

Dear resident, please read below...

**The Pre-Submission Publication of the New Local Plan for Selby is available for your comments.** This is the final opportunity to have your say on the proposed plan for development in the Selby District to be in place until 2040. It affects Hambleton.

The Pre Submission Publication, once approved, will be submitted to the Secretary of State for examination and implementation. Selby District Council say:

*“This consultation is not an opportunity to provide further information, but instead it presents the opportunity to comment on whether the Local Plan is "sound", "legally compliant" and whether it complies with the "Duty to Cooperate". This consultation is therefore seeking comments on:*

- **Legal Compliance** - does the Plan meet the legal and procedural requirements?
  - **Soundness** - has the Plan been positively prepared, justified, effective, and consistent with national policy?
  - **Duty to Cooperate** - has the Council worked and engaged effectively with both neighbouring authorities and statutory bodies?”
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HAMBLETON PARISH COUNCIL object to ANY development in the Hambleton Parish (and surrounding villages), this has been made know in previous consultations. The reasons will be listed at the end of this document, but for the purposes of this consultation we need to look at the “legal compliance, soundness and duty to co-operate” in the creation of this Plan.

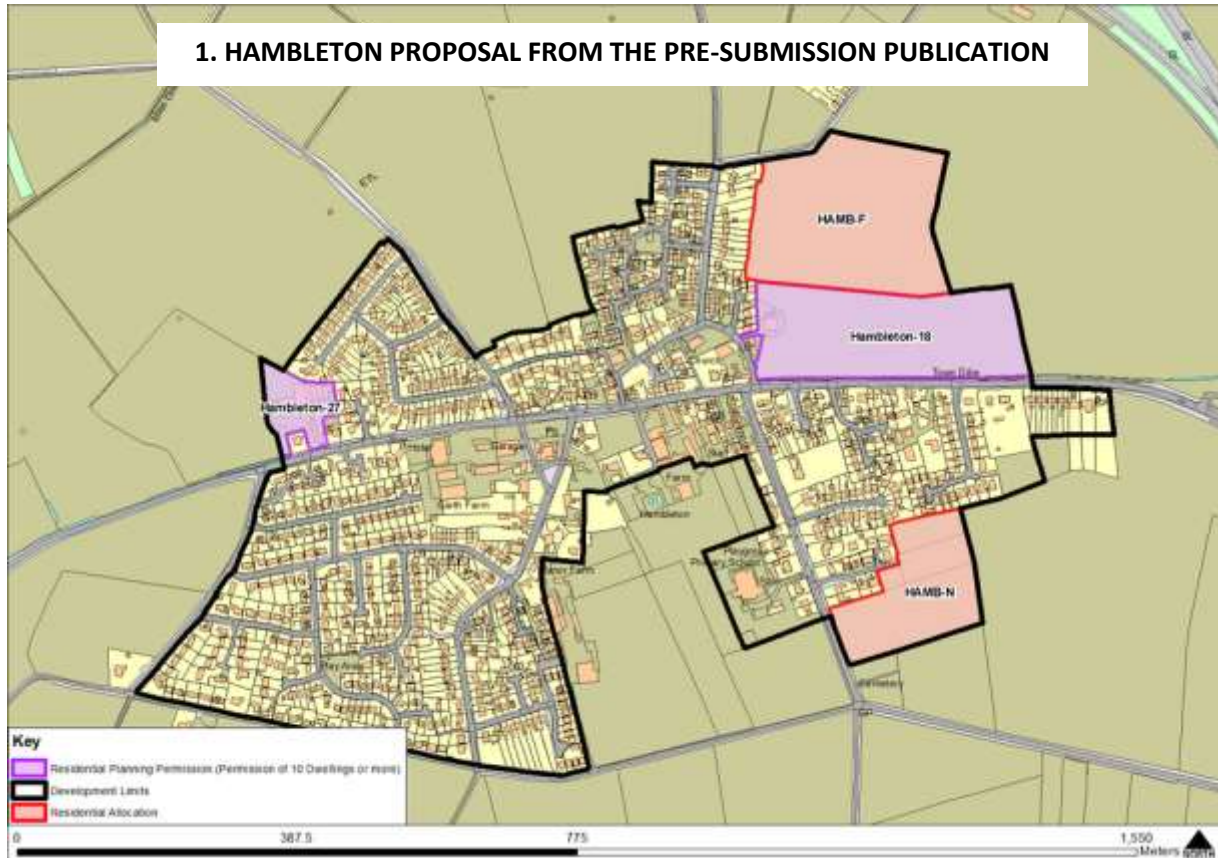
HAMBLETON PARISH COUNCIL have the following observations:

The Hambleton village **Development Limits** (the boundary in place to protect our surroundings of Green Space and prevent sprawl and over-development) are expanded in this Pre-Submission Publication to allow for potential development on TWO sites which would have a detrimental effect on our surroundings and once again significantly increase the population of our village. This completely undermines the reasoning behind ‘development limits’. **This has not been consulted on with public or the Parish Council.**

HAMB-F (see map 1 below) has never been consulted on – it was rejected as a ‘preferred option’ (for residential development) by SDC before the shortlist of Preferred Options went out to public consultation. **Why has it been put in at last minute with no consultation? What are your thoughts on not having the chance to comment on this land being put forward? Would you have any objections?**

HAMB-N (see map below), in this particular form, has not been consulted on. **Why does HAMB-N now include a section of land that was initially rejected by SDC before the shortlist of Preferred Options went out to public consultation?**

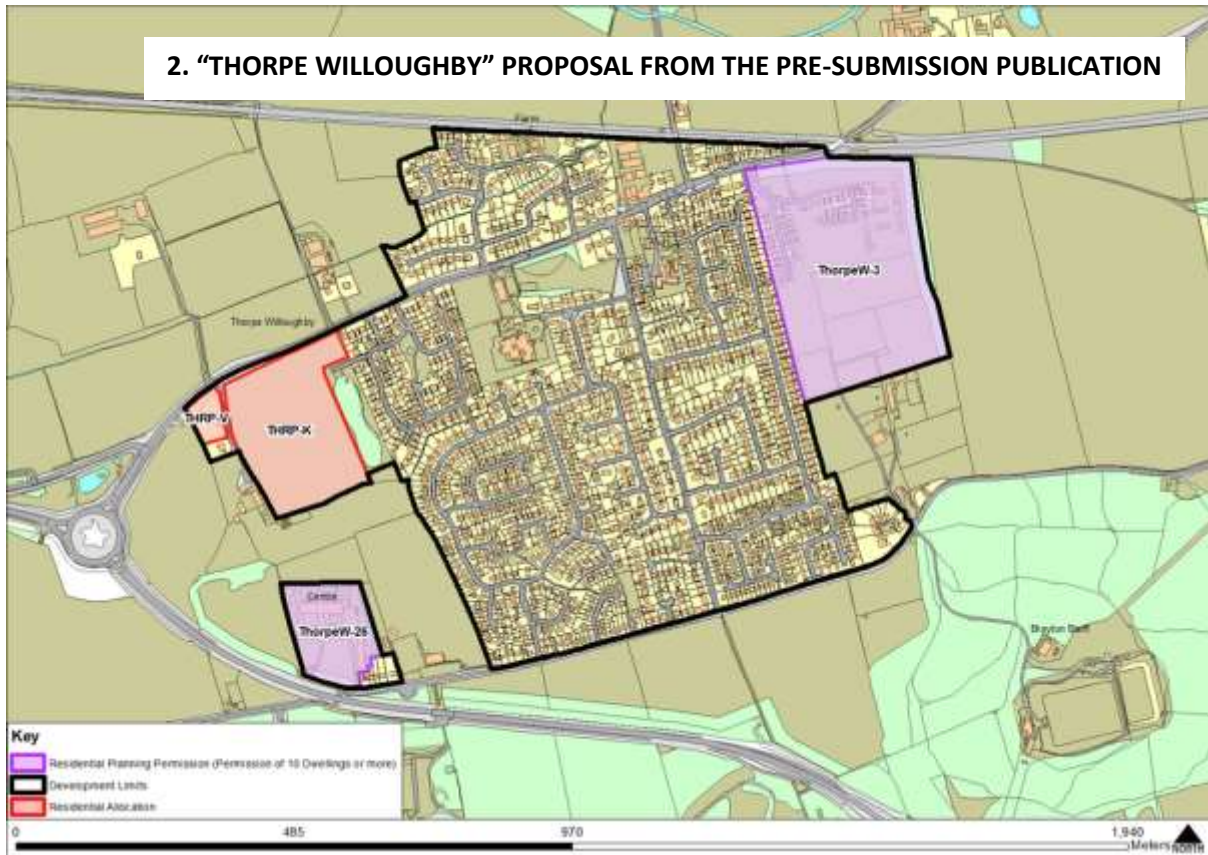
### 1. HAMBLETON PROPOSAL FROM THE PRE-SUBMISSION PUBLICATION



Development in Hambleton as a rural village is **not consistent with National Planning Policy Framework** because it is not sustainable. New homes located with easily accessible public transport links to the main areas of employment and leisure have to be created to meet this policy. Hambleton has few amenities and a minimal and intermittent bus service – the most frequently used mode of transport to anyone who lives in Hambleton, or an area like it, will be private vehicle. National Planning Policy is rightly steering away from this for environmental reasons; air quality and climate change need to be addressed now, in this New Plan – strict measures cannot be left until 2040 and a “new” new plan.

THRP-K & THRP-V (see map 2 below) are both within the current Hambleton boundary. The plan proposes to move the village boundary – **without consultation**.

THRP-W (under construction) is still within the Hambleton Boundary and has consistently been referred to as a Thorpe Willoughby site (the PC has brought this to the attention of SDC numerous times) – **it has been misleading** as to the number of new homes built in Hambleton and therefore misleading as to the expanse of development that has taken place in the area.



SUBMIT YOUR COMMENTS ON THE PLAN VIA: <https://selby-consult.objective.co.uk/kse/event/37045/section/s159526010382829#s159526010382829>

There is a whole form to complete – because there are certain questions by law that SDC have to ask but in PART B please do take the time to make your comments.

The main reasons Hambleton PC oppose developments generally in Hambleton are:

**1. It has had more than its fair share of new builds**

In the last 5 years alone Hambleton has had

- 115 Taylor Wimpey homes built; these were outside the development limits and permitted by default
- 2 homes on St Mary’s Approach;
- 5 homes on Richardson Court; a site outside of the development limits that was initially allocated to ‘affordable’ homes that the PC approved of but ended up being developed by a private company and sold for maximum profit which was extremely disappointing, especially as the highways aspect is still unfinished
- 4 homes on Main Road, under construction;
- 70 homes at Thorpe Meadows (within the Hambleton Parish boundary) which are Rent to Buy or Shared Ownership, under construction; this site is so far detached from the Hambleton parish Development Limits that it is often mistaken for Thorpe Willoughby parish

A further 21 dwellings at Bar Farm (mostly within the existing development limits) and 3 on Station Road (SDC properties) have approval.

2. There are extremely limited employment opportunities and amenities in the village

- Residents use private vehicles to commute to places of work
- Residents use private vehicles to carry out errands, shop and socialise
- More cars on the village roads at peak times

3. The A63

- This road sees over 150,000 vehicle movements each month
- There are still no safe places for pedestrians to cross to reach the other side of the village, this task will become more difficult as the village, and surrounding villages grow
- The road is subsiding following the construction of the most recent large development and buildings on the main road are suffering deterioration by the amount and type of traffic going by

4. Utilities and Amenities

- New builds such as Cherwell Croft report foul drainage issues, the old main drains are struggling to deal with the amount of waste already
- The whole village suffered weeks of mains power cuts and replacement generators, the infrastructure is at its limits
- Mill Lane and Field Lane regularly flood, Gateforth Lane/ Main road junction is similar – this will only get worse throughout the village with climate change
- The school is oversubscribed and has only just had an extension built
- There is no doctor, no post office, no pharmacy, no ATM, a very limited bus service