

## Site Allocations Development Plan Document (SADPD) PREFERRED OPTIONS

### **Brayton**

Responses from Brayton formed a large number of overall responses, although the majority were directly related to potential gypsy & traveller sites. Some of those comments can be used in considering sites for other uses, together with some responses that deal directly with other uses.

Overall, although there is opposition to large scale growth on the basis of limited services and facilities and the desire to remain a village, it is generally recognised that there is an inevitability to *some* growth. With the number of sites identified in the Issues and Options paper it was feared that well in excess of 3000 dwellings could be built thus doubling the size of Brayton, and major employment development could destroy the village character. However the actual quantum of development proposed in Brayton is far less.

In terms of employment, Brayton is well placed to be part of Selby's employment growth, but responses suggest that sites in the village would be unsuitable for development for this purpose. The Council partially agrees that there is sufficient land very close to Brayton (within walking distance) for employment, and that the most suitable sites for employment could be at the "entrance" to the village on A19 where there may be aesthetic issues. As such, the Council would direct general employment uses to those established areas; BRAY004 is already in employment use as part of the larger industrial area, and BRAY001 enjoys an existing employment allocation in the Selby District Local Plan. More residential-compatible employment may still be allocated on mixed uses sites in the village, explored below.

As set out in Issue A, the village can accommodate allocations to support around 254 houses. This will require around 8.4 hectares of land based on a simple 30 dwellings per hectare basis. With only one site inside the limit to development (BRAY010), the rest of the sites lie on the edge of the limit to development, or beyond the perceptual barrier of the bypass. The majority of responders support the bypass as the limit of all development, and so the Council will discount BRAY008, BRAY007, BRAY003 and BRAY002 as they are in the open countryside, beyond this perceived and physical barrier.

It was broadly suggested that lots of smaller developments would be preferable to a single large one to maintain the character of Brayton and spread the impact of development around to prevent "hotspots". This would help to maintain the village character and limit the perceived impact of development on any part of the village. The Council is supportive of this approach and considers that development should take place in both Brayton village and also in the part of Selby town that is in Brayton parish. However, the overall feeling in Brayton was the importance of the strategic gap between the original village and Selby to maintain a separate village identity. Of particular importance was the setting of St Wilfrid's church.

For the Selby side to accept development, it is inevitable that some part of the gap is developed as these are the only sites available in that vicinity. But it is very important to protect the perception of the gap, so the Council will direct development away from the visible parts of the strategic gap where development would be most obtrusive; ie around Baffam Lane, the A19. Therefore sites BRAY017, BRAY 013 and BRAY 012 are not considered

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suitable. BRAY011 is also visible from the main routes, but is large enough to accommodate development away from the roads in the north east corner behind Thistle Close/Poppy Close/Temple Close/Baffam Gardens. However, those parts of the site are generally landlocked and limited by flood zone 3 in places, and as such are not suitable.

The only other site next to the Selby side of Brayton is BRAY014, which incorporates BRAY016 and BRAY015. This area is less visible to the majority of people and as such its development would be less intrusive. However it is essential that development does not absorb the whole area and the perception of the gap is maintained. Therefore the Council will allocate part of BRAY014 for housing development of around 100 units, where the resulting building line does not extend south beyond the last houses in Foxhill Lane, or break through the existing hedge boundary on the western edge of the field. The development will include the improvement of Foxhill Lane and junction improvements on the A19. The remainder of the BRAY014 will be developed to improve public access to the strategic gap, and reinforce its openness. As such appropriate uses will include those facilities that the village has expressed a need for: a cricket pitch and other sporting facilities, open spaces and wildlife areas, and other non-intensive open land uses that benefit the community.

To accommodate the remaining 154 dwellings, development may be spread round smaller sites in Brayton village to ensure there is no large expanse of development that erodes the village feel. The Council already enjoys some control over the design of buildings and layouts through the existing Village Design Statement which will guide development.

Of the remaining sites, several lie inside Flood Zone 2. Sequentially, sites on the west of the village that lie in FZ1 are preferable. Although residents note particular concerns regarding the landscape setting and views of the Barff, the Council is satisfied that site specific designs will enhance the appearance of the village from bypass views, and that a network of attractive walking and cycling routes can be created to enhance existing and future resident's enjoyment of the village.

The southern part of BRAY010 is suitable for residential use but may also include some light commercial use to boost the existing village facilities. The site should link through to BRAY020. Although the site is capable of accommodating significantly more development, the desire by local people for a range of smaller sites means that it is suitable for 35 units on 1.1ha at the south eastern corner of the site.

The northern part of BRAY020 is suitable for residential use with a link through to BRAY010. Although the site is capable of accommodating significantly more development, the desire by local people for a range of smaller sites means that it is suitable for 35 units on 1.1ha at the northern tip of the site.

BRAY009 is suitable for residential use and although it is capable of accommodating significantly more development, the desire by local people for a range of smaller sites means that it is suitable for 25 units on 0.7ha at the

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eastern end of the site, including some live/work units. The site may also be suitable for light employment use. Whatever is developed, it should present an attractive new gateway entrance to Brayton village.

BRAY019 is suitable for residential use and although it is capable of accommodating significantly more development, the desire by local people for a range of smaller sites means that it is suitable for 35 units on 1.1ha at the eastern end of the site.

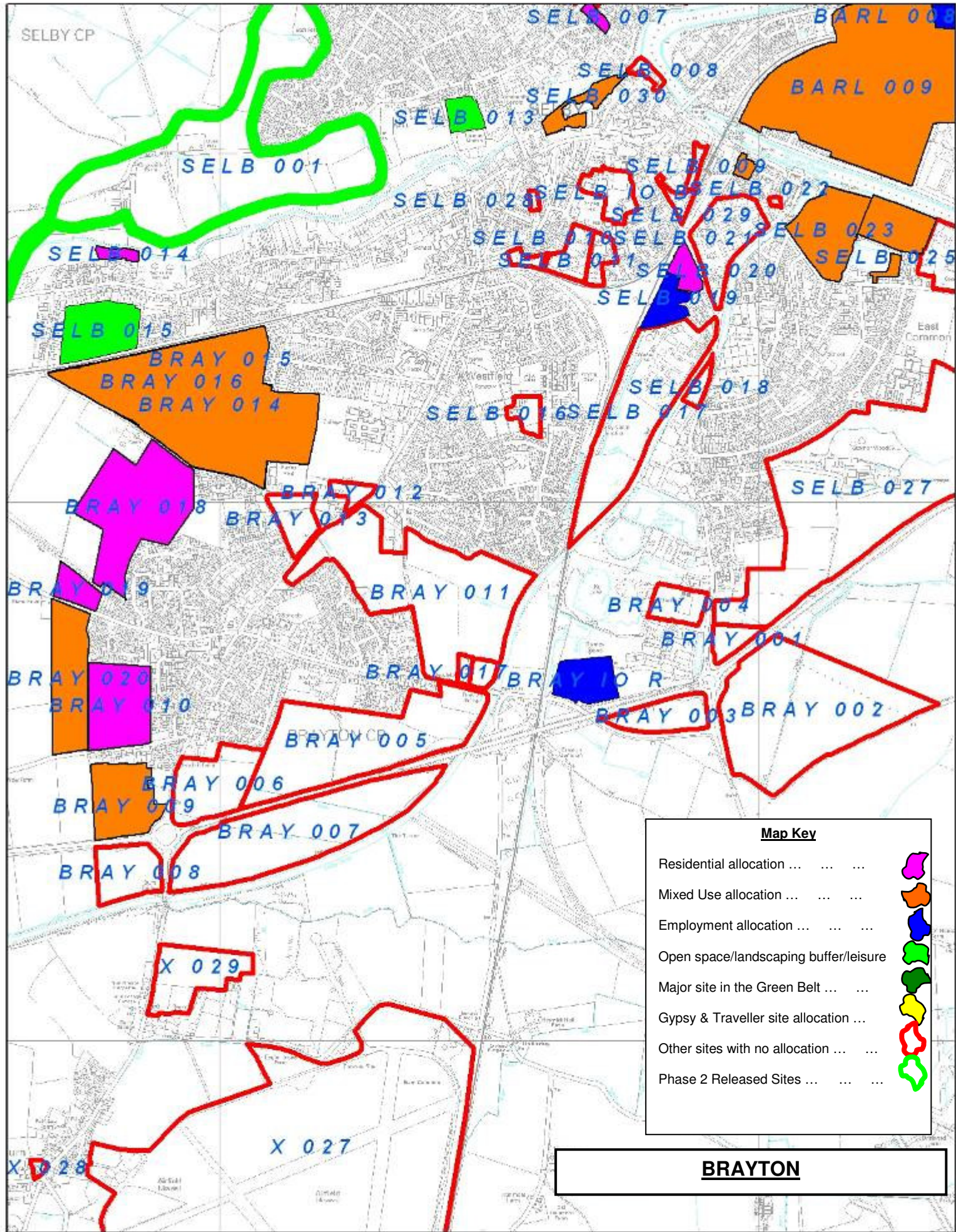
The southern part of BRAY018 outside of FZ2 is suitable for residential use and although it is capable of accommodating significantly more development, the desire by local people for a range of smaller sites means that it is suitable for 24 units on 0.6ha at the southern end of the site.

Together these sites on the south west of Brayton village will include a landscaped walk/cycle route that links the southern end of the village, through the sites, linking the footpath at the old railway line, circulating through BRAY018 to link to the existing footpath to St Wilfrid's church.

BRAY001	Existing employment
BRAY002	Open countryside
BRAY003	Open countryside
BRAY004	Existing employment
BRAY005	FZ2
BRAY006	FZ2
BRAY007	Open countryside
BRAY008	Open countryside
BRAY009	Residential allocation for 25 dwellings, including a range of live/work units. Also suitable for light employment use. An attractive entrance to the village must also be created through the development. Includes landscaped walk/cycle way linking development sites.
BRAY010	Residential allocation for 35 dwellings on southern part of site only. Includes a link through to BRAY020. Includes landscaped walk/cycle way linking development sites.
BRAY011	Strategic Gap
BRAY012	Strategic Gap
BRAY013	Strategic Gap
BRAY014 BRAY015 BRAY016	Residential allocation on part of BRAY014. Remainder of BRAY014 to improve public access to the strategic gap, and reinforce its openness. As such appropriate uses will include those facilities that the village has expressed a need for: a cricket pitch and other sporting facilities, open spaces and wildlife areas, and other non-intensive open land uses that benefit the community
BRAY017	Strategic Gap
BRAY018	Residential allocation for 24 dwellings on southern part in Flood Zone 1 only. Includes landscaped walk/cycle way linking development sites.
BRAY019	Residential allocation for 35 dwellings. May also include light commercial use. Includes landscaped walk/cycle

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	way linking development sites.
BRAY020	Residential allocation for 35 dwellings on northern part of site only. May also include light commercial use. Includes a link through to BRAY010. Includes landscaped walk/cycle way linking development sites.



**BRAYTON**

0 237.5 475 950 Meters



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### **Brotherton & Byram**

Responses to the housing land issue were few from Brotherton and Byram, but of those submitted there was support for BRBY001 and support for the Council's discounting of X101 for being in the open countryside. A response also highlighted that "Square 5" showed the active football pitches and therefore should not be developed.

As set out in Issue A, the village can accommodate allocations to support 97 houses. This will require around 3.2 hectares of land based on a simple 30 dwellings per hectare basis. As set out in Issue A on page 11, some previous Local Plan sites were released which impacts upon this settlement.

BRBY001 lies inside the Limit to Development and is also safeguarded land in the Local Plan 2005. Therefore sequentially it is the most suitable site and will be allocated for 20 dwellings. This site has already been released as part of the Phase 2 Local Plan sites.

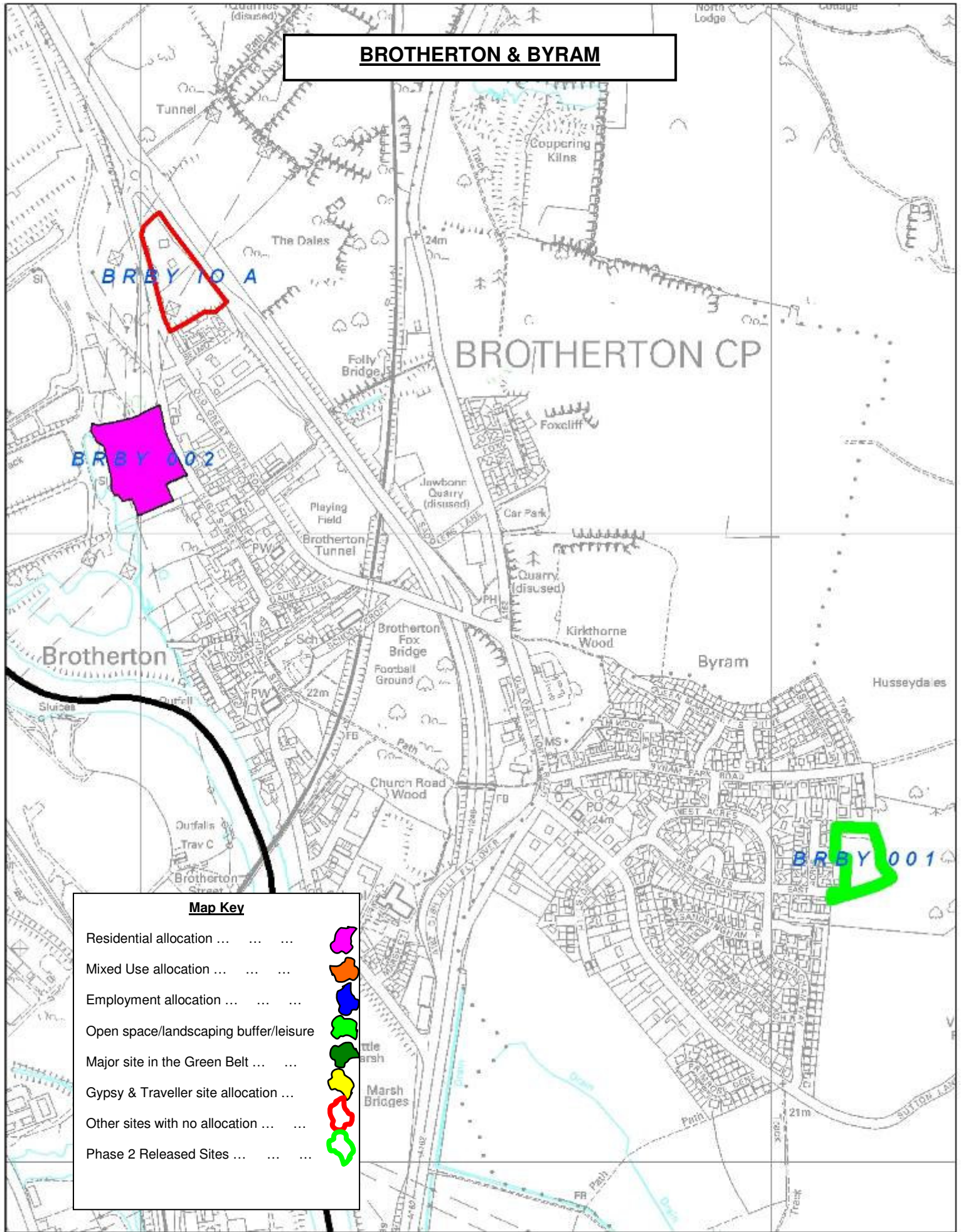
BRBY002 is also inside the Limit to Development on previously developed land. Around half the site lies in FZ1 and half in FZ2. Sequentially it is the next best site so is allocated for 45 dwellings.

An additional site was put forward (BRBY IO A) and was considered the preferred site for Gypsy & Traveller use. However, the land owner withdrew the site so it is no longer considered for any use in the SADPD.

The remaining 32 units of Brotherton's number cannot be allocated as there are no sites available. A Housing Pool has been created to deal with this on page 125.

BRBY001	Residential development for 20 dwellings. Already released as part of Phase 2 Local Plan.
BRBY002	Residential development for 45 dwellings
BRBY IO A	Site now withdrawn.

# BROTHERTON & BYRAM



### Map Key

- Residential allocation ... ..
- Mixed Use allocation ... ..
- Employment allocation ... ..
- Open space/landscaping buffer/leisure
- Major site in the Green Belt ... ..
- Gypsy & Traveller site allocation ...
- Other sites with no allocation ... ..
- Phase 2 Released Sites ... ..

0      112.5      225      450 Meters



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**Carlton**

As set out in Issue A, the village can accommodate allocations to support 62 houses. This will require around 2.1 hectares of land based on a simple 30 dwellings per hectare basis. As set out in Issue A on page 11, some previous Local Plan sites were released which impacts upon this settlement.

The few responses from Carlton demonstrated an overall preference for locating development on a handful of sites. The Council is supportive of this approach insofar as the sites that are available are capable of accommodating it.

A common response was that CARL003, CARL004 and CARL005 should be discounted for flood grounds, and the Council supports this view. However 003 and 004 have been released under the Local Plan Phase 2 allocation. As such they can accommodate 12 units.

CARL001 lies inside the Limit to Development, in FZ1, and is sequentially the best site. The Council will therefore allocate it for residential development of 12 units.

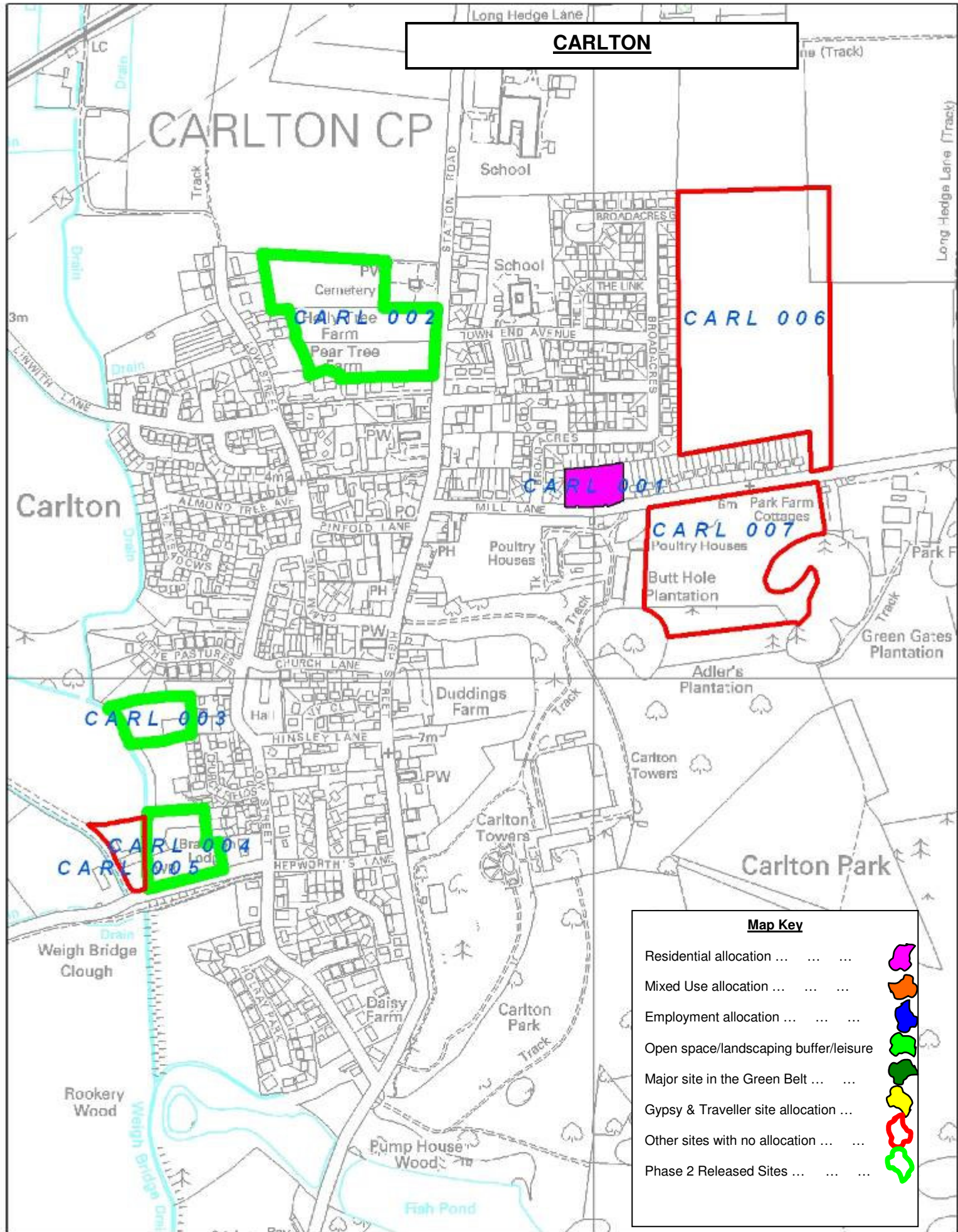
Responders note that CARL002 lies in a flood plain, but there is sufficient land in Flood Zone One to be considered for development. The site is inside the Limit to Development and is sequentially the next best site, therefore the Council will allocate the site for residential development of 38 units.

Responders note that CARL007 can not be used as it would severely impact upon the parkland of the Carlton Towers estate (although it is not formally part of the protected site as defined in the 2005 Local Plan). The Council considers that the site is outside the Limit to Development and therefore sequentially poor.

The Council agrees with responders noting that CARL 006 site is outside the Limit to Development and therefore sequentially poor.

CARL001	Residential development of 12 units
CARL002	Residential development of 38 units (on FZ1 land only). Released under Local Plan Phase 2
CARL003 CARL004	Residential development of 12 units released under Local Plan Phase 2
CARL005	Flood Zone 3
CARL006	Open Countryside
CARL007	Open Countryside





0 75 150 300 Meters



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**Cawood**

As set out in Issue A, the village can accommodate allocations to support 66 houses. This will require around 2.2 hectares of land based on a simple 30 dwellings per hectare basis.

Concern was raised over the impact on the ‘oldest and most important’ settlement in Selby district, which requires some smaller sympathetic development instead of large estates. The use of the adopted Village Design Statement is essential in ensuring development is appropriate in appearance and form.

No sites are inside the Limit to Development apart from a small area of CAWD004. Respondents were against development of site CAWD004, which is home to a number of protected species. CAWD004, CAWD003 and CAWD IO A are all houses with long rear gardens in Flood Zone 2 that stretch beyond the Limit to Development into the open countryside and in to FZ3. In design terms it would be inappropriate to extend the village and comprehensively develop the traditional burgage plots, inevitably setting a precedent that could lead to all such plots being developed. The part of these sites that extends beyond the Limit to Development but stops short of FZ3 is approximately 0.2ha each – generally too small for an allocation. However due to the lack of alternative sites each may be allocated for 6 units. Clearly, design appropriate to the historic location is a key part of these allocations.

All other sites lie adjacent to Limit to Development so are considered equal. CAWD001 is partially previously developed with a plant nursery, and is a mixture of all three flood zones. As such it is suitable for residential development on part of the site outside FZ3.

Infilling and development of CAWD005, which was once part of the village’s conservation area and is very close to special buildings, was also objected to. CAWD005 lies entirely in FZ2 and is capable of accommodating residential development of around 21 units, but this must include a range of smaller units so as to limit the visual impact on the attractive street scene by maintaining the burgage plot character.

CAWD001 and CAWD003 currently operate nursery/farm shop businesses that may be lost following development. Therefore each site is also allocated for small scale retail/commercial use to enable the facilities to remain.

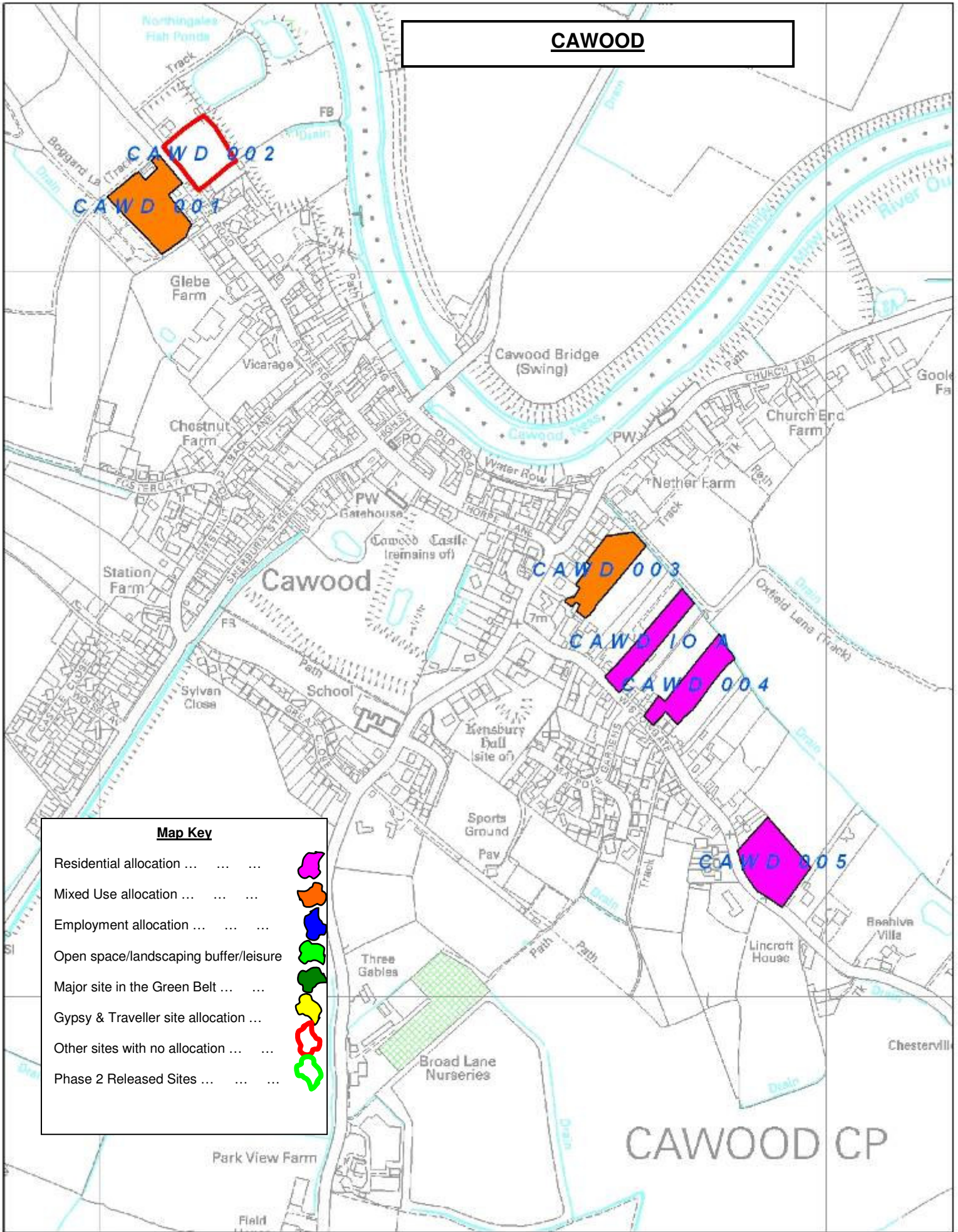
Residents considered that development of CAWD002 would result in loss of green areas and views. The Council notes that CAWD002 lies entirely within FZ3 and has been discounted on this basis, leaving 17 units to be allocated. The Council wishes to see these units developed in Cawood, but also has a methodology for redistributing them from a Housing Pool should no non-FZ3 land be available. See page 125.

CAWD001	Sequentially the best site as it lies in FZ1 and partially developed land. Suitable for 10 units on land outside FZ3. Small scale retail/commercial also appropriate.
CAWD002	FZ3
CAWD003	Residential development of 6 units on land outside FZ3.









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	Small scale retail/commercial also appropriate.
CAWD004	Residential development of 6 units on land outside FZ3
CAWD005	Residential development of 21 units
CAWD IO A	Residential development of 6 units on land outside FZ3

# CAWOOD



### Map Key

- Residential allocation ... .. 
- Mixed Use allocation ... .. 
- Employment allocation ... .. 
- Open space/landscaping buffer/leisure 
- Major site in the Green Belt ... .. 
- Gypsy & Traveller site allocation ... 
- Other sites with no allocation ... .. 
- Phase 2 Released Sites ... .. 

0 85 170 340 Meters



## **Site Allocations Development Plan Document (SADPD) PREFERRED OPTIONS**

### **Church Fenton**

As set out in Issue A, the village can accommodate allocations to support 42 houses. This will require around 1.4 hectares of land based on a simple 30 dwellings per hectare basis.

Some additional responses note the need for commercial, leisure and recreation facilities in the village. The council supports the view that Church Fenton is a not self contained settlement and that there is an overall desire to maintain the village feel, but also considers that some small scale employment use and community facilities could be developed to support the village.

Throughout Church Fenton responders note problems with drainage and although sites may lie outside of defined flood zones, flooding from inappropriate drainage systems creates localised problems. This is something that can be addressed through the Infrastructure Delivery Plan should the service providers note the problems. Other solutions may be to seek contributions from development to fund improvements and management of local drainage network.

With no sites in the Limit to Development, sites on the edge must be considered. Responses from Church Fenton are varied, but a common issue was the retention of the strategic gap to maintain the separate identities of the two parts of the village. The Council has acknowledged the importance of existing Local Plan designations and will seek to avoid the Strategic Gap. Therefore sites CHFN003, CHFN007 and CHFN 002 are discounted on this basis.

Another significant issue locally was CHFN006. The site lies adjacent to the Grade I Listed St Mary's church, in a prime location within the village. The site is used by the village and has Public Rights of Way running throughout the site and so has generated considerable objections. Though not in a flood plain and in the centre of the village, the Council considers the site to be backland with difficult access. Development would have a visual impact upon the church. Other sites are available without such constraints and so CHFN006 is not considered necessary to fulfil the needs of the village.

CHFN 005 is not constrained by flood plain or Green Belt though is open countryside. Responders were broadly supportive of development on CHFN005 site, and although wildlife concerns were raised over resident bats, appropriate residential development may be suitable subject to the necessary investigations and subsequent measures to protect them. As such, the Council will allocate residential development of 5 units continuing the frontage-only character.

CHFN001 is noted as being Greenfield land, however most sites put forward are Greenfield so this is less of a constraint that would at first appear. The site as proposed in the SADPD Issues and Options has been reduced to exclude the house and garden on the southern part of the site as there is doubt over the availability of the land. The site is well placed for public transport, and has the potential to solve a growing parking problem by providing land for a commuter car

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park. The site is not in the Strategic Gap, and is surrounded on 3 sides by development making it an unobtrusive infill site, preferable to backland style development. The Council therefore allocates the site for car park use (0.1ha/30 spaces at the northern part) and the remainder for residential use of 27 units.

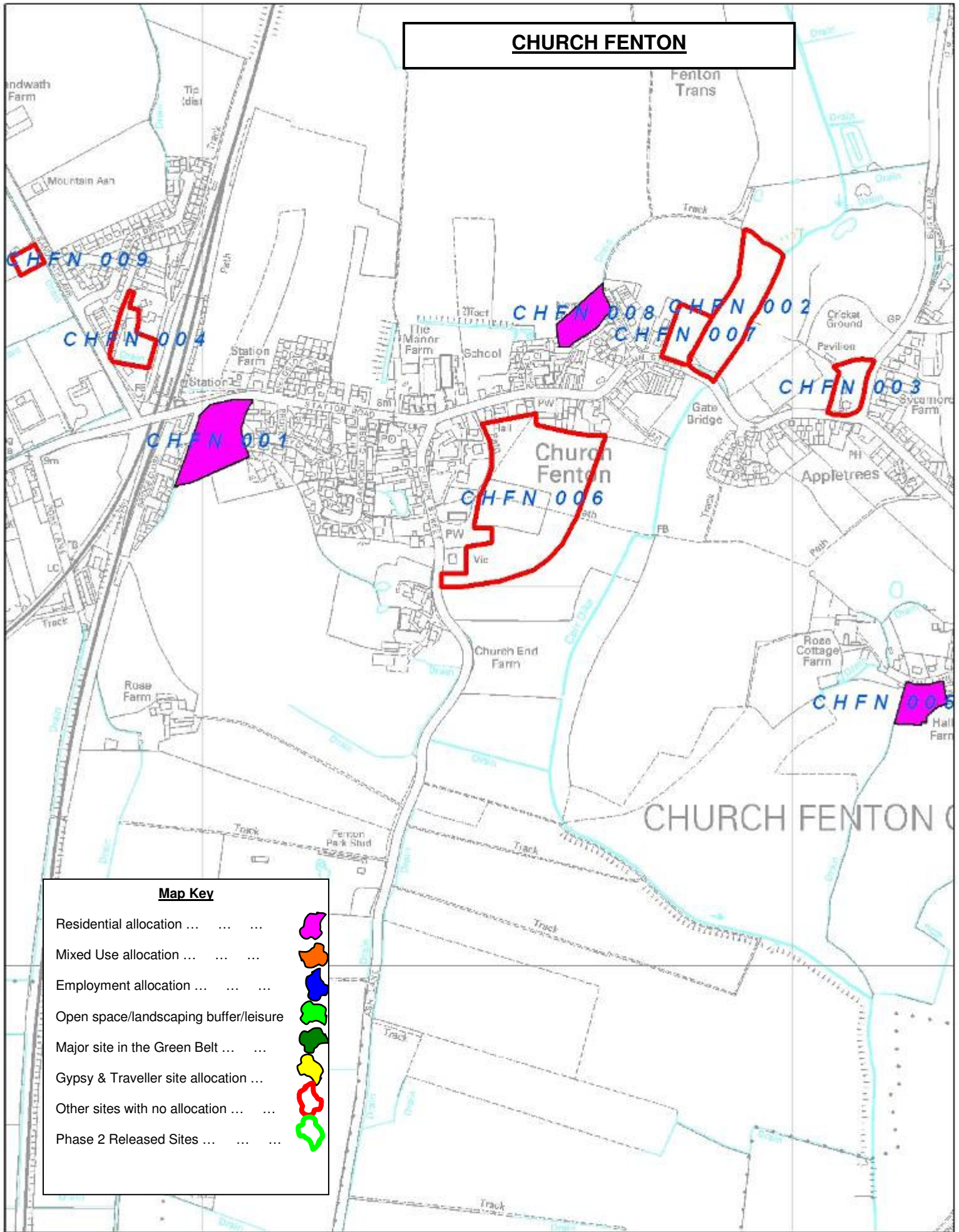
CHFNI 008 is backland and residents note that there is no on the ground boundary to contain development. However this site is sequentially preferable over other discounted sites in the Green Belt and Strategic Gap. Therefore the allocation is made for residential development of 10 units where the frontage-only character can be maintained.

CHFNI 009 is outside the Limit to Development, within Flood zone 2 and Green Belt. As such it is sequentially poor.

CHFNI004 lies in the Green Belt and is therefore sequentially poor.

CHFNI001	Allocate the smaller site for car park use (0.1ha/30 spaces at the northern part) and the remainder for residential use (around 27 units)
CHFNI002	Strategic Gap
CHFNI003	Strategic Gap
CHFNI004	Green Belt
CHFNI005	Allocated for residential development of 5 units continuing the frontage-only character
CHFNI006	Open Countryside
CHFNI007	Strategic Gap
CHFNI008	Allocated for residential development of 10 units where intrusion into open countryside is minimised, and frontage-only character.
CHFNI009	Green Belt

# CHURCH FENTON



0 100 200 400 Meters



## **Site Allocations Development Plan Document (SADPD) PREFERRED OPTIONS**

### **Eggborough & Whitley**

As set out in Issue A, the village can accommodate allocations to support 112 houses. This will require around 3.7 hectares of land based on a simple 30 dwellings per hectare basis. As set out in Issue A on page 11, some previous Local Plan sites have been released which impacts upon this settlement.

Residents broadly support housing development at EGWH002 as it was identified in the 2005 Local Plan. The Council acknowledges this support and also notes that the site is inside the Limit to Development and therefore sequentially the preferred choice. As such EGWH002 is reallocated for 30 units, but has already been released under Local Plan Phase 2.

Residents note that although Eggborough is the larger of the two settlements and most development should be directed there, some small development is needed in Whitley. EGWH006 already has planning permission, so the next sequentially suitable site is EGWH010 which lies partially inside the Limit to Development and as such is allocated for 15 units. This site has been released under Local Plan Phase 2 – see Issue A on page 11.

Additional development was generally directed to EGWH004, and again as a site inside the Limit to Development the Council considers it sequentially preferable and has the benefit of a Local Plan allocation which has now been released, albeit on a lower level than that identified in the Local Plan. Residents noted the need for additional services and facilities in the linked village, and this site is suitably large enough to accommodate some small scale employment/commercial/retail/community facilities, as well as a significant public open space and some allotment gardens. The Council therefore allocates EGWH004 for residential development of 67 units and the above community uses.

EGWH IO C lies partly inside the Limit to Development and partly in Green Belt. The land owner has promoted the site for Gypsy & Traveller use and as set out in Issue G on page 37, this is sequentially the preferable site. The part inside the Limit to Development can accommodate 10 pitches and is allocated accordingly. The part that lies outside the Limit to Development in the Green Belt may be used for equestrian purposes associated with Gypsies and Travellers.

There was support for the retention of the Green Belt, so the Council has discounted EGWH007, EGWH008, EGWH009, EGWH0012, EGWH015, EGWH017, EGWH020. In addition, site EGWH011 and EGWH IO B lie partially inside the Limit to Development and partially within Green Belt, but the part within the Limit to Development is already developed, so an allocation is unnecessary.

EGWH013 is open countryside, but is surrounded by built form and employment use. As such it is considered appropriate for employment use itself, so the Council will allocate it for 4ha and significant landscaping.

In terms of employment use, EGWH005 is already in use so an allocation is unnecessary. EGWH014 is in the open countryside and with other sequentially superior sites it is not required for allocation purposes.



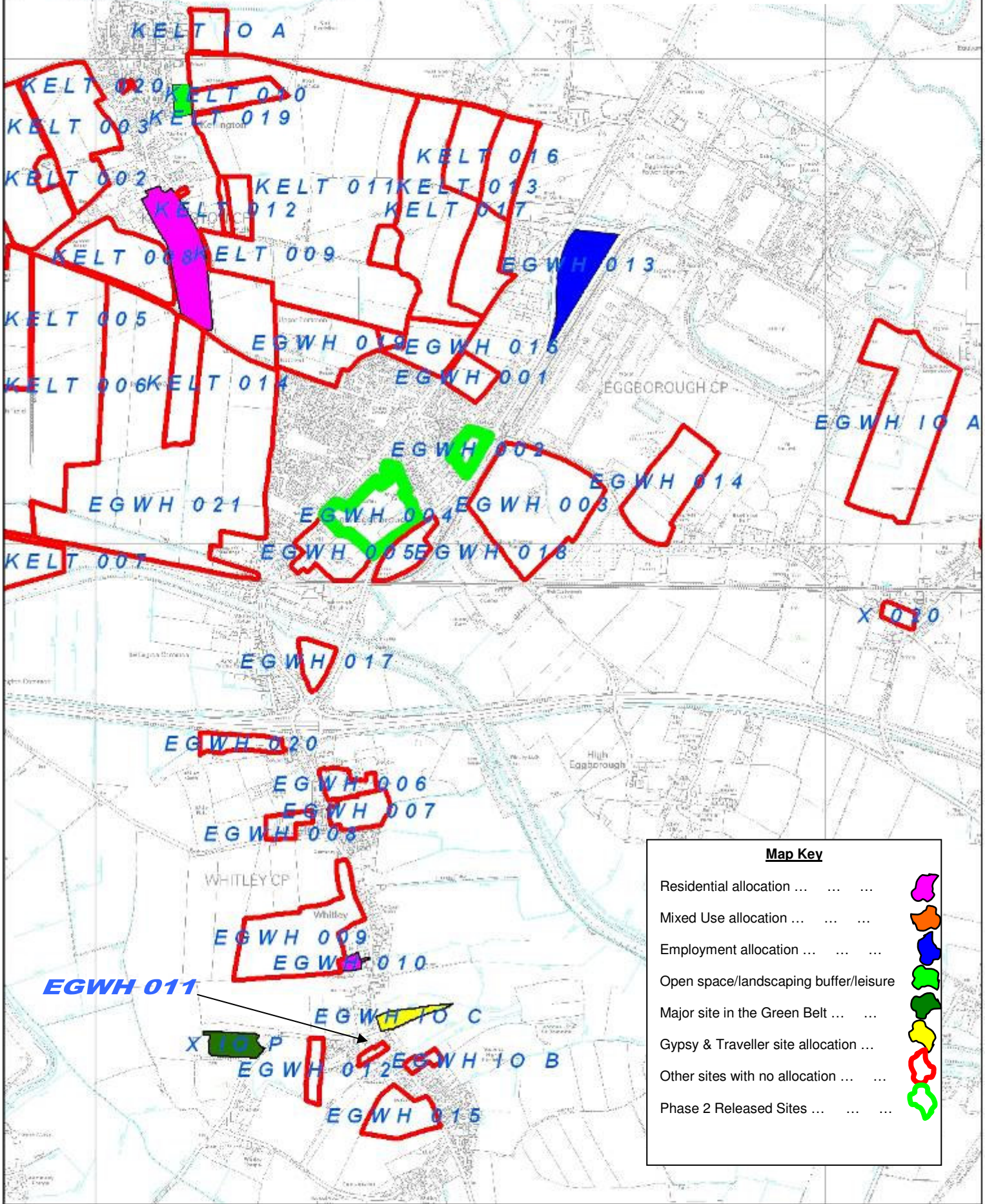
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EGWH017 is located within the Green Belt. EGWH IO A lies in the open countryside isolated from other significant development, and as such it is discounted. EGWH003 and EGWH018 are outside the Limit to Development and are not required to fulfil any additional employment or residential role.

EGWH001 and EGWH016 are adjacent to the Limit to Development, and received some support from residents for residential use, however as the housing numbers have been achieved on sequentially-preferable sites, there is no need to allocate these sites. EGWH019 and EGWH021 are considered necessary by residents to retain the gap with Kellington, and similarly are discounted on the basis of housing allocations already being fulfilled.

EGWH001	Open Countryside
EGWH002	Residential allocation for 30 units. Released under Local Plan Phase 2
EGWH003	Open Countryside
EGWH004	Mixed allocation: Part of site residential allocation for 67 units on 1.8ha, also for open space/leisure/recreation village green, small scale commercial/industrial/retail use. Released under Local Plan Phase 2
EGWH005	Existing employment
EGWH006	Existing planning permission for housing
EGWH007	Green Belt
EGWH008	Green Belt
EGWH009	Green Belt
EGWH010	Residential use for 15 units
EGWH011	Green Belt (part inside Limit to Development already developed)
EGWH012	Green Belt
EGWH013	Employment allocation for 4ha
EGWH014	Open Countryside
EGWH015	Green Belt
EGWH016	Open Countryside
EGWH017	Green Belt
EGWH018	Open Countryside
EGWH019	Open Countryside
EGWH020	Green Belt
EGWH021	Open Countryside
EGWH IO A	Open Countryside
EGWH IO B	Too small to allocate inside Limit to Development, outside Limit to Development is Green Belt
EGWH IO C	Gypsy & Traveller use for 10 pitches on the part that lies inside the Limit to Development. The remaining land may be used for equestrian purposes associated with Gypsies & Travellers.

# EGGBOROUGH & WHITLEY



**Map Key**

- Residential allocation ... ..
- Mixed Use allocation ... ..
- Employment allocation ... ..
- Open space/landscaping buffer/leisure
- Major site in the Green Belt ... ..
- Gypsy & Traveller site allocation ...
- Other sites with no allocation ... ..
- Phase 2 Released Sites ... ..

0 305 610 1,220 Meters

