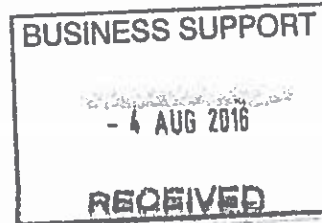


ULLESKELF PARISH COUNCIL
7 Pickering Avenue, Garforth, LEEDS, LS25 2NF
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Mary Weastell
Chief Executive
Selby District Council
Civic Centre
Doncaster Road
Selby
YO8 9FT



2nd August 2016

Dear Mrs Weastell,

Ulleskelf Parish Council Application for designation of a Neighbourhood Area

At the meeting of Ulleskelf Parish Council held on 20th April 2016, the Council resolved to undertake a Neighbourhood Plan and to seek approval for the designation of the whole of the civil parish of Ulleskelf as the Neighbourhood Area (recorded as minute reference 3/17). This application was submitted to you on 25th April 2016.

The Parish Council were subsequently advised that the District Council do not feel that enough evidence was submitted to successfully assess the application and additional guidance on what is needed was provided.

Ulleskelf Parish Council considered this response at their meeting held on 14th July 2016 and resolved to submit a new application for the designation of the whole of the civil parish of Ulleskelf as the Neighbourhood Area (as recorded as minute reference 61/17) to include the additional information requested in the guidance provided.

The application is for the designation of a Neighbourhood Plan Area for the Parish Council of Ulleskelf pursuant to the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The information required to support this application (as per your guidance) is provided in the attached annexes.

Yours sincerely,

Debi Meir (Mrs)
Ulleskelf Parish Council Clerk

APPLICATION FOR A NEIGHBOURHOOD AREA: ULLESKELF PARISH COUNCIL

1. Name of the proposed Neighbourhood Area: Ulleskelf Parish
2. Map of the Proposed Area: This application is in respect of the whole of the area designated as the Parish of Ulleskelf as outlined in red on the map provided in annex B.
3. Supporting statement:

- a. Why does the parish want to undertake a Neighbourhood Plan?

Ulleskelf Parish Council want to undertake a neighbourhood plan for the whole of the parish because:

- It wants to develop and ensure it sees the vision for the parish implemented over a long period of time and applying it across the whole of the community.
- The community has grown and will continue to grow and the Council wants the plan to apply to all residents, current and future;
- It wants to have more control and say over development for the parish.
- It is aware that a higher level of CIL is available to communities that have a NDP and it wants to ensure it maximises this return for the parish.

- b. What might the plan want to focus on?

- New housing development: type, scale, design
- Recreational facilities for all
- Flooding and water management from the River Wharfe
- Concerns about the airfield and the impact of business development on the community as a whole - helping to shape the infrastructure that will support the sustainable growth of the airfield.
- Other issues will emerge from the consultation and engagement with the residents, businesses and stakeholders as the planning process begins

- c. Are there any conflicts with local policy and designations?

- The Council are aware of policy CFA/1 as it applies to the redundant airbase, which has planning approved for 65 new homes and a further 28 on the other side of the road. It does not anticipate any conflict

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between its NDP and this local saved policy. Indeed it is clear that the NDP needs to be in conformity with the Local Plan and therefore it will respect the current policy in any work that it brings forward in the NDP. So it sees no conflict with this. It is also aware from NPPG that "a neighbourhood area can include land allocated in a local plan as a strategic site".

- It is not aware of any other designations or policies in the parish that would cause any conflict.
- Green Belt designation comes up to the railway line from the west.

d. What are the village or settlement boundaries, which could reflect areas of planned expansion?

- Ulleskelf village is classed as a DSV, it has a station, post office/general store, garage, chapel, pub, village hall, sports facilities, children's play area, walk in surgery 2 Days a week at the chapel. The nearest primary schools are Kirk Fenton in Church Fenton and St Joseph's in Tadcaster (for RC).
- The houses at the ex-RAF camp are classed as a secondary village.
- Both village and camp have expansion plans nearby. For Ulleskelf village any new developments beyond infill would need to be outside current development limits it seems.
- Currently the Parish Council is not promoting any planned expansions other than continuing development of sports and leisure facilities.

e. What is the catchment area for walking to local services?

- For Ulleskelf village it is not practicable to walk to local services which are not currently available in the village.
- For the RAF camp, there are no services on site and it is a fair distance to walk for facilities in Church Fenton village.
- The nearest supermarkets to both settlements are situated in Tadcaster and Sherburn.

f. Are there areas where formal or informal networks of community based groups operate?

- There are a number of groups and networks which operate across the parish, but they generally meet in Ulleskelf village as there are no meeting facilities on the camp.

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g. What are the physical appearance or characteristics of the neighbourhood?

- In 2012, SDC led the development of a Village Design Statement which was approved by the Parish Council and adopted as SPG by SDC. It defines a number of character areas across the parish:
 - ✓ Main Street
 - ✓ Hall Garth Close
 - ✓ West Garth bungalows
 - ✓ Church Fenton Lane
 - ✓ Ryedale Close and Wheatdale Road
 - ✓ Barley Horn Road
 - ✓ Former MOD housing at RAF Church Fenton.
- The Parish Council intend re-visiting this assessment as part of its NDP and will base the new design criteria on these local character areas.

h. Does the area form all or part of a coherent estate for businesses or residents?

- There are 2 residential areas, as previously described. The former airfield is currently operating as an area for new businesses such as film studios, Ginetta car showroom, storage of new vehicles, HGV driver training (all of which have planning permission for 3 years) and as a private airfield.

i. Is the area wholly or predominantly a business area?

- No.

j. Does infrastructure or physical feature define a natural boundary?

- The River Wharfe provides a natural northern boundary.

k. What are the natural setting or features in the area?

- The River Wharfe; a mixed landscape in the Vale of York of farmland, primarily arable, with some livestock. Small copses but little woodland. Ings abutting the Riverside.

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l. What is the size of population living and working in the area?

- 980 in Ulleskelf parish made up of 330 at the airbase and 650 in the village and outlying farms (working age population).

m. Is there a sense of a 'neighbourhood'?

- The parish has a strong sense of community, as demonstrated by excellent community networks and well supported community facilities. There are a number of outstanding annual events such as the Beer Festival, Football Festival, a monthly social in the village hall, an active Sports & Social Club and an excellent community website. The parish council makes sure that information is made available to the residents of the former airbase now through flyers, the parish noticeboard and the website as well as liaising with the management company who maintain the site.

n. What are the views of those who live, work and carry out business in the area?

- Residents are always keen to know about developments in their parish. Once the Council has the Neighbourhood Area designated, it will hold a parish meeting to begin the process of engagement and learning in detail about residents concerns and issues to reflect in the Plan going forward. It is too early to pre-empt what those might be.

o. What are the aims of the neighbourhood plan and availability of evidence?

- It is too early to define the Council's aims and objectives as these will flow from consultation and it would not want to pre-judge this without detailed consultation with its parishioners.
- The Council understands that the SDC local plan evidence base is well developed and it will develop new evidence through research with the community, business and stakeholder consultation. The Council are aware that there are some gaps in the evidence base that it will want to fill, for example in relation to local housing needs.

p. Do you have the written consent of all Parishes if multiple Parishes are involved?

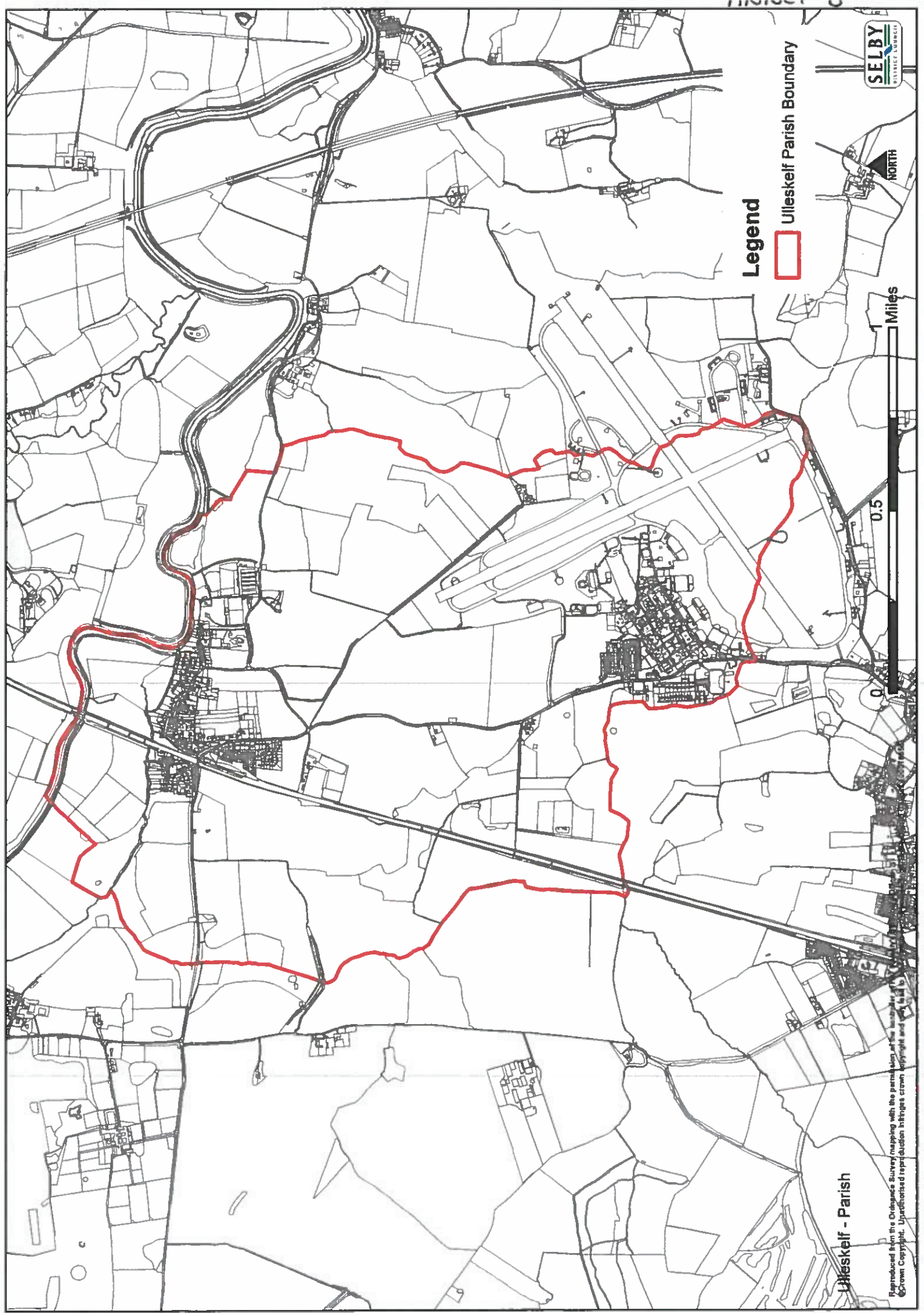
- The area to be designated does not overlap any other Neighbourhood Area Plan or Parish Areas.

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4. Statement of intent: Ulleskelf Parish Council forms the relevant body for (the purposes of section 61G(2),) of the Town and Country Planning Act 1990 as amended by the Localism Act 2011.

5. Contact:

- Title: Mrs
 - First Name: Debra
 - Surname: Meir
 - Address: 7 Pickering Avenue
Garforth
LEEDS
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 - Email: ulleskelfpc@hotmail.com
-



Legend

 Ulleskelf Parish Boundary

Miles

0.5

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Ulleskelf - Parish

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