

Phone: 01757 706012

Your ref:- "PLAN Selby"

15th January, 2015

Policy and Strategy Team,
Selby District Council,
Civic Centre,
Doncaster Road,
Selby.
YO8 9FT

To whom it may concern,

Comments on "Plan Selby"

We the undersigned wish to record our comments on "Plan Selby", they concern "Potential Site" at the east end of Brayton with the SLAA references of Brayton/012.

SLAA Brayton/012, "Land east of Lynton Close."

We feel that this land is unsuitable as residential development for the following reasons:-

1. Flooding and wetness considerations:-

- a) The field in question is "wet" as it frequently has ponds on it as a result of normal rainfall. In 2000 the field became a vast lake as result of surface rainwater. We are of the opinion that this would be exacerbated by impermeable constructions such as roofs, roads, driveways and pavements.
- b) There is the question of flooding by the River Aire in this Flood Zone 2 area as a result of overtopping the locks and flood defences at Chapel Haddlesey.

2. Traffic considerations:-

- a) There is no direct access to the public road to the site. Therefore an additional road and its junction would have to be made onto Brayton Lane on a section that carries heavy traffic, especially at morning and evening rush hours. This section carries the combined traffic

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loads of both Brayton Lane and Baffam Lane and additional residential traffic would add to the congestion. Eastbound this traffic frequently backs up to the Baffam Lane junction due to the traffic lights at the Brayton canal bridge and the level crossing beyond. Westbound traffic, because of these interruptions to the flow of traffic, comes in long continuous queues.

b) In spite of building a bypass Brayton and Baffam Lanes are still the favoured "cut throughs" for traffic between Doncaster Road (A19) and the Bawtry Road (A1041).

c) The above traffic problems would be further aggravated if SLAA Brayton/007 and /002 were also to be developed by adding extra traffic onto Baffam Lane.

3. Existing housing problems:-

a) Houses, fifteen in number, on the south side of Brayton Lane and Lynton Close adjacent to the site with common boundaries to the site would be adversely affected, especially by multi story development as two are bungalows and all have garden frontage.

b) In the case of The Sycamores our boundary, the hedge of which is part of our property and not of the field, extends to no less than 48 metres and the house, on a side with five windows, is only some 5 metres from this boundary.

We are of the opinion that other designated areas are more suitable for residential development as:-

1. they have direct road access adjacent to the sites.
2. these roads are less busy than Brayton Lane.
3. and many are outwith Flood Zones 1 and 2. Since there has been a lot of permitted residential development already in Selby, in Flood Zones 1 and 2, and in view of the need to avoid areas liable to flood, this consideration should generally loom large in your planning decisions.

Yours faithfully,

Mr. A.W. and Mrs. A.J. Swann.

Delivered by hand on 15/01/2015