

1. INTRODUCTION

- 1.1 This section contains site specific policies and proposals relevant to Osgodby which falls within Barlby Parish. Separate details are provided in respect of Barlby Village and Barlby Bridge. General policies applicable throughout the Plan area are set out in Part One of the Local Plan.
- 1.2 Baseline data referred to generally reflect the situation at the time the Second Set of Proposed Pre-Inquiry Changes were published (February 1999) 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 Osgodby is situated predominantly on the northern side of the A63(T), to the east of the A19(T) and Barlby village with which it has a close association. Selby lies some 2 miles to the south-west, via the A19(T).

3. FORM AND CHARACTER

- 3.1 Osgodby is a small, compact settlement which still retains agricultural connections, as witnessed by the number of farm buildings in the village.
- 3.2 Housing is generally concentrated around South Duffield Road, Moor Lane, Back Lane and The Crescent, which together form a square in the centre of the village. Frontage development exists along the A63(T) Hull Road along the south-western edge of the village.

4. HOUSING AND POPULATION

- 4.1 The resident population of Osgodby was estimated at 594 in 1991.
- 4.2 There are presently an estimated 248 dwellings within the village.
- 4.3 Between 1981 and 1997 there were 48 house completions.

5. EMPLOYMENT

- 5.1 The village has a number of local services. A wide range of employment opportunities are found nearby in Barlby and Selby.

6. SERVICES AND FACILITIES

Shops and Associated Services

- 6.1 The settlement has a reasonable range of facilities, including a café/shop, hairdressers, newsagent, village hall, garden centre, builders merchant, Methodist Church and hall, and a public house. A wider range of shops and other facilities is available in Barlby and Selby.

Recreation

- 6.2 Recreational facilities include a football pitch and children's play area, off Moor Lane and land north of Barlby Methodist Church, Hull Road. Additional facilities are available in Barlby village, less than a mile to the west, which includes Barlby Leisure Centre. There are also allotments west of St Leonard's Avenue.

Public Transport

- 6.3 There are frequent bus services to Selby and Hemingbrough throughout the week.

Public Utilities

- 6.4 The village has mains drainage which connects into Barlby Sewage Treatment Works. Surface water drainage is primarily by public sewer.

7. STRATEGY

Constraints

- 7.1 Osgodby is surrounded by best and most versatile agricultural land and development to the west is further constrained by the A19(T) bypass.
- 7.2 The open area of land between Osgodby and Barlby has been identified as a "Strategic Countryside Gap" with the objective of preventing coalescence and retaining the separate identity of the two settlements. This area is defined on the Inset Proposals Map and will be protected in accordance with POLICY SG1.

Commitments

- 7.3 As at 31 March 1997 there were outstanding permissions for an additional 14 dwellings (including conversions) in Osgodby.

Development Strategy

- 7.4 Even though Osgodby has a reasonable range of services, in view of its modest scale and predominantly rural nature, it is considered that future development should be of a scale that will not detract from the character of the settlement. Therefore, only a modest site is allocated for development.
- 7.5 In addition there is scope for development on brownfield land within the proposed Development Limits in accordance with POLICY H6. Development Limit boundaries are shown on the Inset Proposals Map.

8. POLICIES AND PROPOSALS

Housing Allocation:

Land to North of Tindall's Farm, Osgodby

- 8.1 1.47 hectares (3.63 acres) of land north of Tindall's Farm are allocated for residential development which will provide approximately 45 new houses.
- 8.2 The site is situated to the north of Sand Lane in the centre of the village and is surrounded by development on three sides. Development of this site would form logical

rounding off and will consolidate the existing settlement without detriment to its character or that of the surrounding countryside.

- 8.3 The site should be served by an upgraded junction with South Duffield Road, at the north-east corner of the site. An access serving up to six dwellings could be created onto Sand Lane with a footpath link to the rest of the site.
- 8.4 Surface water from this development should be discharged to the Internal Drainage Board maintained Clay Drain to the north-east of the site. Foul sewers are available in South Duffield Road and Bennymoor Lane. The Ouse and Derwent Internal Drainage Board should be consulted.
- 8.5 Water supplies can be made available and there should be adequate capacity at the Barlby waste water treatment works to deal with the foul flows from this development.
- 8.6 The County Education Authority has indicated that development of this site may require further provision to be made at Barlby Community Primary School and the Council may seek a capital contribution towards this provision through a Section 106 Agreement.
- 8.7 Recreation open space will be required in accordance with POLICY RT2.
- 8.8 The existing footpath, which crosses the northern part of the site, should be retained and incorporated into an overall scheme for pedestrian routes within the site and connecting to the wider highway network of the village.
- 8.9 In view of the local need for affordable housing as evidenced by the Council's 1999 housing Needs Study and the suitable characteristics and location of this site it is considered realistic to negotiate for a target of 10 affordable units out of the site total of 45 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.

OSG/1 Land north of Tindall's Farm, Osgodby, 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 an upgraded junction with South Duffield Road;**
- 2) The safeguarding of the existing public right of way which crosses the site; and**
- 3) A mix of dwelling types including a target of 10 affordable units for both rent and sale in accordance with POLICY H4.**

Recreation

- 8.10 The recreation area off Moor Lane and land north of Barlby Methodist Church, Hull Road, and the allotments west of St Leonard's Avenue as defined on the Inset Proposals Map, will be safeguarded in accordance with POLICY RT1.