

1. INTRODUCTION

- 1.1 This section contains site specific policies and proposals relevant to Brayton. General policies applicable throughout the Plan area are set out in Part One of the Local Plan.
- 1.2 Baseline data referred to generally reflects the situation at the time the Deposit Plan was published (July 1997) unless specifically updated through modifications to the Plan or through factual changes consequent to modifications to the proposals map, such as additional recreation space and/or amenity space.

2. LOCATION

- 2.1 The village lies 1.5 miles south-west of Selby town centre on the A19 York-Doncaster road. The Selby Canal skirts the village to the east and south.

3. FORM AND CHARACTER

- 3.1 The traditional core of the village lies on the eastern side of the A19 and centres on a large village green. The openness of this central area with its traditional buildings contrasts with the substantial amount of new development, in the form of large housing estates, further north and west.

4. HOUSING AND POPULATION

- 4.1 The resident population of the Parish has grown rapidly in recent years, rising from 3,349 in 1981 to 4,779 in 1991.
- 4.2 In 1997 the approximate dwelling stock numbered some 1,952 dwellings within Brayton Parish.
- 4.3 From mid 1981 to mid 1997 there were 749 dwellings completed in Brayton Parish.

5. EMPLOYMENT

- 5.1 Local employment opportunities centre on small family businesses in the service sector. A wide range of employment opportunities are available in Selby and Selby Business Park (which is situated in Brayton Parish).

6. SERVICES AND FACILITIES**Shops and Associated Services**

- 6.1 The village has a wide range of facilities including a village hall, post office, garage, two public houses, and several shops.

Education

- 6.2 The Parish contains an infants school, two primary schools and a high school. (Brayton High School and St Mary's RC Primary School are situated on the edge of Selby town).

Recreation

- 6.3 The Parish Council response to the Key Issues Questionnaire revealed a perceived shortage of sports pitches and play equipment in the village.
- 6.4 Existing facilities include a playing field and a set of play equipment situated within the open gap between Brayton and Selby off Foxhill Lane. A recent local initiative to provide additional recreation open space to the west of the high school has helped rectify some of the existing shortfall in provision.
- 6.5 Full dual use of facilities at Brayton High School would address playing pitch deficiencies for youth and adult use, but not the poor location of facilities for children. Future development of Brayton may provide opportunities for the provision of additional recreational open space.

Public Transport

- 6.6 The village is served by a number of bus services with frequent trips per day to Selby and Doncaster as well as to Carlton, Whitley and points in between.

Public Utilities

- 6.7 There is existing capacity with respect to water supply and the treatment of sewage.
- 6.8 Brayton lies over the Sherwood Sandstone Aquifer and there are two boreholes in the area licensed for abstraction. Development must not derogate these supplies in terms of quality or quantity.

7. STRATEGY

Constraints

- 7.1 Land between Brayton and Selby to the north of the village has been identified as a Strategic Countryside Gap with the objective of preventing the coalescence and retaining the separate identity of the two settlements. This area is defined on the Inset Proposals Map and will be safeguarded in accordance with POLICY SG1.

Commitments

- 7.2 As at 31 March 1997 there were planning permissions for an additional 242 dwellings in Brayton. Principal sites are:-

Location	Area (Ha)	Dwellings
Brackenhill Lane	4.93	122
The Poplars	1.89	50
Land to the rear of Meadowcroft	1.88	47

Development Strategy

- 7.3 Brayton has an excellent service base, availability of employment opportunities and good accessibility by public and private transport, and is capable of accommodating additional growth. There has been a significant number of recent completions and there is a high level of current commitments. Whilst no sites have been allocated for residential development, proposals for additional residential development on brownfield sites within the defined Development Limits may be acceptable in accordance with POLICY H6.

8. POLICIES AND PROPOSALS

Employment Allocations:

- 8.1 Two sites in Brayton Parish are allocated for employment development in accordance with POLICY EMP2.
- (a) *Land adjoining Selby Business Park*
Area: 8.5 Ha (21 acres)
- 8.2 The site comprises flat agricultural land bounded by a mature tree/hedge line to the north and west, and contained by the line of the proposed Selby bypass. Development of the site would form a natural extension to the existing Selby Business Park.
- 8.3 The County Surveyor advises that the site should be served by two means of access from the Selby Business Park, with no access directly onto either Brayton Lane or the proposed bypass.
- 8.4 Improvements to the existing private foul sewage pumping station will be required before development is approved. All foul drainage must be to mains foul sewer and surface water to mains drainage/watercourse.
- 8.5 Improvements will also need to be made to Roscarrs Drain in order to facilitate satisfactory surface water drainage. A scheme of improvement is proposed by the Selby Area Drainage Board, but is subject to surface water drainage arrangements for the Selby bypass.
- 8.6 Water can be supplied from the existing distribution system. The site is crossed by a 1,000 mm water main and a 600 mm water main and therefore subject to associated easements. Development, including the planting of trees, would not be allowed within the easements and there are strict conditions in particular relating to ground levels and services crossing the easements.
- 8.7 Spare sewage treatment capacity is available at the Selby Sewage Treatment Works.
- 8.8 Due to the need to protect the underlying aquifer, it is possible that stringent pollution control measures will be required, depending on the nature of the development.
- 8.9 Development of the site will provide an opportunity to consolidate existing screening along the northern and western boundaries, and to provide appropriate landscaping in relation to the proposed bypass. Prior to granting planning permission, the District Council will need to be convinced that adequate arrangements have been made for the future maintenance and security of the screening belt.
- 8.10 The District Council will expect a high standard of landscaping and design in view of the site's prominent strategic location.
- 8.11 Integrated footpath links and safe cycle routes should be provided throughout the development in order to facilitate and encourage cycling and walking to work.
- 8.12 The site falls within the Environment Agency's indicative flood plain and a Flood Risk Assessment will be required in accordance with PPG25 (Flood Risk 2000). Consultation with the Environment Agency will determine the type of assessment to be undertaken.

8.13 A Strategic Flood Risk Assessment was commissioned by the District Council in 2002. The development of this site must take account of the guidelines in the Assessment report, which will form the basis for Supplementary Planning Guidance.

BRAY/1 Land adjacent to Selby Business Park, Brayton, as defined on the Inset Proposals Map, is allocated for employment development in accordance with POLICY EMP2. In addition to satisfying the requirements of relevant planning policies, proposals must make provision for:

- 1) **Access to be taken from the adjoining Selby Business Park, with no access from either Brayton Lane or the proposed Selby bypass. the overall development should be provided with two linked points of access;**
- 2) **The retention and consolidation of the existing tree/hedge belt along the site's northern and western boundaries;**
- 3) **The incorporation of footpath links and safe cycle tracks within the scheme; and**
- 4) **An appropriate flood risk assessment in accordance with the requirements of PPG25.**

*(b) Land between Bawtry Road and proposed Selby Bypass
Area: 1.59 Ha (3.93 acres)*

8.14 The site is flat agricultural land and lies between Bawtry Road, and the line of the proposed Selby bypass. Although situated outside the existing built-up area, it would effectively be enclosed within defensible and defined Development Limits on completion of the bypass. Adjoining land to the north-east has been allocated for residential development (POLICY SEL/2). In view of its prominent location, adjacent to a proposed roundabout junction on the bypass the site has potential for a high profile gateway development at the southern approach to Selby.

8.15 The development of this site is dependent upon the implementation of the bypass and if this is further delayed then the inclusion of this site as an employment allocation may need to be reconsidered in connection with a future review of the Plan.

8.16 The County Surveyor advises that the site can be accessed from Bawtry Road.

8.17 Surface water and foul sewage can be discharged to existing watercourses and sewers. All foul drainage must be to mains foul sewer and surface water to main drainage/watercourse.

8.18 Water can be supplied from the existing distribution system.

8.19 Spare sewage treatment capacity is available.

8.20 Due to the need to protect the underlying aquifer, it is possible that stringent pollution control measures will be required, depending on the nature of the development.

8.21 The District Council will expect a high standard of design and landscaping, including the establishment of a permanent tree screen to safeguard the amenities of residential occupiers to the north.

- 8.22 Integrated footpath links and safe cycle routes should be provided, including links with the proposed residential area to the north in order to encourage cycling and walking to work.
- 8.23 The site falls within the Environment Agency's indicative flood plain and a Flood Risk Assessment will be required in accordance with PPG25 (Flood Risk 2000). Consultation with the Environment Agency will determine the type of assessment to be undertaken.
- 8.24 A Strategic Flood Risk Assessment was commissioned by the District Council in 2002. The development of this site must take account of the guidelines in the Assessment report, which will form the basis for Supplementary Planning Guidance.

BRAY/2 Land between Bawtry Road and the proposed Selby bypass, Brayton, as defined on the Inset Proposals Map, is allocated for employment development in accordance with POLICY EMP2. In addition to satisfying the requirements of relevant planning policies, proposals must make provision for:

- 1) A high quality of development in terms of form, design and landscaping to provide a landmark scheme;
- 2) Access to be taken from Bawtry Road;
- 3) The establishment of a permanent 20 metre wide tree belt within the north-eastern boundary of the site;
- 4) The incorporation of footpath links and safe cycle tracks, including links with proposed adjacent residential development; and
- 5) An appropriate flood risk assessment in accordance with the requirements of PPG25.

Environment:

- 8.25 Oakney Wood, lying north of Brayton Lane and east of the railway line, is designated as a site of importance for nature conservation (SINC). The site, a semi-natural broad-leaved woodland dominated by silver birch, is defined on the Inset Proposals Map and will be protected in accordance with POLICY ENV9.
- 8.26 A number of areas have been identified in Brayton village as providing particular visual importance and local amenity. These are: The Green, which occupies the central area; the triangle of land in front of the Methodist Church on Chapel Lane; and the large open area to the south-east of Doncaster Road. In addition, additional areas of open space are located on the edge of Selby, within Brayton Parish, namely; part of Selby Cemetery, land south of Yorkshire Chemicals and land off Park Grove. These areas are defined on the Inset Proposals Map and will be afforded special protection in accordance with POLICY ENV29.

Recreation:

- 8.27 The recreation areas on the northern edge of the village off Foxhill Lane, and the play area to the south of St Mary's RC Primary School, as identified on the Inset Proposals Map, will be safeguarded in accordance with POLICY RT1.
- 8.28 Selby Canal passes to the east of the village providing a valuable recreational and amenity resource for local people, as well as an increasing number of boat users. A small picnic area and improved car parking facilities have been provided at Brayton Bridge to

serve the needs of anglers and walkers. Additional small scale facilities associated with the quiet enjoyment of the canal may be acceptable in accordance with POLICY RT5.

- 8.29 The section of towpath between Brayton Bridge and Selby is being improved for use by walkers and cyclists in conjunction with the development of the Trans-Pennine Trail, which follows the route of the canal (POLICY RT8).