

Selby District Council

**DSV Workshop Summary of
Engagement**

Wednesday 8th July Session

Draft 1 | 6 August 2015

Draft

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 242440-00

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1 Introduction

1.1 This Session

The Designated Service Villages Workshop took place from 6.00pm on Wednesday 8th July 2015. The session was focused around the following Designated Service Villages:

- Brayton
- Barlby / Osgodby
- Thorpe Willoughby
- Hambleton

The purpose of the session was to work with councillors to discuss existing services and areas of value in each village and how the village could potentially grow in the future.

Selby District Council (SDC) are developing PLAN Selby, which will seek to allocate land for development in the Designated Services Villages. The aim of the workshop sessions was to understand what sort of level of growth each village could sustain and potential locations for small expansion sites.

This will then feed the potential distribution of housing sites across the designated service villages. This will be reported through the PLAN Selby Site Allocations Designated Service Village Growth Options Report.

This report provides a summary of the comments made by village.

1.2 Attendees

This session was attended by 14 parish and ward councillors. The attendees are listed below:

Designated Service Village	Councillors
Brayton	Councillor Judith Chilvers – Brayton Parish Council. Margaret Bontoft – Brayton Parish Council. Councillor Vyvyan Griffiths – Brayton Parish Council. Councillor Iain Nutt – Brayton Parish Council. Councillor Ian Chilvers, Brayton Ward Councillor.
Barlby / Osgodby	Councillor Duckett – Barlby Village Ward Councillor. Councillor John Cusson – Barlby & Osgodby Parish Council. Councillor Anthony Wray – Barlow Parish Council.
Thorpe Willoughby	Steve Peters – Thorpe Willoughby Parish Council Councillor Sarah Chisholm – Thorpe Willoughby Parish Council Councillor Lunn – Thorpe Willoughby Ward Councillor
Hambleton	Councillor Ingrid Millington – Hambleton Parish Council Councillor Roy Clarke – Hambleton Parish Council Councillor Celia Barnes – Hambleton Parish Council

2 Brayton

2.1 Overview

This session was attended by five Councillors:

- Councillor Judith Chilvers – Brayton Parish Council.
- Margaret Bontoft – Brayton Parish Council.
- Councillor Vyvyan Griffiths – Brayton Parish Council.
- Councillor Iain Nutt – Brayton Parish Council.
- Councillor Ian Chilvers, Brayton Ward Councillor.

2.2 Session 1: Let's Talk about your Village?

2.2.1 Task 1: Confirmation of Village Services

The services in the village were discussed and the updated list is provided below:

Service	Details	Service	Details
Primary School	3: Brayton Primary School St Mary's, Longman Hills	Restaurant	None
Secondary School	1	Church	2
Post Office	1	Doctors Surgery	1
Shops	Dawsons Butchers, Costcutter in post office	Public Houses	2
Sports Facilities	Playing fields, Dual Facilities (With Brayton High School), Equipped play area, cricket and rugby clubs Selby Bowling Club Mill Lane Riding Stables.	Other Facilities	Pharmacy, Vets Surgery, Livestock Market, Petrol Station/Garage, Guest House, Day Nursery, Play Group
Village Hall	1 (community centre) Scout Hut Selby Bowling Club		

2.2.2 Task 2 and 3: Valuable Open Land and Built up areas

The following areas of valuable open land were identified:

Description of Asset	Why it is valuable?
The Brayton Primary School Field	Sports facilities for school which are valuable. There is also a historic playground.

Brayton Gardens	A Parish Council owned Green and War Memorial Site used for summer fair and fun day. This facility is well used and valued by the community.
Brayton Hall:	This site has archaeological value, particular the note moat. This site is private.
St Wilfreds Church	This is within the Brayton Strategic Countryside Gap and provides public open space.
Strategic Countryside Gap:	Important to maintain a distinctive gap between Brayton Village and Selby Town.
Green Triangle / Oak Tee	Ancient oak tree worthy of protection.
Brayton Barff	Provide public rights of way and a local beauty spots for walkers and bird watchers
The PrOW along the former Railway Line	This is a frequently used footpath.
The following Listed Buildings / heritage buildings were highlighted as important: St Wilford and the Rectory. Canal Bridge. Toll House. Methodist Chapel. Turton Square. Brayton House / Holly House. Brayton Hall. The Old Barn.	Heritage value/
The Historic Centre of the village	The centre including the Green, Public House and the shops.
Older Property	An old Smithy property on Barff Lane, Brayton.

2.2.3 Task 4: What needs improving or enhancing in and around the village?

The following areas in need of improvement and enhancement were identified:

Description of enhancement	Why improvement / enhancements is required?
Improved pedestrian safety and parking	Due to proximity to school and future volumes of traffic.
Reduction in speed limit along Brackenhill Lane and Fox Hill Lane	Due to traffic congestion, speed of traffic and child safety – caused by housing
Road widening to accommodate traffic in and out of petrol station / Tesco	Public safety and traffic congestion.
Continuation of the Selby waterfront development and potential marina	Improve the amenity of a good asset. A study has been carried out by Sustrans / Canal and River Trust / SDC

	To provide green corridor (50m wide) Improve access and potential for cycleways. Improve Trans Pennine Trail and give area a facelift.
Expansion of Primary School	Due to overcrowding and lack of places in a growing village.
Improvements to trail between Church and school	Well used but overgrown / not very well maintained.

2.3 Session 2: How might your village grow?

2.3.1.1 Task 1: Identification of an areas of village extension

The group located land to the south of Brayton to the south of Brayton Hall and north of the A63 as the most appropriate area for expansion. A small part of this area is included in the SHLAA as Brayton 12. The potential expansion land is shown in blue on Figure 2.1 below:

The group did not want to see any expansions towards Thorpe Willoughby (to the west of Brayton) or to the east / north due to the Strategic Countryside Gap.

Figure 2.1: Potential expansion land in Brayton



2.3.1.2 Task 2: Site Selection Methodology Discussion

The group felt that the six most important site selection methodology were:

- Strategic Countryside Gaps.
- Settlement Character.

- Highway Network Capacity.
- Accessibility by Public Transport.
- Flood Risk.
- Proximity of Primary Schools.

2.3.1.3 Task 3: Discussion of Growth Options

The growth options were discussed and the group preferred Option 1 as this provided each settlement with a proportion of growth and was seen as a fair approach.

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3 Barlby / Osgodby

3.1 Overview

The session was attended by three Councillors:

Councillor Duckett – Barlby Village Ward Councillor.

Councillor John Cusson – Barlby & Osgodby Parish Council.

Councillor Anthony Wray – Barlow Parish Council.

3.2 Session 1: Let's Talk about your Village?

3.2.1 Task 1: Confirmation of Village Services

The services in the village were discussed. The amended table is provided below.

Service	Details	Service	Details
Primary School	2	Restaurant	None: Howden Road Fisheries Café in garden centre
Secondary School	1 (with community pool for swimming lessons)	Church	Barlby: 1 Osgodby: 1
Post Office	0	Doctors Surgery	0
Shops	Barlby: Barlby Village Stores; Pharmacy; accountants; grocers; Osgodby: Inspirations gifts, buckles catering, Hair Studio,	Public Houses	2 Wadkin Arma and New Inn
Sports Facilities	Barlby: Hill Top Playing field (informal) Osgodby: Equipped Playground, Playing field, Allotments	Other Facilities	Barlby Library, Osgodby Institute, Howden Road Barlby Community Hub, Howden Road Day Nursery, Barlby Ponds, Barlby Woodlands, Barlby Meadow; Selby Garden Centre, Osgodby Institute, 2 garages 2 Children play areas 1 takeaway
Village Hall	1		

3.2.2 Task 2 and 3: Valuable Open Land and Built up areas

The following areas of valuable open land were identified:

Description of Asset	Why it is valuable?
Barlby Ponds, Stockdale Way	Public asset for wildlife and water management
Barlby woodlands and meadows	Wildflower grass meadow in Parish Council control.
Barlby Washlands	Flood protection area.
Allotments and gardens	Statutory allotments – currently oversubscribed.
Osgodby Duck Pond and adjacent field	Provides a drainage function.
Old Chapter Site and Ponds, Osgodby	Heritage value.
Barlby Hall and Setting	Listed Building and setting in parkland – focal point.
Barlby Church	Strong design
Osgodby Institute	Historic design.

3.2.3 Task 4: What needs improving or enhancing in and around the village?

The following areas in need of improvement and enhancement were identified:

Description of enhancement	Why improvement / enhancements is required?
A Tree Protection Order needed for roadside trees	High value trees on A63 Howden Road, Osgodby
Formal managed access arrangements to the School Playing Fields	To allow residents to use the playing fields.
Better bus service through Osgodby	To allow residents to use bus service.

3.3 Session 2: How might your village grow?

3.3.1 Task 1: Identification of an areas of village extension

The group identified four areas of potential expansion land, including:

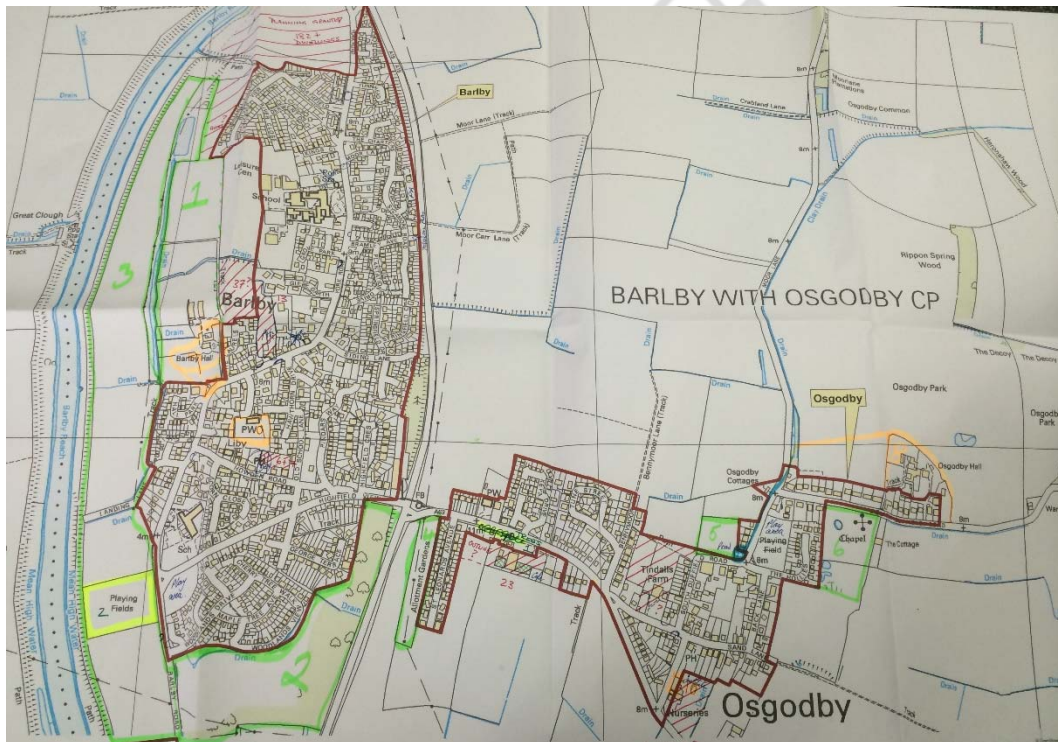
- Land to the south of the A63 and east of Leonards Avenue [part of this site has planning permission and the full site is included in the SHLAA as Osgodby 1 and 3]. This site is outside the current Development Limits.
- Land to the south of Sand Lane on a former nursery site [this site has planning permission and is identified in the SHLAA as Osgodby 4]. This site is outside the current Development Limits.

- Land to the west of Glebe Garth [part of this site has planning permission and the full site is identified in the SHLAA as Barlby 5 and 10]. This site is partly within and partly outside the current Development Limits.
- Land to the north of Barlby and west of York Road [this site has planning permission and is identified in the SHLAA as Barlby 9]. This site is outside the current Development Limits.

The group did note that the Parish of Barlby includes land to the north of Figure 3.1. Therefore a map showing this wider area was posted to the Parish to allow any further areas of extension to be identified.

The areas of potential expansion land are shown as red stripes on Figure 3.1 below:

Figure 3.1: Potential expansion land in Barlby & Osgodby



3.3.2 Task 2: Site Selection Methodology Discussion

The group selected the five most important site selection criteria as:

- Accessibility to public transport
- Proximity to a shop
- Flood risk
- Wildlife and natural environment
- Strategic Countryside Gaps

3.3.3 Task 3: Discussion of Growth Options

The group had a preference for option 2. They noted that Option 1 would result in too much development in the larger villages and Option 3 would result in too much development in Barby as a non Green Belt village.

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4 Thorpe Willoughby

4.1 Overview

The session was attended by three Councillors:

- Steve Peters – Thorpe Willoughby Parish Council
- Councillor Sarah Chisholm – Thorpe Willoughby Parish Council
- Councillor Lunn – Thorpe Willoughby Ward Councillor

4.2 Session 1: Let's Talk about your Village?

4.2.1 Task 1: Confirmation of Village Services

The following comments were made.

- Bus services 402 and 403 – it should be made clear that 402 serves Fox Lane and turns while the 203 runs down Leeds road.
- It should be made clear that the J32 only operates in school summer holidays.

The services table was updated:

Service	Details	Service	Details
Primary School	Thorpe Willoughby County Primary	Restaurant	0
Secondary School	0	Church	1 St Francis Church
Post Office	1	Doctors Surgery	1
Shops	6	Public Houses	1
Sports Facilities	Small Rose Memorial garden, Football Pitch, Cricket Pitch, Playing Field(in Hambleton Parish) 2 play areas	Other Facilities	Day Nursery 1 takeaway
Village Hall	1		

The Services included in the Settlement Profiles and analysis carried out as part of Option 2

4.2.2 Task 2 and 3: Valuable Open Land and Built up areas

The following areas of valuable open land were identified:

Description of Asset	Why it is valuable?
The Village Green	As the space being well used and the centre for the village.
The Thorpe Willoughby Sports Association and Sports Fields	This space brings the community together.
Walking route	Many valuable walking routes such as Thorpe Willoughby to Brayton and towards the Brayton Barff.
Brayton Barff:	The Barff is well used by walkers and for amenity.

4.2.3 Task 4: What needs improving or enhancing in and around the village?

The following areas in need of improvement and enhancement were identified:

Description of enhancement	Why improvement / enhancements is required?
Holly Garth Old Peoples Home:	A vacant building owned by North Yorkshire County Council. It would be older person accommodation.
Improved Cycling Tracks:	Improve pedestrian and cycling links to Scar Hill, to Brayton, to Brayton Barff and to Gateforth and Hambleton.
Village Hall	A re-design would allow the village hall to be used by multiple groups at once. Currently only one room. The interior including toilets could also do with refurbishment.

4.3 Session 2: How might your village grow?

4.3.1 Task 1: Identification of an areas of village extension

The group noted the former Local Plan allocation (149 dwellings) is currently being built out on site. An outline planning application has also been approved for 325 dwellings to the east of Thorpe Willoughby. This planning permission is outside the current development limits.

The group noted that they could not identify any further obvious extensions to the village beyond these two sites. They also noted that they did not think the infrastructure in the village could support further development beyond these two sites.

4.3.2 Task 2: Site Selection Methodology Discussion

The group did not think that the criteria related to proximity to primary schools, GP surgeries, shops and employment centres should be used to determine sites for allocation. As these services could may move or close or could be provided due to housing growth.

4.3.3 Task 3: Discussion of Growth Options

The growth options were discussed. The group were happy with the level of growth set out in any of the options. However it was noted that Thorpe Willoughby had met its needs through existing consents.

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5 Hambleton

5.1 Overview

The session was attended by three Councillors:

- Councillor Ingrid Millington – Hambleton Parish Council
- Councillor Roy Clarke – Hambleton Parish Council
- Councillor Celia Barnes – Hambleton Parish Council

5.2 Session 1: Let's Talk about your Village?

5.2.1 Task 1: Confirmation of Village Services

The group noted that the village was 4.2 miles from Selby, not 3.5 miles as stated in the settlement profile.

The group noted that somewhere in the handouts a reference is made to the Hambleton Bypass. This is no longer since the A63 was detrunked. This was not the DSV study, but may be other SDC study.

The group noted extra detail on bus services. These are shown below:

Bus Number	Route	Services
J32	Selby – Brayton – Thorpe Willoughby – Hambleton – Monk Fryston – Glasshoughton Xscape	Daytime: School summer holidays Evening: no service Sunday: no service
402,403	Selby – Thought Willoughby – Hambleton – Monk Fryston – South Milford – Sherburn in Elmet – Micklefield – Garforth – Cross Gates - Leeds	Daytime: Hourly From Leeds after 16.35 there are two buses 16.55 and 17.55 From Selby 18.05 and 19.20 Evening: no service Sunday: no service

The services in the village were discussed. The group noted that there were a lot of errors in the data, which has been raised by SDC previously. The amended table is provided below.

Service	Details	Service	Details
Primary School	Hambleton CoE Primary School	Restaurant	1 (a hotel)
Secondary School	0	Church	2
Post Office	0	Doctors Surgery	0

Shops	Premier convenience shop, Peluqaria Hair Salon,	Public Houses	1
Sports Facilities	2 equipped play areas, 5 acre recreational area	Other Facilities	Village Hall, Playgroup, Copeland Motors Garage, toddler group, Interior Design shop, 6 farms
Village Hall	1		

5.2.2 Task 2 and 3: Valuable Open Land and Built up areas

The following areas of valuable open land were identified:

Description of Asset	Why it is valuable?
Pinfold, near the junction of the A63 and Common Lane.	Historic holding for stray stock
Village Green	Green area in the centre of the village.
Triangle Green	Green area in the centre of the village.
Green Field	Privately owned by White House Farm
Play Area	Recreational value
Cemetery	Village asset
Green Space – Station Road	Open space for recreation
Area around Church	For the setting of the village church.
Agricultural land	Surrounding agricultural land – valuable for crop production.
Hambleton Hough	Wooded area – ancient woodland
Grade II Listed Buildings: <ul style="list-style-type: none"> - Old Vicarage – Gateforth Lane. - Walmsley House – Corner Gateforth Lane. - Garth House, Chapel Street. - House on corner of Station Road / Main Street. 	Historic interest
Malt Kiln, Chapel Street	Historic interest
Greystones	Past of house predate 18 th Century.
Various dwellings around villages	Historic interest

5.2.3 Task 4: What needs improving or enhancing in and around the village?

The following areas in need of improvement and enhancement were identified:

Description of enhancement	Why improvement / enhancements is required?
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Traffic management along A63	Further development would seriously impact access into the A63 from arterial roads.
Inadequate transport links	The majority 90 – 95% of households rely on private car usage for work and recreation.
Doctors surgery and pharmacy	Residents have to travel to Selby / Thorpe Willoughby / South Milford for doctor appointments.
Post office facility	Required to allow all types of banking service and postal services for residents.
Upgrading of water treatment system	These are nearing capacity.
School upgrades	Any further development would result in more classrooms being needed. They are nearly at capacity now.

5.3 Session 2: How might your village grow?

5.3.1 Task 1: Identification of an areas of village extension

The group noted that a site adjacent to Thorpe Willoughby, but in Hambleton Parish had recently got consent at appeal for 59 dwellings. This should be reflected in the information included in the DSV report.

The group identified an area of expansion land to the south east of the village. Part of this site is included in the SHLAA Hambleton 3 and is outside the current Development Limit. This is shown in orange on Figure 5.1 below:

Figure 5.1: Potential expansion land in Hambleton



5.3.2 Task 2: Site Selection Methodology Discussion

The group did not think that the criteria related to flood risk or impact on International, National Environmental Designations, air quality, ground water, contamination and mineral resource should be considered as part of the site selection methodology.

The five most important site selection criteria were considered to be:

- proximity of primary school
- proximity of GP surgery
- Proximity to employment centre
- Grade of agricultural land
- Settlement character

5.3.3 Task 3: Discussion of Growth Options

In relation to the access to employment information the group noted that they are only 5 miles away from Selby. This would make Hambleton a category 2 settlement, which is what the current draft of the report shows. The group queried the footnote to the employment table which states:

*Although many Selby residents travel to other employment centres outside the District, particularly Leeds they have not been included as no part of the District is within 5 miles of the main employment locations.

The footnote is attempting to note that residents of Selby do travel to employment locations outside the District – however all the Selby District (and therefore no DSVs) are less than five miles from employment centres outside the District. They therefore would not impact on the category assigned.

There is concern that some of the planning permissions have not been counted on the baseline information for Hambleton. For example more than 2 have been built in the period on the DSV report. This will be checked for the final report.

The group noted that in Option 2 they should be a category 3 settlement based on the services available. The group had a preference for option 2. They noted that this was a sensible approach given the pressure on services and lack of services.