

1. INTRODUCTION

- 1.1 This section contains site specific policies and proposals relevant to Camblesforth. 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 is located approximately 4.5 miles due south-east of Selby adjacent to the site of Drax Power Station. The major part of the settlement lies to the east of the A1041(T) which effectively serves the settlement as a bypass.

3. FORM AND CHARACTER

- 3.1 The traditional form of the village has been affected by the concentration of recent residential development. The village is compact in form. The southern edge of the settlement contains the traditional nucleus. The remainder of the village comprises a number of estates and has a suburban character.

4. HOUSING AND POPULATION

- 4.1 At the 1991 Census the Parish population of Camblesforth was 1,468 persons representing a substantial increase on the 1981 Census population of 958 persons.
- 4.2 In 1997 the approximate dwelling stock numbered some 651 dwellings within Camblesforth Parish.
- 4.3 From mid 1981 to mid 1997 there were 271 dwellings completed in Camblesforth Parish.

5. EMPLOYMENT

- 5.1 A small number of employment opportunities are available in local services. Drax Power Station is the principal employer in this area.

6. SERVICES AND FACILITIES

Shops and Associated Services

- 6.1 Camblesforth has a good range of shopping and other facilities. The bulk of shopping facilities are located at Croft Road and include a mini-market, newsagents, hairdresser and hot food takeaway. A post office is located along Brigg Lane. There are two public houses in the village. The village hall is at Brigg Lane. The doctor's surgery at Carlton provides for basic medical facilities for the settlement.

Education

- 6.2 There is one primary school in Camblesforth and a private nursery school is located in the village.

Recreation

- 6.3 Camblesforth contains one equipped play area and overall is poorly served in terms of recreation open space. This issue has been highlighted by the Parish Council through initial Local Plan consultations.

Public Transport

- 6.4 There are regular bus services to Goole and Selby and less frequent services to York, Doncaster and Pontefract.

Public Utilities

- 6.5 The village is served by public foul and surface water sewers. Foul drainage is pumped to Snaith Sewage Treatment Works.

7. STRATEGY

Constraints

- 7.1 The A645 (Drax Road) and the A1041 to the south and south-west of the village form defensible limits to further development. Otherwise no other constraints have been identified in terms of services and infrastructure.

Commitments

- 7.2 As at 31 March 1997 there were planning permissions for an additional 20 dwellings in Camblesforth Parish (including 5 conversions).

Development Strategy

- 7.3 Whilst the level of services available in the village and close proximity to employment opportunities in Selby suggests there is potential for further growth in Camblesforth, development on a significant scale is likely to result in an unacceptable extension of the village into surrounding countryside. Only one site is therefore proposed for residential development.
- 7.4 In addition, proposals for residential development on brownfield sites within the defined Development Limits may be acceptable in accordance with POLICY H6.

8. POLICIES AND PROPOSALS

Housing Allocation:

Land adjacent to A645 (Drax Road)/A1041(T) (Snaith Road)

- 8.1 2.12 hectares of land adjacent to Drax Road are allocated for residential development which will provide approximately 55 new houses.
- 8.2 The site is situated at the southern edge of the village, and is contained by existing residential development, the A1041 (Snaith Road) and the A645 (Drax Road). Its development would constitute rounding off.
- 8.3 Access to the site may be taken off the A645 (Drax Road) 60 metres south-west of the existing Croft Road junction. Secondary access onto Croft Road may be feasible.

- 8.4 No problems with water supply or sewage treatment are envisaged although the existing surface water sewer may need improvement. The site lies on an area with little or no drift cover on the Sherwood Sandstone in the source catchment zone of Carlton public water supply borehole. There must be no derogation to this supply in terms of quality or quantity as a result of development.
- 8.5 As the site is located adjacent to the A1041 Snaith Road and A645 Drax Road, it is affected by traffic noise. A previous noise assessment has shown that the whole site falls within class "NEC B" as referred to in PPG24 (Planning and Noise). This means that ameliorative measures may be required to be incorporated into the design of dwellings on this site.
- 8.6 An imaginative scheme is required to enhance the southern approach to the village. In particular the existing small woodland in the south-west corner of the site should be retained and enhanced as an amenity feature. Additional screening is required on the southern and western boundaries.
- 8.7 In view of the local need for affordable housing as evidenced by the Council's 1999 Housing Needs Survey and the suitable characteristics and location of this site, it is considered realistic to negotiate for a target of 5 affordable units out of the site total of 55 for local people. This is in line with government advice contained in PPG3 (Housing, 2000), Circular 6/98 (Planning and Affordable Housing) and in accordance with POLICY H4 (Affordable Housing). The number, mix and type of affordable housing units will be a matter for negotiation between the developer(s) and the Local Planning Authority at the time of a planning application. The exact requirements will depend on local housing market conditions and will take account of any up-to-date information on need.

CAM/1 Land adjacent to Drax Road, Camblesforth, as defined on the Inset Proposals Map, is allocated for residential development in Phase 2 of the Plan in accordance with POLICY H2. In addition to satisfying the requirements of relevant planning policies, proposals must make provision for:

- 1) Vehicular access to be taken from Drax Road with a possible secondary access from Croft Road;**
- 2) The retention and enhancement of the existing copse in the south-west corner of the site;**
- 3) The retention and/or diversion of the existing footpath throughout the site;**
- 4) The establishment of permanent landscaped southern and western boundaries;**
- 5) The incorporation of appropriate noise amelioration measures, if necessary, to meet the requirements of an approved noise assessment undertaken at the developer's expense; and**
- 6) A mix of dwelling types, including a target of 5 affordable units, both for rent and sale, in accordance with POLICY H4.**

Environment:

- 8.8 One area of significant local amenity space has been identified to the south of Brigg Lane directly south-east of Camblesforth Methodist Church. This area forms a small communal garden area for residents and will be protected in accordance with POLICY ENV29.

Recreation:

- 8.9 The recreation area north of Oaklands Crescent, as identified on the Inset Proposals Map, will be safeguarded in accordance with POLICY RT1.