Green Belt (FRBN IO B is partially inside the Limit to Development but principally in Green Belt). As set out in issue D, the Council will seek to avoid Green Belt allocations unless there are no more suitable sites inside the limit to development in other DSVs in the housing market sub-area. A Housing Pool to deal with the remaining 20 units has been developed to deal with this issue on page 125

FRBN001	Residential allocation for 12 units
FRBN002	Green Belt
FRBN003	Green Belt
FRBN004	Green Belt
FRBN005	Green Belt
FRBN IO A	Green Belt
FRBN IO B	Green Belt

FAIRBURN



Map Key

- Residential allocation
- Mixed Use allocation
- Employment allocation
- Open space/landscaping buffer/leisure
- Major site in the Green Belt
- Gypsy & Traveller site allocation ...
- Other sites with no allocation
- Phase 2 Released Sites



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Hambleton

As set out in Issue A, the village can accommodate allocations to support 74 houses. This will require around 2.5 hectares of land based on a simple 30 dwellings per hectare basis. As set out in Issue A on page 11, some previous Local Plan sites have been released which impacts upon this settlement.

Response from Hambleton demonstrated an overall preference for locating development on a handful of smaller sites rather than one large one to continue the village feel. The Council notes that there is no network of small sites made available, instead large expanses of land are promoted. Allocating small numbers on each site is not considered appropriate as each site has no logical on-the-ground boundary markers to limit sprawl. As such, it is not possible to pursue this goal. Nevertheless, any development that does take place must be designed in such a way to reflect the village character, as determined at the time of a planning application.

Responses were mixed, however some were in favour of joining the two halves of the village together through improving access, particularly road improvements. Some responses note the need for commercial, leisure and recreation facilities in the village to ensure its sustainable growth. The Council supports the view that Hambleton is not a self contained settlement and that there is an overall desire to maintain the village feel, but also considers that some community facilities could be developed to support the village's existing and potential residents – this itself would assist in drawing the village together.

With no sites inside the Limit to Development, sites on the edge are to be considered. HMBT005 lies partially with the Limit to Development being the cartilage of dwellings facing the A63. Together with HMBT009 they offer a backland site capable of accommodating the village's housing number. These sites received numerous concerns for the access on to the A63, creating potential hazards and awkward egress for motorist using the A63. In addition, the easternmost part has no on-the-ground boundary, which could lead to sprawl.

HMBT011 lies beyond the perceived boundary of the village marked by Westcroft Lane. Using the old LocalPlan bypass route as a southern limit to the site, it is not matched by any on-the-ground feature. As such it is difficult to contain sprawl and so the Council does not support this site.

Western growth was also considered at HMBT010, where some comments regarding flood risk and recreation open space were made. However these apply only to the western extent of the site, and there would still be sufficient land for development. However, this site was perceived to be beyond the established village boundary of Bar Lane and would not be an integral part of the village.

Site HMBT008 (incorporating HMBT006) is also outside of the Limit to Development, but is central to the village and forms an infill as it is surrounded on three sides by existing built form and the defined Limit to Development. It also provides an opportunity to provide additional benefits to the community. The outbuildings from White House Farm have A63 frontage in the vicinity of

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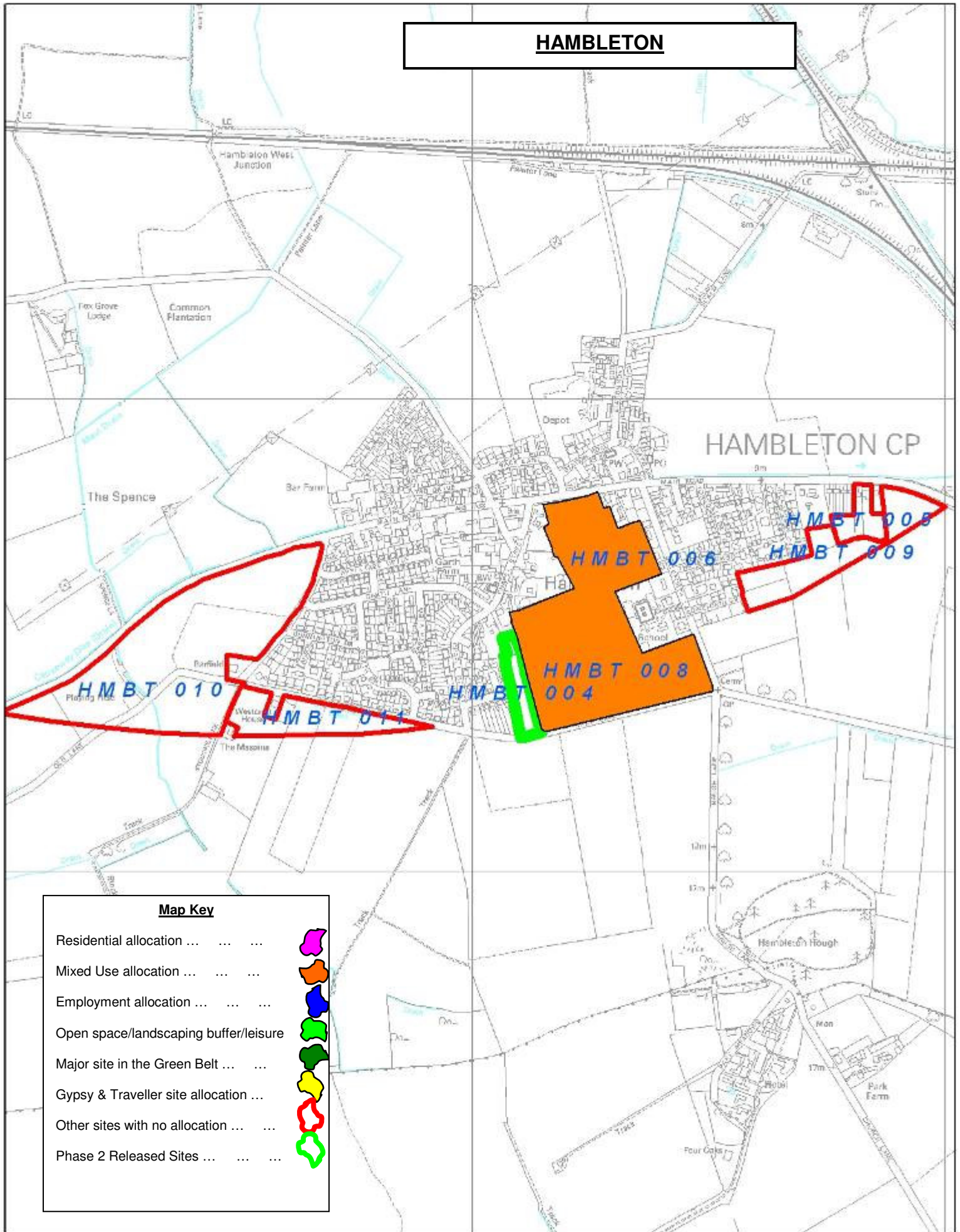
other services and facilities, so some additional commercial/employment/retail development here would benefit all residents, achieved through the conversion of existing farm buildings. Other responses state there is a need to relieve congestion in Gateforth Lane around school times. HMBT008 is capable of offering land to create a more suitable drop off/pick/up area thus solving one of the village's problems.

As such the Council considers that by allocating HMBT008 a more comprehensive development may be achieved than HMBT010. Therefore 74 dwellings are allocated to HMBT008 in a mixed-use site, keeping the character with the rest of the village with some landscaping and a large proportion recreational facilities (shared with the school) to keep the openness of the site for the village to enjoy. Land is also made available for the school to expand and for a dedicated pick-up/drop-off facility. Farm buildings at White House Farm should be retained and converted to maintain the existing character, and used primarily for commercial use.









Site HMBT 004 lies adjacent to HMBT 008 responses made to this land where the fact that it is currently used as agricultural purposes and is outside of the village boundary therefore should not be allocated for housing. The Council notes that it may form part of HMBT008 for a comprehensive realignment of the village's Limit to Development and most importantly it has recently been released under Local Plan Phase 2. Therefore the site can be included in a comprehensive development scheme.

HMBT005	Mostly Open Countryside
HMBT009	Open Countryside
HMBT008 HMBT006 HMBT004	Residential Development for 74 dwellings with community facilities and light commercial use by converting outbuildings belonging to White House Farm. With road and access improvements on Gateforth Lane, Mill Lane and Field Lane for school use. Recreation open space and school play facilities to be developed. HMBT004 has already been released under SDLP Phase 2.
HMBT010	Open countryside
HMBT011	Open countryside .

HAMBLETON



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Hemingbrough

As set out in Issue A, the village can accommodate allocations to support 77 houses. This will require around 2.6 hectares of land based on a simple 30 dwellings per hectare basis.

Some additional responses note the need for, leisure and recreation facilities in the village. The council supports the view that Hemingbrough is a not self contained settlement and that there is an overall desire to maintain the village feel, but also considers that some employment land and community facilities could be developed to support the village.

Respondents broadly favour smaller residential developments in the east and south of the village, with light industrial and employment in the north. With no sites inside the Limit to Development (except one site that is too small for allocation: HEMB IO G), sites on the edge of the village must be sought. There is a strong local desire to retain the village south of the A63 bypass road, and this is supported by the Council insofar as is practical given the range of sites available. As seven new sites have been presented, including two near to the school, all those sites north of the bypass (HEMB IO C, HEMB IO D, HEMB IO F, HEMB005 and HEMB006) are discounted on the basis of being open countryside, and unattached to the function or character of Hemingbrough village.

HEMB001 is discounted on the basis it is inside the Strategic Gap, detached from the village, and also partially in Flood Zone 3.

HEMB IO B surrounds the old Hemingbrough Hall Hotel, and is similar in character to HEMB008. Development would not be well linked to the existing village as this area has only a small number of buildings sparsely developed along the road.

HEMB007 and HEMB IO A are the most closely related to the existing village, and as such are allocated for residential development of 77 units.

The sites allocated for residential use must ensure that there is a significant improvement to the junction of the A63 and School Road.

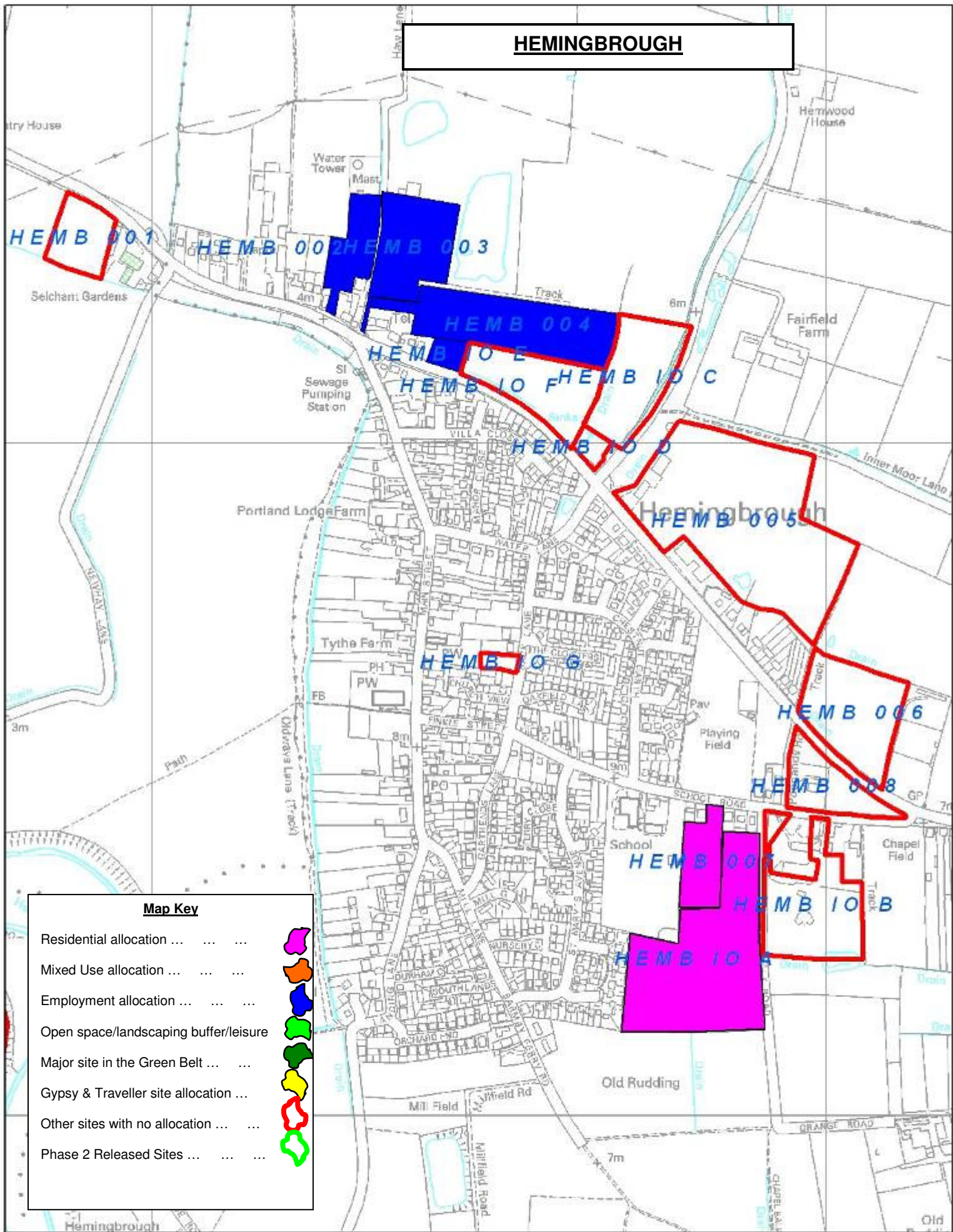
The support for employment land can be directed to the rationalisation and improvement of existing uses in the north of the village as suggested, rather than a large new site. A small allocation of recently-submitted sites will enable an improved access to be created, and some additional land made available to assist this (1ha). The Council will allocate HEMB002, HEMB003, HEMB004, HEMB IO E for light employment/commercial use, but no development may extend beyond the eastern limit of HEMB IO E. Strong boundary planting must be installed to screen the uses from the A63 and the remainder of the village.

HEMB001	Strategic gap
HEMB002 HEMB003 HEMB004 HEMB IO E	1ha of Employment light commercial/industrial. New access to A63 Limit extent in to open countryside eastward no further than edge of HEMB IO E. Install strong boundary panting/screening here.

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HEMB005	Open Countryside
HEMB006	Open Countryside
HEMB007 HEMB IO A	Residential development of 77 units. Include improvement of school playing facilities and potential land swap to limit urban expansion. Improvement of junction to A63/School Road included (with HEMB008). Access through HEMB007 and off Chapel Balk Road.
HEMB008	Open countryside
HEMB IO B	Open Countryside
HEMB IO C	Open Countryside
HEMB IO D	Open Countryside
HEMB IO F	Open Countryside
HEMB IO G	Too small for an allocation

HEMINGBROUGH



Map Key

- Residential allocation
- Mixed Use allocation
- Employment allocation
- Open space/landscaping buffer/leisure
- Major site in the Green Belt
- Gypsy & Traveller site allocation ...
- Other sites with no allocation
- Phase 2 Released Sites

0 95 190 380 Meters



Site Allocations Development Plan Document (SADPD) PREFERRED OPTIONS

Kellington

As set out in Issue A, the village can accommodate allocations to support 38 houses. This will require around 1.3 hectares of land based on a simple 30 dwellings per hectare basis.

With no suitable sites inside the Limit to Development, sites on the edge must be considered. Responders supported the Council's discounting of sites in the open countryside, of discounting Green Belt sites, and also of the discounting of KELT020 on flooding grounds, so five edge-of-village sites exist: KELT IO A, KELT011, KELT019, KELT003 and KELT009.

Responses from Kellington note that the village is compact and is fiercely distinct from nearby Eggborough, as such any expansion that would close the gap between the settlements would be unwelcome. Similar protection was offered towards the listed St. Edmund's church on the western side of the village.

KELT IO A is located in Flood Zone 3 and so is discounted based on the flooding sequential search. Although KELT011 is a large site, a small portion of it lies adjacent to the Limit to Development at Roall Lane. However, that part of the site lies in Flood Zone 3 and is discounted, and development that is unattached to the village is not supported. The remaining sites are equal, so a more detailed consideration of constraints and opportunities is required. KELT019 is defined in the 2005 Local Plan as Recreation Open Space – a restrictive policy – and is therefore discounted.

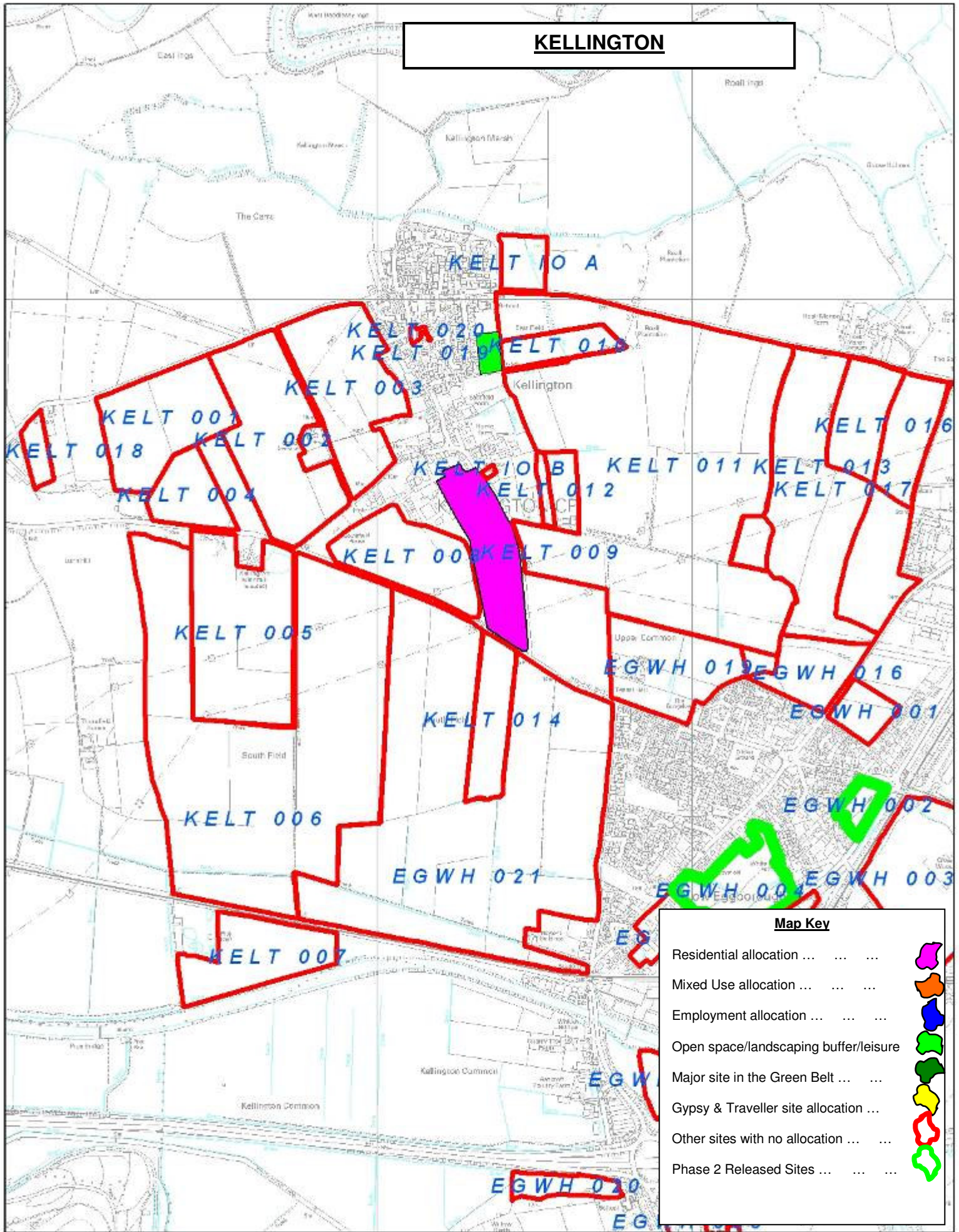
KELT003 has three potential access points for a small development: on the north side off Lunn Lane, south side off Whales Lane or in the centre off Pick Haven Garth/Wells Lane. The central part is sited within Flood Zone 3 and as such is discounted sequentially. The northern and southern parts would result in a linear extension of the village into the open countryside that would alter the form of the village when compared with KELT009 which could contain additional development within the existing extent of the village- ie less apparent sprawl. In addition, the owners of KELT009 have offered the remainder of the site for leisure and recreational use which is a significant benefit to existing and future residents. As such, the Council will allocate KELT009 for 38 dwellings and leisure and recreational use.

KELT001	Green Belt
KELT002	Green Belt
KELT003	Open countryside
KELT004	Green Belt
KELT005	Green Belt
KELT006	Partial Green Belt/Open countryside.
KELT007	Green Belt
KELT008	Open countryside
KELT009	Residential allocation for 38 dwellings on the northern part of the site. The remainder of the site to be used for sport and recreation, including a football/rugby pitch.
KELT010	Open countryside
KELT011	Open countryside
KELT012	Open countryside

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KELT013	Open countryside
KELT014	Open countryside
KELT016	Open countryside
KELT017	Open countryside
KELT018	Green Belt
KELT019	Recreation Open Space
KELT020	FZ3
KELT IO A	FZ3
KELT IO B	Too small for an allocation

KELLINGTON



Map Key	
Residential allocation	
Mixed Use allocation	
Employment allocation	
Open space/landscaping buffer/leisure	
Major site in the Green Belt	
Gypsy & Traveller site allocation ...	
Other sites with no allocation	
Phase 2 Released Sites	

0 185 370 740 Meters



Site Allocations Development Plan Document (SADPD) PREFERRED OPTIONS

Monk Fryston & Hillam

As set out in Issue A, the village can accommodate allocations to support 58 houses. This will require around 2.0 hectares of land based on a simple 30 dwellings per hectare basis.

In addition to Monk Fryston & Hillam's own allocation, there are insufficient sites in other Designated Service Villages so their allocated number may be redistributed which may result in greater numbers coming to Monk Fryston & Hillam if no additional sites are put forward. See Housing Pool on page 125 for details.

Some responses note the need for commercial, leisure and recreation facilities in the village. The Council supports the view that Monk Fryston & Hillam are not self-contained settlements and that there is an overall desire to maintain the village feel, but also considers that some employment and community facilities could be developed to support village life.

Throughout Monk Fryston and Hillam, responders note problems with drainage and although sites may lie outside of defined flood zones, flooding from inappropriate drainage systems creates localised problems. This is something that can be addressed through the Infrastructure Delivery Plan should the service providers note the problems. Other solutions may be to seek contributions from development to fund improvements and management of the local drainage network.

Responses to Monk Fryston and Hillam demonstrated an overall preference for locating development on a handful of smaller sites rather than one large one. The individual sites received various responses, as set out below:

Land outside the current village boundary and inside the Green Belt, particularly that which would extend well beyond the village's existing limits received little support, and substantial objections. In particular MFH008 and MFH011 were unpopular due to this and access issues.

MFH001 could form a small extension to the village, but it has access difficulties along a narrow roadway. Further, existing mature trees and other vegetation as well as a location inside the Green Belt mean that this site is not well supported

Responses to MFH009 and MFH010 were more mixed, some seeing the sites as a reasonable small extension, out of sight from the remainder of the village. However others note that importance of retaining land for potential future school expansion. Further, the land is in Green Belt and is backland development.

The Council's discounting of sites as being in the open countryside (MFH014, MFH002, MFH013) was also supported, also noting Green Belt status of each site, as well as the village being developed in backland and/or difficult to reach places.

In principle, land in the west was supported, with almost universal support for development in the old quarry (MFH 006). As a previously-developed site,

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inside the limit to development, and also a partially completed housing development, it is sequentially the obvious choice. As such the site is allocated for housing development of 13 dwellings.

Support was expressed for some small-scale development at MFH012 despite it being in the Green Belt. It is reasonably well established with existing buildings and well contained. The Council concur with this assessment, but consider the site to be only that portion on the south side of the road. Several people consider the site unsuitable for residential use, and given the approach of directing development close to the village centre, the Council would also take this view. The Council would support consolidation and expansion for small scale employment / commercial / community use, such as office space, small workshops, business premises or community facilities, but given the existing use, no allocation is considered necessary.

MFH003 lies out of the Green Belt and has the benefit of being “safeguarded land” in the 2005 Selby District Local Plan – land that was expressly removed from Green Belt as potential future building land. Around half of responders accept the inevitability of that site coming forward as it fulfils broad planning policy, but other calls note its ecological and landscape value on sloping ground, citing previous Inspectors refusal of planning applications on adjacent sites. Other concerns with the site include access and visibility for traffic emerging from the site. In design terms, the site is noted as being too large a site that will lead to an “anywhere estate” instead of an attractive infill that matches the local character. A further issue related to the “gap” between Monk Fryston and Hillam being built on (although the road is built up on both sides there is a distinct narrowing of the urban footprint at the true parish boundary). The Council considers the site to have merits, and the issues raised could be addressed through the normal planning application process. However in the 2005 Local Plan, the land set out for a bypass was not considered for housing development. The scheme relates to when the A63 was a trunk road but following de-trunking, NYCC Highways do not declare them on searches and have no plans to implement them. Therefore the development of MFH003 is not inevitable.

Instead, several responders note the desirability of developing the “eyesore” former petrol station which lies around MFH004. Responders also noted that MFH005 is land locked and could only be developed through joining up with another site (004 or 007). However it was generally considered that 005 is constraint free (apart from Green Belt) and is contained enough to prevent excessive intrusion in to the open countryside. It was also noted that MFH007 forms an attractive gap that prevents “the coalescence of Monk Fryston and Hillam”. Although the parish boundary is further south, the perceived and physical gap remains important.

Also in this area there is a call for school parking to relieve congestion, additional land for the cemetery, and additional play areas/village green. It is possible therefore to unite the desires of the community on these three sites by allocating all three as one development site. Although there are ownership issues to consider and none of these sites in isolation would deliver benefits, the three together could achieve a range of land uses to address local concerns and accommodate housing, without extending the village beyond

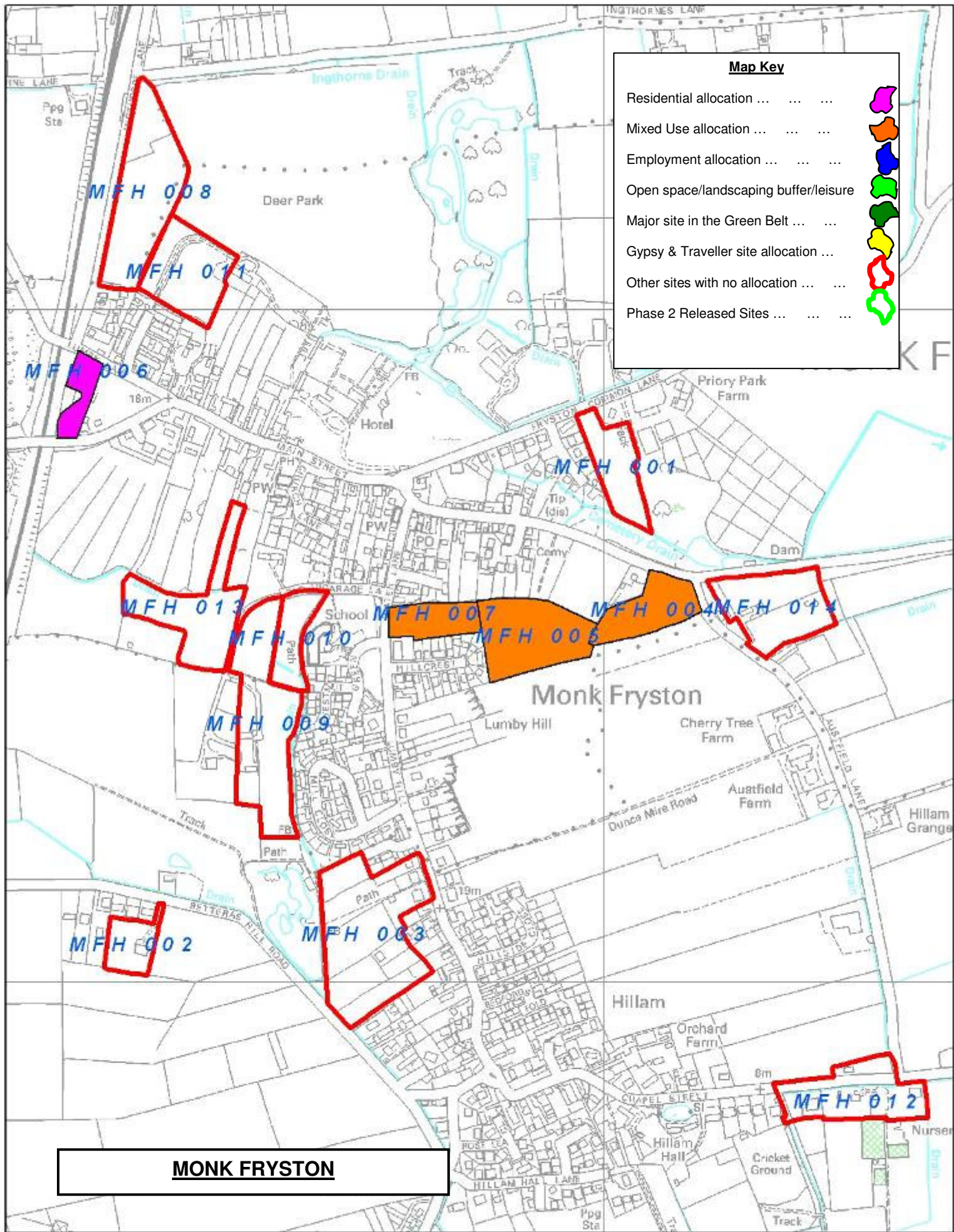
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the existing urban form. The intrusion in to the Green Belt is the only significant constraint to this concept, however the Council considers the public benefit of the concept to outweigh the harm. It is not necessary to consider other non-Green Belt sites in other DSVs in the housing market sub-area, as a non-Green Belt site exists in Monk Fryston & Hillam. As such the Council considers MFH007/MFH005/MFH004 to be a more suitable development site than MFH003, only where it can deliver the range of services and facilities to the benefit of the villages.

45 dwellings are allocated to this combined site, if it can be developed in a linear style to reflect the traditional layout of Monk Fryston and Hillam. Land must be set aside on Lumby Hill for a car park to satisfy the needs of the school, using green surfacing. A large area of land must also be available for open space/play/recreation/village green use, together with play equipment for the village to enjoy. Land must also be provided for an extension to the cemetery. Such open uses will maintain the appearance of a gap, but permit the development of a suitable range of community facilities, funded by market housing. To improve traffic flow, a one-way system will be considered. The Council will not consider these sites suitable in isolation of each other – it is one site.

MFH 003 may remain Safeguarded Land in the Local Plan policy until such time that the policy is reassessed in the forthcoming Development Management DPD.

MFH001	Green Belt
MFH002	Green Belt
MFH003	Open Countryside (remains safeguarded land)
MFH004 MFH005 MFH007	Residential allocation for 45 dwellings, school car park/drop off, Recreation Open Space and play equipment, community facilities.
MFH006	Residential allocation for 13 dwellings
MFH008	Green Belt
MFH009	Green Belt
MFH010	Green Belt
MFH011	Green Belt
MFH012	Green Belt
MFH013	Green Belt
MFH014	Green Belt



0 87.5 175 350 Meters



Site Allocations Development Plan Document (SADPD) PREFERRED OPTIONS

North Duffield

As set out in Issue A, the village will accommodate allocations to support 44 houses. This will require around 1.5 hectares of land based on a simple 30 dwellings per hectare basis.

In addition to North Duffield's own allocation, there are insufficient sites in other Designated Service Villages so their allocated number may be redistributed which may result in greater numbers coming to North Duffield if no additional sites are put forward. See Housing Pool on page 125 for details.

There are no sites inside the Limit to Development, so sites on the edge of the village are to be considered. Following the consultation period, five new sites were presented to the Council, which effectively means that there is development potential on all sides of the village.

Local opinion requests that the village remain on the north side of the A163 Selby Road that forms the "bypass". This would contain the village within its natural boundary and prevent sprawl, including limiting the need to cross the busy road. The Council is generally supportive of this view insofar as it is able within the confines of the sites available. Therefore NDUF IO A and NDUF IO C are discounted.

NDUF001 and NDUF004 are also discounted for residential use, but it is considered that some small scale employment growth may be appropriate within the confines of the existing farm complex. Such use could reduce out-commuting, without detriment to the residential enjoyment of the land on the north of the main road. However, as the farm is established and operating there is no requirement for an allocation on the whole site.

Similarly, there was a lot of local opposition to backland development. Sites NDUF002, NDUF IO B, NDUF IO E and NDUF005 all have limited access, and as such are discounted.

NDUF003 has extensive frontage, and although it could accommodate deeper development, it is considered that frontage development would maintain the character of the street, therefore it is allocated for 15 units.

NDUF006 and NDUF IO D together have road frontage, but insufficient to accommodate the remaining 29 dwellings. However with an identified need for allotment gardens and some improvements to the narrow road and blind junction, there is sufficient space to accommodate these improvements that would benefit all the residents of North Duffield. To limit sprawl, the site is limited to a 3.2ha site that is contained within the track and field boundary to the north and east, and by built form to the south and west. Development must ensure it follows the character of North Duffield in linear rather than estate layout.

NDUF001	No allocation
NDUF002	Open countryside
NDUF003	Residential development continuing the frontage-only layout character for 15 dwellings
NDUF004	No allocation

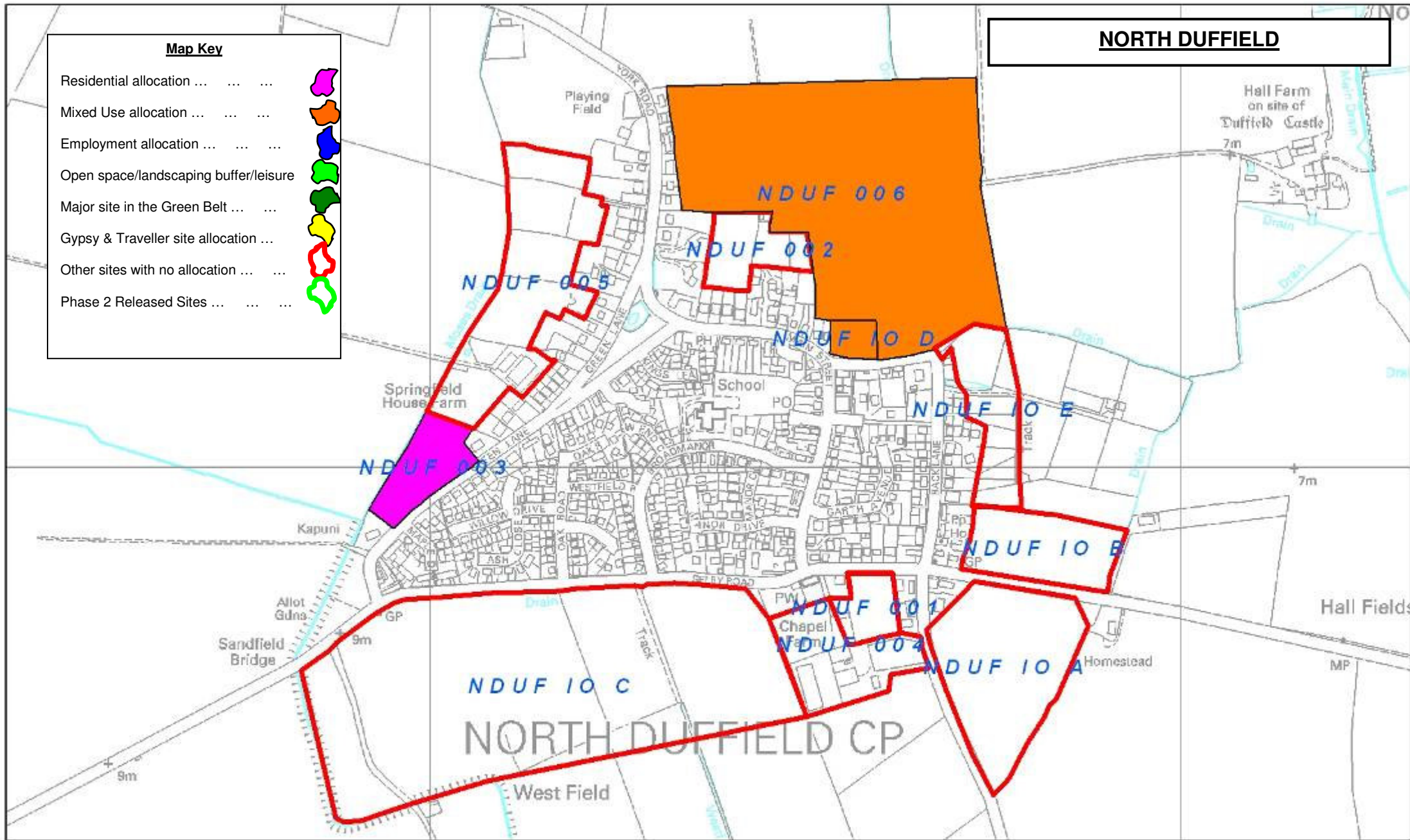
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NDUF005	Open countryside
NDUF006 NDUF IO D	3.2ha site: residential development of 29 units, allotments, equipped play area, sports field, road widening, footpath and junction improvements.
NDUF IO A	Open Countryside
NDUF IO B	Open Countryside
NDUF IO C	Open Countryside
NDUF IO E	Open Countryside

NORTH DUFFIELD

Map Key

- Residential allocation
- Mixed Use allocation
- Employment allocation
- Open space/landscaping buffer/leisure
- Major site in the Green Belt
- Gypsy & Traveller site allocation ...
- Other sites with no allocation
- Phase 2 Released Sites



0 100 200 400 Meters



Site Allocations Development Plan Document (SADPD) PREFERRED OPTIONS

Riccall

As set out in Issue A, the village can accommodate allocations to support 127 houses. This will require around 4.2 hectares of land based on a simple 30 dwellings per hectare basis.

RICC005 is the sequentially superior site, being located inside the Limit to Development and in Flood Zone 1. The council therefore allocates this site for 15 dwellings.

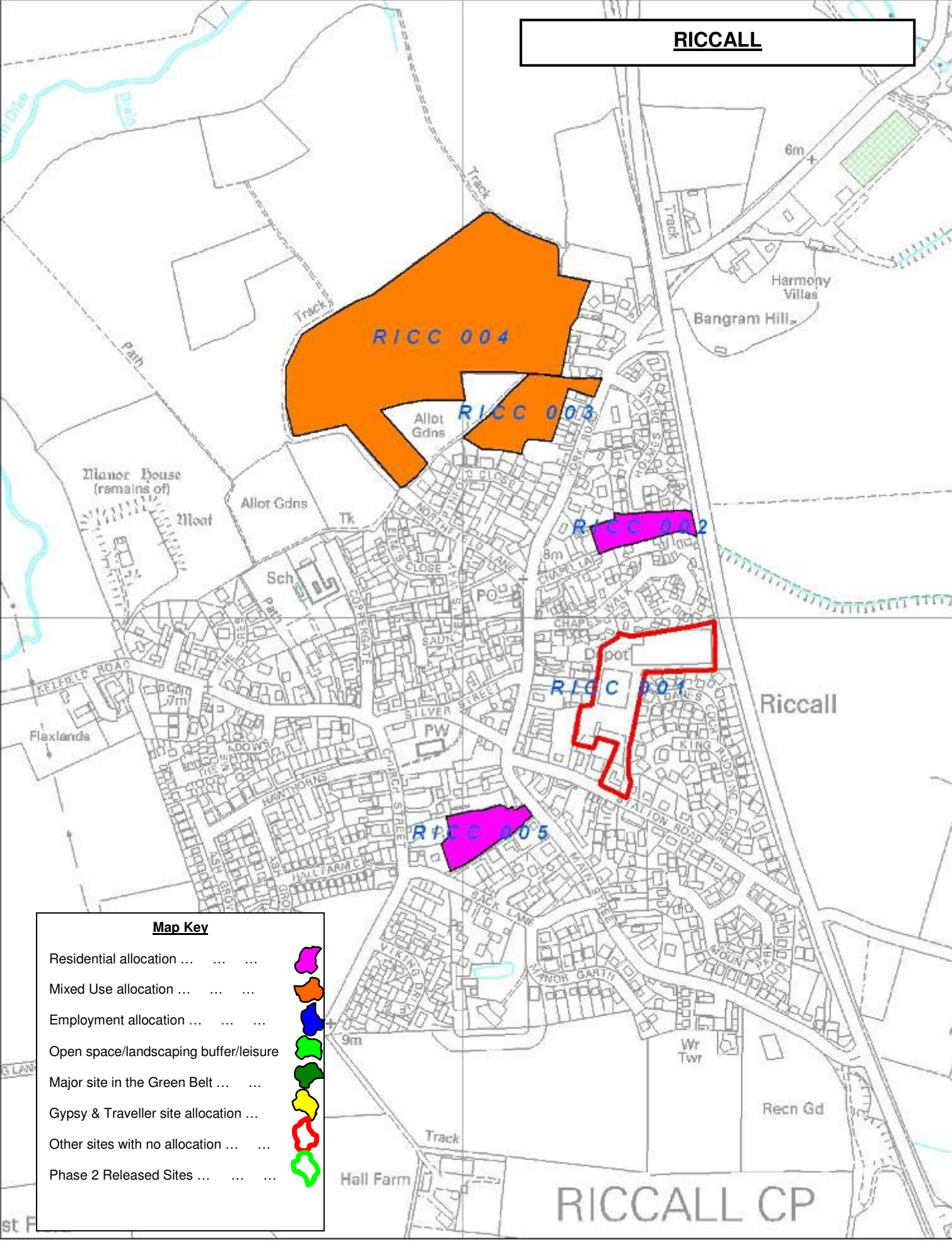
Next in the sequential search, RICC001 is inside the Limit to Development and partially in FZ1 and partially in FZ2. However, development has already commenced and therefore the site cannot be allocated. The Council acknowledges that the development is a windfall site and as such will not contribute to the allocation of housing numbers.

The next sequential site is RICC002 as it lies inside the Limit to Development. Some people suggest that RICC002 should be used for Recreational Open Space, although it is not identified in the 2005 Local Plan as such and with the sequentially superior location it is suitable for development. Therefore the Council allocates it for residential development of 13 dwellings, retaining the footpath link to the A19.

RICC003 lies adjacent to the Limit to Development and has some previous development of glass houses and nursery buildings. The site access is limited, and this coupled with the quantum of development in Riccall means that the site should be considered as one with RICC004 which lies adjacent. Both are located in FZ2, but there are no other available sites. Access to the combined site is limited, and residents note difficulty on Northfield Lane as it exists. The Council considers such a development will require two access points and therefore an appropriate layout must be achieved. Access improvements are required on the A19 to enable this development, and the council will consider using its powers of Compulsory Purchase to facilitate a scheme if no solution is available. RICC 003 and RICC 004 are to be allocated for mixed use including light employment use, residential development of 99 units including live/work units.

RICC001	Already has planning permission and development is under way
RICC002	Allocated for 13 dwellings
RICC003 RICC004	Allocated for mixed use, primarily residential (99 units) including live/work units, and some light employment. Must include improved access from A19 and suitable access to the site.
RICC005	Allocated for 15 dwellings

RICCALL



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