



**Selby District Local Plan  
Pre-Submission  
Reg 19 - Publication  
Representation Form**

For Office Use Only
Date received
Ref. No.

**Please return the completed form by 5.00pm on 28 October 2022 to:**

Planning Policy Team  
Selby District Council  
Civic Centre  
Doncaster Road  
SELBY  
YO8 9FT

**Or complete an online form available at:**  
<https://selby-consult.objective.co.uk/kse>

**Please read the accompanying Guidance Notes before completing this form**

**This form has two parts:** **Part A:** Personal Contact Details (page 1)  
**Part B:** Your representation (pages 2-4)  
Please complete a separate Part B for each representation you wish to make.

## PART A

### 1. Personal Details\*

\*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.

### 2. Agent's Details (if applicable)

<b>Title</b>	Mrs	
<b>First Name</b>	Julie	
<b>Last Name</b>	Leighton-Eshelby	
<b>Job Title</b> (if relevant)	Clerk & RFO	
<b>Organisation</b> (if relevant)	Hemingbrough Parish Council	
<b>Address – Line 1</b>	7 Carr Close	
<b>Address – Line 2</b>	Hemingbrough	
<b>Address – Line 3</b>	Selby	
<b>Address – Line 4</b>		
<b>Postcode</b>	YO8 6YU	
<b>Telephone</b>	01757 630077	
<b>E-mail address</b>	hemingbroughpc@gmail.com	

**You only need to complete this page once. If you wish to make more than one representation, attach additional copies of Part B to this part of the representation form.**

# PART B

For Office Use Only
Ref. No.

**Please complete all 4 pages of Part B for each separate representation**  
**Please read the accompanying Guidance Notes before completing Part B**

<b>Name or Organisation</b>	Hemingbrough Parish Council
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**3a. To which part of the Selby District Local Plan does this representation refer?**

Policy  Paragraph  Table / Figure

Policies Map  Other

**3b. Or does your representation refer to a supporting document or evidence base document?**

21 Hemingbrough

**4. Do you consider the document is:**

a. Legally Compliant Yes  No

b. Sound Yes  No

*If you consider that the document is Unsound, please identify to which Test of Soundness your representation relates:*

*i. Positively Prepared*

*ii. Justified*

*iii. Effective*

*iv. Consistent with National Policy*

c. Complies with the Duty to Co-operate Yes  No

Continued overleaf....

## PART B

**5. Please give details of why you consider the document is not Legally Compliant or is Unsound or fails to comply with the Duty to Co-operate. Please be as precise as possible.**

**If you wish to support the Legal Compliance or Soundness of the document, or its compliance with the duty to Co-operate, please also use this box to set out your comments.**

1) **21.1** States that Hemingbrough is a Tier 1 village served by a number of local facilities which include Hemingbrough Community primary school, healthcare facility, convenience store and a village hall/meeting room.

Following the closure of the Hemingbrough surgery at the end of March 2022 the village no longer has a healthcare facility and therefore does not fit the criteria for a Tier 1 village.

The Parish Council question if the correct consultations with the relevant statutory bodies i.e. Vale of York Clinical Commissioning Group have been carried out as Hemingbrough is no longer a Tier 1 and the appropriate information has not been updated to accurately reflect the current village status.

The consultation form is very complicated, difficult to understand and makes little sense to the Parish Council let alone our residents therefore preventing residents from having a fair say in the future of their village.

Hemingbrough Parish Council held an Extraordinary Meeting on Friday 21<sup>st</sup> October to allow our residents the opportunity to raise their concerns with the Parish Council. The meeting was very well attended and please find below a summary of the comments raised:-

1) Hemingbrough also has a very limited and inadequate bus service and not enough jobs locally to support the proposed property increase.

The village infrastructure does not support such a large-scale development and an additional 131 houses would overwhelm the village.

2) HEMB -G is agricultural land which supports a diverse collection of wildlife and is well used for recreation by walkers/dog walkers.

3) Concern regarding flooding and drainage issues in the village.

4) HEMB – G has previously been rejected as unsuitable, why is this site now being reconsidered?

5) A new 'Hall for Hemingbrough' is proposed as part of the housing development with a £500,000 contribution already pledged by the developer. Residents raised concern that this is tantamount to "dangling a carrot" to push the housing development through.

The proposed location on the North side of the A63 is totally unsuitable as the A63 is a very busy road with a continuous stream of traffic including HGV's. It would be very dangerous to encourage pedestrians to cross this road or for additional vehicles to enter/exit on to the A63.

Hemingbrough already has a Village Hall which is well used by the community and a long-standing pre-school which are both located on the village side, a new larger hall would not be financially viable.

Concern that further expansion on the North side could set a precedent and open up more housing development.

6) Any large-scale development will result in increased traffic particularly on School Road, which is already very busy and the A63. School Road and the junction of School Road/A63 would need to be significantly upgraded to cope with additional traffic.

7) There is a lack of affordable/starter homes in the village and any new housing should reflect this.

## PART B

8) Concern that some of the trees in the proposed development area are subject to TPO's.

The Parish Council have always stated that the village should not be split and the North side of the A63 should be for light industry only to provide additional jobs.

Continue on a separate sheet if necessary

Continued overleaf....

## PART B

**6. Please set out what modifications (s) you consider necessary to make the document Legally Compliant or Sound, having regard to the Matter you have identified at 5. above where this relates to soundness. (Please note that any non-compliance with the Duty to Co-operate is incapable of modification at Examination). You will need to say why this modification will make the document Legally Compliant or Sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

There is no opportunity within the consultation to comment on the proposed sites therefore we would expect that further public consultations will be carried out in order to comply with the "Duty to Cooperate" as at present we do **not** believe that Selby District Council have worked and engaged effectively with either neighbouring authorities, statutory bodies or local residents.

Continue on a separate sheet if necessary

**Please Note:** Your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication Stage.

**After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues he/she identifies for Examination.**

Continued overleaf...

## PART B

**7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination?**

**No**, I do not wish to participate at the oral examination

**Yes**, I wish to participate at the oral examination

**8. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary:**

As a Parish Council we are the lowest tier of local government and have an overall responsibility for the well-being of its residents who we represent.

**Please Note:** The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

### 9. Representation Submission acknowledgement

I acknowledge that I am making a formal representation under Regulation 19 of the Town and Country Planning (Local Planning)(England) Regulations 2012. I understand that my name (and organisation where applicable) and representation will be made publicly available during the public examination period of the Selby Site Allocations Local Plan in order to ensure that it is a fair and transparent process.

**I agree with this statement and wish to submit the above representation for consideration**

**10. Signature:**

J Leighton-Eshelby

**Date:**

26/10/2022