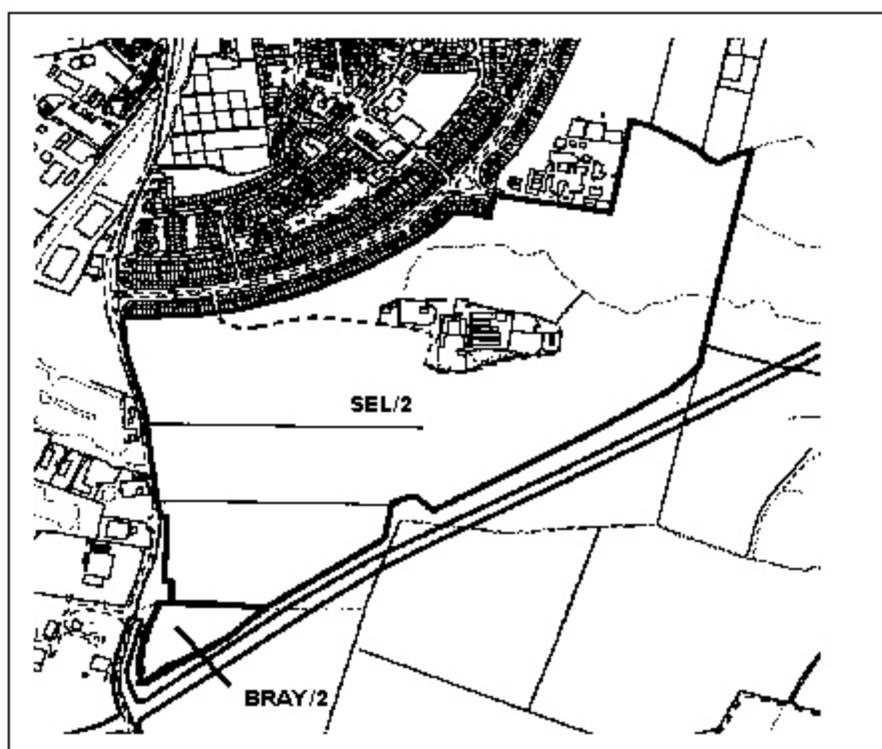


Development Brief

Land between Abbot's Road and Selby Bypass (SEL/2 and BRAY/2) (Staynor Hall Development)



Selby District Council

July 2003

S E L B Y

PREFACE

This Development Brief for residential development (and a small area for employment purposes) on land between Abbot's Road and the Selby Bypass, Selby, is based on the development proposals for this site contained in the Deposit Draft Selby District Local Plan. This was published in July 1997 and has been amended by Proposed Modifications.

A Brief for the residential part of this site was previously subject to public consultation in 1998 and has been amended to take account of previously submitted comments (where appropriate), the Inspector's Recommendations from the Local Plan Inquiry and other relevant changes in government guidance, and technical requirements.

This revised Brief has been jointly produced by Michael Courcier and Partners on behalf Persimmon Homes (prospective developers) and the District Council in order to guide emerging proposals for this site and to ensure that a sustainable form of development is achieved. The revised Brief was published for public consultation during April 2003. A Statement of Public Consultation is available separately.

This final Brief was subsequently approved by the District Council as Supplementary Planning Guidance in July 2003. The Brief is now being published in order to inform local people and others, on the proposals for the development of the site. It provides further guidance on the type of development that will be acceptable and illustrates how issues such as access and layout will be tackled in order to satisfy planning and technical requirements. The preparation of the Brief will also help to achieve a better standard of design and layout, to identify opportunities for the creation or enhancement of important features, and to maximise the benefits of a comprehensive approach to development.

Disclaimer

Selby District Council does not accept any liability for the accuracy of any information contained within this Brief. Prospective developers/purchasers are advised to independently verify the accuracy of the information with statutory bodies and other relevant organisations.

Contents

	Page No.
Preface	
1.0 Introduction.....	1
1.1 Purpose	1
1.2 Guiding Principle	1
1.3 Site Location and Character	2
1.4 Planning Policy Context	2
1.5 National Planning Guidance	4
2.0 Planning & Design Requirements.....	7
2.1 General Principles	7
2.2 Employment Development (Site BRAY/2)	9
2.3 Housing Development (Site SEL/2)	10
2.4 Affordable Housing	13
2.5 Community Facilities	14
2.6 Recreational Facilities	15
2.7 Nature Conservation and Landscaping	16
2.8 Air Quality and Noise Control	19
2.9 Archaeology	20
2.10 Public Art	21
3.0 Transportation & Highways.....	22
3.1 Proposed Housing Road Layout (SEL/2)	22
3.2 Proposed Employment Road Layout (BRAY/2)	23
3.3 Transport Assessment	24
3.4 Travel Plans	25
3.5 Pedestrian and Cycle Routes	25
4.0 Site Infrastructure & Drainage.....	27
5.0 Master Plan Proposals.....	30
6.0 Phasing & Implementation.....	33
7.0 Planning Application & Site Work Requirements.....	35
Appendices	
1 Environmental Audit	
2 Relevant General Policies of Deposit draft Selby District Local Plan (as amended)	
Plans	
1 Location	
2 Zone of Archaeological Sensitivity	
3 Master plan	

1.0 INTRODUCTION

1.1 Purpose

1.1.1 The purpose of this Development Brief is to provide a framework for the development of the land between Abbot's Road and the Proposed Bypass, Selby, which is allocated for development in the Deposit Draft Selby District Local Plan (Sites SEL/2 & BRAY/2). The Brief is to be regarded as a material consideration in determining future planning applications. Developers should be able to demonstrate how they have responded to the guidance in any planning application.

1.1.2 The allocation is immediately adjacent and to the west of the employment allocation SEL/4 for which a separate draft Development Brief and concept plan have been prepared (August 1998). Although each site is subject to its own Brief it is important that these sites should be considered together especially in the context of the landscaping and cycleway/pedestrian access between them.

1.2 Guiding Principles

1.2.1 This guidance seeks to create a high-quality development of unique character, which will provide an attractive environment for people to live in.

1.2.2 In addition, the proposed development should be responsive to, and endorse, the following main development principles, as set out in Part One of the Draft Local Plan: -

- 1) Promote the principles of sustainable development including the integration with existing development, energy conservation, and meeting the needs of disabled and other inconvenienced persons.
- 2) Reinforce local distinctiveness and promote excellence in design and layout.
- 3) Conserve, enhance and create wildlife habitats and protect significant natural and man-made features.
- 4) Ensure that landscaping, open space and the provision for the needs of cyclists and pedestrians are an integral element in the design.
- 5) Maximise the use of the existing services and infrastructure.

1.3 Site Location and Character

- 1.3.1** The site extends to some 56 hectares. It is located on the southern edge of Selby between the Abbot's Road residential area and the proposed Selby Bypass (currently under construction), and is approximately 1.5kms south east of the town centre [see Plan 1].
- 1.3.2** It is an extensive open area of agricultural land incorporating Staynor Hall Plantation, Staynor Hall and associated buildings. Staynor Hall Farm is a large pig-rearing establishment. In accordance with PPG7, particular care will be needed in phasing the construction of new dwellings on the site in relation to the live stock unit [see paragraph 6.1(3)].
- 1.3.3** A detailed environmental audit was undertaken of this site as part of the preparation of the Consultative Draft Brief (1998). A copy of this Audit is attached at Appendix 1 to this Brief and the audits findings and recommendations should form part of any development
- 1.3.4** The site is adjacent to two proposed employment areas, SEL/3 to the west and across the Bawtry Road and SEL/4 to the east. It is also adjacent to Selby College to the north-east. Its eastern boundary abuts a Site of Importance to Nature Conservation, which covers the site of an 'ancient woodland'.
- 1.3.5** It will therefore be important to ensure as an extension of the urban area, that the site's development is both integrated with these surrounding areas and the town centre by existing and proposed public transport, cycle ways and pedestrian routes.

1.4 Planning Policy Context

- 1.4.1** The majority of the site is allocated for residential development in the Draft Selby District Local Plan. Policy SEL/2 (as amended by proposed modifications July 2003) states: -

"Land between Abbot's Road and the proposed bypass, Selby, as defined on the Inset Proposals Map, is allocated for residential development in accordance with Policy H2. Proposals must make provision for: -

- 1. Two separate points of access to be taken from Bawtry Road;*
- 2. An interlinked system of amenity space, cycle ways and footpaths providing access to adjoining residential, educational and employment areas;*

3. *A 20 metre woodland planting screen adjacent to Selby Bypass;*
4. *The incorporation of appropriate noise amelioration measures if necessary to meet the requirements of an approved noise assessment undertaken at the developer's expense;*
5. *The establishment of a permanent landscaped northern boundary;*
6. *The retention of Staynor Wood to the north of the Staynor Hall complex;*
7. *An appropriate archaeological evaluation of the site prior to the submission of a planning application;*
8. *The incorporation of an appropriate number of small shop units for local needs within the development;*
9. *The reservation of land for a new primary school if necessary;*
10. *A mix of dwelling types, including a target of 90 affordable units, for both rent and sale, in accordance with Policy H4; and,*
11. *A new access to Selby College; and*
12. *An appropriate flood risk assessment in accordance with the requirements of PPG25."*

1.4.2 The south-western part of the site is allocated for employment development in the Draft Selby District Local Plan. Policy BRAY/2 (as amended by Proposed Modification July 2003) states: -

"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; and,*

4. *The incorporation of footpath links and safe cycle tracks, including links with proposed adjacent residential development.*
5. *An appropriate flood risk assessment in accordance with the requirements of PPG25.”*

1.4.3 General development requirements are set out in Part One of the Draft Local Plan. The relevant policies are set out in Appendix 2.

1.5 National Planning Guidance

1.5.1 It is not the intention of this Brief to provide a full interpretation of all aspects of National Planning Guidance as found in the various Planning Policy Guidance Notes (PPGs). However, it is important to stress the need to ensure a high quality of design and layout of development accords with the guidance in PPG1 and PPG3.

PPG1 - General Policy and Principles (February 1997)

1.5.2 PPG1 places considerable emphasis upon design and sustainable development which together with the concept of mixed use development are the three themes underpinning the Government’s own approach to planning.

1.5.3 The significance of achieving good building and urban design is considered in Paragraphs 13-20 inclusive with the following being of particular relevance to this development brief: -

“As the appearance of treatment of the spaces between buildings is often of comparable importance to the design of buildings themselves, landscape design should be considered as an integral part of urban design.” [Para.14]

“Applicants for planning permission should be able to demonstrate how they have taken regard of the need for good designs in their development proposals and have had regard to relevant development plan policies and supplementary planning guidance. This should be done in a manner appropriate to the nature and scale of the proposals.” [Para.16]

PPG3 - Housing (March 2000)

- 1.5.4** In determining the order in which sites identified in accordance with the criteria set out in PPG3 should be developed, the presumption will be that previously developed site should be developed before Greenfield. Paragraph 30 states: -

“In identifying site to be allocated for housing in local plans and UDP’s, local planning authorities should follow a search sequence, starting with the re-use of previously developed land and buildings within urban areas identified by the urban housing capacity study, then urban extensions, and finally new development around nodes in good public transport corridors.”

- 1.5.5** The Government states that Local Authorities should look to create mixed communities and should take account of assessments of local housing need in determining the type and size of additional housing for which they should plan. PPG3 states that plans should: -

“Secure an appropriate mix of dwelling size, type and affordability in both new developments and conversions to meet the changing composition of households in their area in the light of likely assessed need.” [Para 11]

- 1.5.6** The Government aims to promote sustainable residential environments both within and outside existing urban areas. The PPG provides guidance on how this can be achieved and of particular relevance states: -

“Public transport should be used positively to shape the pattern of development: equally, new housing development can be used to make public transport services more viable.” [Para.48]

“The Government attaches particular importance to the ‘greening’ of residential environments. Greening initiatives can enhance quality, assist the permeability of land for storm drainage and contribution and biodiversity. Well-designed layouts can also contribute to the energy efficiency of new housing. Landscaping should be an integral part of new development and opportunities should be taken for the retention of existing trees and shrubs and for new planting.” [Para.52]

“Good design and layout of new development can help to achieve the Government’s objectives of improving the quality and attractiveness of residential areas. In seeking to achieve these objectives, local planning

authorities and developers should think imaginatively about designs and layouts without compromising the quality of the environment.” [Para.54]

“Local Planning Authorities should avoid the inefficient use of land.” [para.57]

“Local Planning Authorities should therefore avoid developments which make inefficient use of land (those of less than 30 dwellings per hectare net – see Annex C); encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare net); and seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres around major nodes along good quality public transport corridors.” [Para 58]

- 1.5.7** The District Council therefore considers that its recognition of establishing development, design and landscaping principles to guide the development of the site is fully consistent with the objectives of PPG1 and PPG3. It will therefore, as indicated by this Guidance, reject any poor design proposals for the site, which are inappropriate to their context or incompatible with their surroundings. The proposal will make efficient use of land for housing, developing at a net average density of 35 dwellings per hectare, and will include a mix of house types and sizes, as well an element of affordable housing.
- 1.5.8** The site is above the threshold for referring Greenfield housing planning applications to the Secretary of State under the Housing Direction (Circular 08/2000) and consequently will need to be referred in accordance with the Regulations.

2.0 PLANNING & DESIGN REQUIREMENTS

2.1 General Principles

2.1.1 The general development principles for the site which are established by Policy SEL/2 are intended to: -

- 1) Provide a mix of dwelling types and sizes including a significant element of affordable housing for both rent and sale.
- 2) To attract future residents through the creation of an attractive residential development designed with the needs of people in mind.
- 3) To focus on the quality of the places, spaces and living environments being created through conversion and new build.
- 4) To ensure that the development makes effective use of the land in accordance with advice in PPG3.
- 5) Provide a site for a possible new primary school and contribute towards its capital costs through a Section 106 Agreement.
- 6) Provide access to adjoining residential, employment areas (including the SEL/3, SEL/4 & BRAY/2 sites), the town centre, and Selby College, via an interlinking system of amenity spaces, cycle ways and footpaths.
- 7) Provide for local community and shopping facilities to meet the needs of future residents, including the possibility of a small local supermarket and other local shops, a public house, community centre and healthcare facilities. Consideration should be given to siting the local centre on the Staynor Hall complex and re-using the existing buildings. It would be equally appropriate that any new community and health care facilities are located in association with the proposed primary school. The integration of education/health/social care services would be in accordance with government policy. The detailed design of the school will need to take this into account.
- 8) Provide recreational facilities within the development to meet the needs of the future and existing residents.
- 9) Provide a landscape strategy for the site by: -
 - Creating a substantial planting screen adjacent to the Selby By-Pass;

- Retaining the woodland to the north of Staynor Hall;
 - Safeguarding the Site of Importance to Nature Conservation to the east in accordance with Local Plan Policy ENV9.
 - Creating a green residential environment with an appropriate mix of hard and soft surfaces; and,
 - Enhancing the character and appearance of the area.
- 10) Provide wildlife corridors connecting to the Site of Importance to Nature Conservation in Staynor Wood in the south and to the Three Lakes (Sturges Ponds) in the West.
- 11) Provide accessible natural green space as part of the recreation open space, amenity space and landscaping provision within the development.

2.1.2 The general development principles for the site which are established by Policy BRAY/2 are intended to: -

- a) Create a high quality development, which will be attractive to employers and provide a gateway entrance into the town.
- b) Provide access to adjoining residential area (SEL/2) and the town centre via an interlinking system of amenity spaces, cycle ways and footpaths.
- c) Provide a landscape strategy for the site by: -
- Retaining and maintaining the majority of the existing hedges and trees on the boundaries and supplement them through a sympathetic scheme of landscaping;
 - Creating a substantial planting screen adjacent to the Selby By-Pass; and,
 - Planting a substantial buffer landscaped belt along the northern boundary to protect the amenities of future residents of the SEL/2 site.
- d) To create a green environment with an appropriate mix of hard and soft surfaces;
- e) To enhance the character and appearance of the area.

2.1.3 The following planning and design requirements provide further guidance based on these general principles and are outlined in order to assist in achieving a high quality development.

2.2 Employment Development (Site BRAY/2)

2.2.1 It is essential that the employment area provides an attractive and safe environment in which to work. This will be achieved through the creation of high quality buildings integrated with highways and landscaping together with the creation of footpath and cycle links with the adjoining areas.

2.2.2 The following issues should be addressed in any planning application: -

- i) Proposed layout should conform to the advice contained in the North Yorkshire County Highway Design Guide and Government Guidance on Crime Prevention as set out in the DoE Circulars 01/84 and 05/94.
- ii) The scheme should contain a range of building sizes and forms so that together with a variety of materials and elevation treatment, the site can contribute to achieving a visually stimulating gateway into Selby. The use of modern designs and materials will be encouraged.
- iii) Conveniently located and safe pedestrian and cycle routes should be provided to connect the site with the adjacent residential areas.
- iv) Attention should be paid to the orientation, siting, spacing and grouping of buildings in order to exploit available sun, and maximise protection from wind, all of which help to create an energy efficient envelope.
- v) High quality landscaping should be a key element of the employment development reinforcing the sense of place created by the buildings.
- vi) The developer should establish the flood risk to the site in accordance with Appendix F of PPG25. The application should include measures to mitigate this risk. Detailed design should take account of the findings of the approved Selby Strategic Flood Risk Assessment and outlined in Section 4.0 of this Brief.
- vii) The developer should establish the presence of protected species through appropriate surveys. Depending on these findings and species involved, further surveys may be needed and mitigation measures if necessary as part of the application.

2.3 Housing Development (Site SEL/2)

2.3.1 It is essential that housing areas provide an attractive and safe environment in which to live. This will be achieved by the effective integration of highways, cycle/pedestrian routes, open spaces, educational and community facilities within the site and the creation of links with the adjoining areas.

2.3.2 The detailed design of the site will be dealt with on a phased basis but the following issues should be addressed in any planning application: -

- a) Proposed layouts should conform to the advice contained in the North Yorkshire County and District Council's Residential Highway Design Guide (2nd Edition) 1994, Design Bulletin 32 (2nd Edition April 1992), Places, Streets and Movements and Government Guidance on Crime Prevention as set out in the DoE Circulars 01/84 and 05/94.
- b) The scheme should make efficient use of the land and achieve the minimum densities set out in PPG3 and the District Council's Proposed Policy H2B. The scheme should contain a mix of densities but overall achieve a net density of between 30dph-40dph. It is expected that this site, located on the edge of the main town within the District, will attain a density at the higher end of this range.
- c) The scheme should contain a range of housing types and forms in order to create a mixed and balanced community and so that together with a variety of materials and elevational treatment, each area can contribute to achieving a visually stimulating development.
- d) In accordance with the Home Zones concept, the scheme should give clear priority to pedestrian and cyclists over motor vehicles. In addition, conveniently located and safe pedestrian and cycle routes should be provided to connect housing areas with each other and with adjacent residential and open space areas.
- e) Attention should be paid to the orientation, siting, spacing and grouping of buildings in order to exploit available sun, and maximise protection from wind, all of which help to create an energy efficient envelope.
- f) Measures to discourage non-access traffic and to ensure adequate speed restraint must be balanced with the need to provide a layout that enables practical access for residents, visitors, deliveries, services and emergency vehicles. Layouts should not be so complex that visitors cannot easily find their way round.

- g) The design of residential roads should indicate to drivers in a progressive manner, of the needs to reduce speed and be aware that their priority as road users is progressively reduced and exceeded by the needs of public transport, cyclists and pedestrians.
- h) Frontage access is not permissible on the local distributor road that serves the site. However the scheme should avoid such roads becoming featureless traffic routes bounded by garden fences or blind walls. There should be frontage development creating an interesting and varied streetscape.
- i) The design of the residential areas and groups of houses should encourage a sense of community, ownership and security. Similarly the design of pedestrian routes/cycle ways should be responsive to the needs of the disabled, the need to deter intruders and the promotion of security to those using them both within open spaces and residential areas. Such routes should also be designed to avoid short cuts and reduction in privacy.
- j) The proposed housing areas, and community facilities including the proposed new school, should be designed in such a way as to promote crime prevention and to meet the security requirements of the police. This can be achieved by following the principles of the 'Secured by Design' initiative and as an example of this, through the early consideration and promotion of natural surveillance in the layout and design of housing. It is also important that designs of the dwellings and community facilities (shops, school, recreation and community hall etc) incorporate convenient and secure cycle storage. As well as meeting Secure by Design principles this will encourage the use of cycles as an alternative to the car.
- k) High quality landscaping is a key element of housing areas and can be used to reinforce a sense of place both at entrances into residential areas and at key focal points within them. Care however should be taken to avoid opportunities for concealment close to houses, parked vehicles or pedestrian routes/cycle ways.
- l) The design of the housing schemes themselves should be responsive to opportunities which: -

- Achieve pleasant external views both from within and beyond the site;
 - Screen unwanted views;
 - Clearly define entrances and edges and establish gateways and focal points;
 - Promote energy conservation; and,
 - Achieve local design distinctiveness.
- m) The design of development along site boundaries should not present a uniform 'residential wall' to the surrounding areas characterised by a monotony of fences, rear elevations and roofscapes.
- n) The developer should establish the relevant noise exposure category for the site in conjunction with PPG24 having regard to predicted road traffic noise levels arising from the A1041 and Selby Bypass. The scheme should incorporate any appropriate noise amelioration measures required.
- o) The design of the scheme should incorporate measures to: retain and provide protection for the Staynor Hall plantation; protect the SINCs adjacent to the site; and provide wildlife corridors and natural green space.
- p) Existing residential properties along Abbot's Road, proposed employment sites and Selby College all adjoin the new residential area. The proposals should take proper account of the relationship and access links between these adjacent uses. These issues will be taken into account by the Council when determining planning applications for the future development of the site. The development should secure an improved access to Selby College and ensure that a satisfactory level of amenity is provided for the adjoining residents. The detailed design of the access to be agreed between the Local Planning Authority and the developer in consultation with Selby College.
- q) The developer should establish the flood risk to the site in accordance with Appendix F of PPG25. The application should include measures to mitigate this risk. Detailed design should take account of the findings of the approved Selby Strategic Flood Risk Assessment and outlined in Section 4.0 of this Brief.

2.4 Affordable Housing

- 2.4.1** As a guide, the Deposit Draft Selby District Local Plan (as amended by Proposed Modifications) indicates a target for the housing allocation SEL/2 of 90 affordable units out of the 400 site capacity up to the end of the Plan period (2006).
- 2.4.2** The ultimate capacity of the site beyond the Plan period is about 1200 dwellings (based on an indicative calculation at 30 dph) and in line with current national guidance there needs to be a flexible and phased approach to affordable housing provision throughout the total development timescale of approximately 10 years.
- 2.4.3** The Inspector also indicated that the number of affordable units on allocated sites such as SEL/2 may increase as a result of the higher densities referred to in PPG3.
- 2.4.4** The exact amount, type and tenure of the affordable housing will be a matter of negotiation between the developer and Local Planning Authority and will be determined at each stage in the development process. The negotiations will take into account the site capacity (density issues), identified need, current market conditions, economics of provision and the need to achieve a successful housing development.
- 2.4.5** The affordable housing element may include both subsidised units for rent or sale and low cost market dwellings. It is anticipated that the proposals for the site will need to incorporate an element of subsidy in order to ensure that the dwellings are available for those whose incomes are insufficient to enable them to rent or purchase properties currently available within the area.
- 2.4.6** The affordable properties should be provided on-site. The affordable housing units should be integrated within the development and the scheme should avoid the relegation of affordable housing to the fringes of the site or in large groups. The aim should be to spread the provision throughout the site in groups of 10 – 20 units.
- 2.4.7** A section 106 Agreement will be required in relation to the planning applications for each stage in the development process. The agreement(s) will need to ensure that the affordable housing is provided in accordance with national and local planning policy (Policy H4 as amended). It will also address the level and timing of the provision of the affordable dwellings (both low cost market and subsidised) in relation to a specified proportion of general market housing in each phase, if appropriate.

2.5 Community Facilities

- 2.5.1** Local community, healthcare and shopping facilities and other local facilities (such as a community centre/hall) may be required to meet the needs of future residents and land will be reserved for this purpose. Developer contributions will be required where appropriate. Generally, the community facilities should be located in a broadly central location and well related to each other and the residential properties.

Community Hall

- 2.5.2** *This development will ultimately accommodate more than 3000 residents. This level of population is likely to require a venue for meeting purposes and/or other community needs. National Guidance (for example the Market Towns Initiative) requires that such facilities meet minimum standards to ensure they are useful to the community. These local facilities should be provided in accordance with national advice and the detail design will be subject to the Community Liaison Group."*

Shopping

- 2.5.3** Convenience and comparison shopping facilities are available in the town centre. However, as the estimated population of the new housing is likely to be substantial, additional retail facilities for day-to-day requirements may be appropriate in the later phases of development. The scheme could therefore make provision for a small local supermarket, other local shops and a public house if required. Any proposed retail units will be considered in the light of the guidance in PPG6 (Town Centres and Retail Developments) and subsequent Government advice.

Education

- 2.5.4** Given the number of dwellings anticipated on this site, the County Council Education Service has requested that a 2 hectare site be provided for a new primary school (as indicated on the Master plan). In addition, a direct financial contribution will be sought from the developer to the funding of the school. The developer is therefore advised to enter into early discussions with the County Council Education Service over detailed location, phasing and funding of primary school provision. This provision will be secured via a Section 106 Agreement.
- 2.5.5** Selby and Brayton High Schools and Selby College also serve the development and a financial contribution may be required towards these services. At the moment North Yorkshire County Council are not seeking contributions towards

secondary education provision although this policy may be revised before the development is complete.

Healthcare

- 2.5.6** The scale of the proposed development may require the provision of health and social facilities (possibly within a community centre). The overall scheme should allow for the reservation of land for such facilities if necessary. In the first instance developers should liaise with the Selby and York Primary Care Trust who will be able to advise on the identified need and most appropriate solutions. If a new stand-alone facility is not justified then a financial contribution towards the improvements and/or expansion of existing local healthcare facilities may be required.

Recycling

- 2.5.7** Proposals for the development of the site should incorporate provision for recycling facilities and the provision of adequate bin/box storage at each property in line with Council policy. The location of recycling facilities should be readily accessible and avoid the creation of amenity problems for adjoining properties. Facilities should be laid out and landscaped by the recycling company, and maintained in a satisfactory manner for the use of the community as a whole. The location and method of provision of possible recycling area will be the subject of further discussions with the Local Planning Authority.

2.6 Recreational Facilities

- 2.6.1** The Draft Local Plan [Policy RT2] proposes that new residential development should make recreational provision at a level of 2.4 hectares per 1,000 population or 60m² of open space per dwelling. This overall requirement should be split between children's equipped play areas, casual and adult/youth provision in accordance with the Council's Draft Supplementary Planning Guidance on Recreation Open Space.
- 2.6.2** Assuming an average household size of 2.5 persons/dwelling, and on the basis that the Local Plan assumes an ultimate site capacity of 1200 dwellings beyond the current Plan period (at 30 dph), the total amount of recreational open space required within this allocation will be some 8ha. The precise type and nature of open space to be provided will be subject to negotiation between the District Council and the developer(s) but as a guide the total standard of 8ha should be sub-divided as follows: -

- a) 5ha of multi-use recreational space comprising sports pitches, play areas, and kick about space/5-a-side pitches.
- b) 3ha to be provided by 7 - 9 equipped play areas located throughout the development.

2.6.3 In order to secure the provision of the recreational open space it will be necessary for a Section 106 Agreement to be entered into between District Council and the developer(s). The agreement will need to address the implementation of the open space, in relation to housing provision, and its future maintenance.

2.6.4 It is desirable that open space and play facilities are incorporated as an integral element of the housing layout and assimilated with other forms of open space. All recreational facilities need to be designed with the users' safety in mind. Recreational open space should be easily accessible and located so that there is no danger from passing traffic and also avoids creating nuisance to adjoining residents.

2.6.5 A proportion of the recreation open space (and amenity space) should be provided as natural green space. The exact amount and location, as well as management arrangements should be determined between the developer and the Local Planning Authority.

2.6.6 It is anticipated that 400 dwellings are likely to be provided on the site within the current Plan period. Within this period a total of 3ha of open space should be provided of which 2ha should be a multi-use recreational area with the remaining 1ha comprising three equipped play areas. The relationship of this first phase provision with the total site requirement should be clearly identified.

2.6.7 The proposed development should also consider the possibility of some of the Recreational Open Space requirement being met through commuted sum payments to enhance existing sites in the vicinity, or provide new recreation facilities off-site. Such sums would be appropriate where the facilities will serve the needs of future residents of the SEL/2 development.

2.7 Nature Conservation & Landscaping

2.7.1 The developer will be expected to provide, as part of the overall development concept, a comprehensive landscape and open space structure, which will provide an attractive setting for the residential development. The scheme should specifically include: -

- i) A 20m buffer planting strip along the southern boundary to the Selby Bypass.

- ii) A minimum 20m buffer planting strip between the SEL/2 and BRAY/2 allocations.
- iii) A 20m buffer planting strip between SEL/2 and SEL/4.
- iv) Buffer planting along the SINC boundary.
- v) Planting along the Bawtry Road frontage to soften the appearance of the development on this principal approach into the town.
- vi) The provision of a largely wooded corridor of native species linking the existing Staynor Hall Plantation with the remnant of the Staynor Wood to the south east of the site.
- vii) Planting along the College boundary as appropriate to protect residential amenity and integrate the campus and housing areas.

2.7.2 The exact width, form and siting of the landscape buffers and planting will be agreed between the Local Planning Authority and the developer, taking account of the views of adjacent land users. The design of the landscape structure should take account of the Biodiversity Action Plan for Selby District in the choice of native plant species. It should also take account of the need to provide accessible green space for the residents of this development.

2.7.3 The northern boundary of the site, adjacent to the existing properties fronting Abbot's Road will require careful design to retain natural surveillance of the area and avoid opportunities for crime. Any scheme should address the treatment along this boundary, which could involve both planting areas and abutting gardens.

2.7.4 In ecological terms, Staynor Hall Plantation and the hedges of the north-eastern boundary are worthy of protection and enhancement. The scheme should ensure the protection and enhancement of these features.

2.7.5 It is essential that there is constructive liaison between the developer(s) and the Highways Agency (and their contractors) undertaking the Bypass to ensure that carefully planned nature conservation mitigation measures can be integrated for the two proposals.

2.7.6 Developers, the County Council and Planning Authority should investigate the opportunities for a Green Bridges Scheme. This may provide the prospect of a green link between the severed components of the SINC within the housing allocation.

- 2.7.7** Inevitably the western remnant of Staynor Hall Plantation will become the focus of much informal recreational activity following residential development. The relatively light soils would be prone to trampling and erosion. Installation of a well-surfaced path network is essential, as well as increased protection to the existing woodland edge (by means of hedge or thorny edge mix) so as to control pedestrian access. The detailed siting and specification of the woodland footpath should be determined in association with the County Council Ecologist.
- 2.7.8** The developer will be required to enter into a section 106 Agreement in respect of future landscape management for the site. A 10-year landscape management plan for the site (including Staynor Hall Plantation) should be taken through an organisation that will ensure local residents are employed and the project sustained. It should include general management objectives and specific landscape management operations. Wherever possible, schemes should include low maintenance solutions within their overall design. The following management operations will need to be specified: -
- 1) Existing woodland and hedgerows;
 - 2) Grassland;
 - 3) Structure planting (weed control, thinning, coppicing);
 - 4) Existing and proposed individual trees;
 - 5) Semi-formal and ornamental planting;
 - 6) Litter removal and the provision of dog bins; and,
 - 7) Play equipment and site furniture.
 - 8) Accessible Natural Green space.
- 2.7.9** The site conservation management plan should be developed prior to the construction phase, and must constitute an integral part of the site layout design process.
- 2.7.10** The developer should make himself aware of his legal obligations under the Wildlife and Countryside Act (1981, as amended), the Conservation (Natural Habitats & c) Regulations 1994 and Policy ENV14 (Protected Species) in the Local Plan. A survey by a competent ecologist will be required and as a precaution a walk over site check should be carried out in advance of site works to check for the presence of protected species. In particular, as part of the preparation of the Environmental Statement, the site should be surveyed for water voles, bats, great crested newts and barn owls. The survey should include

survey and evaluation, impact assessment (if necessary) and avoidance/mitigation measures (if necessary). If any protected species are identified in the future, then appropriate mitigation measures would need to be brought forward and agreed with the Local Planning Authority and English Nature.

- 2.7.11** A detailed ecological survey by suitably qualified ecologists of the adjacent SINC will be required as part of a section 106 Agreement in advance of any works within the site. This is to ensure that the SINC is protected and enhanced and to avoid potential accidental damage as part of landscaping works.
- 2.7.12** The Local Authority needs to be satisfied that suitable arrangements have been made for the long-term management of the landscaping and open space. Possible options could include the transfer of responsibility to the Town Council subject to the payment of a commuted sum to cover site management for a period of 10 years. Alternatively the developer(s) could explore the establishment of an independent Trust to manage the site landscape and open space which will require an equivalent contribution.
- 2.7.13** Appropriate consultation should take place with the Ecologist within the Heritage Unit at the County Council and English Nature regarding the ecological aspects of the section 106 Agreement and 10 year management plan.
- 2.7.14** English Nature advise that the following Habitat Action Plans (HAPs) and Species Action Plans (SAPs) should be given full consideration when developing the management plan: HAPS - Woodland, Ancient and/or species rich hedgerows, Unimproved grassland, Fens, Reed bed, Lakes and ponds, and Rivers/streams/ditches. SAPs - Bats: Grouped, Bumble Bee, Clearwing Moth and Rare Moth. English Nature should be consulted on the proposed conservation management plan. The plan should set specific targets for areas of semi-natural habitat to be created on the site (derived from the Selby Biodiversity Action Plan).

2.8 Air Quality and Noise Control

- 2.8.1** The Local Authority will need to be satisfied that any development scheme gives full consideration to air quality and noise control issues.
- 2.8.2** Any scheme will need to specifically assess: -
- The impact of existing and future air quality. Existing air quality is likely to be dependent on local road traffic levels, particularly the adjacent Bawtry Road and the proposed Bypass that will border the site. Increased traffic flows and vehicle movement patterns may also have an impact upon future air quality;

- The impact of existing noise levels on future residents of the proposed development;
- The impact of noise generated by road traffic associated with the completed development; and,
- The impact of noise generated by the road traffic along the Selby Bypass on the future residents of the proposed development.

2.9 Archaeology

2.9.1 Staynor Hall is located within the remnants of a moated enclosure, which formerly contained a medieval manor house that became part of a grange of Selby Abbey. Other buildings associated with the grange, including a servant's house and chapel, were located outside the moated area to the south of Staynor Hall.

2.9.2 The landowner commissioned a detailed archaeological assessment of the site, including geophysical and field walking surveys. The geophysical survey identified potential building remains, a field boundary and a number of possible pits and linear trends in the area to the south and west of Staynor Hall. As a result of deep ploughing, preservation of the remains appears generally poor, although structural remains may survive within an area immediately adjacent to the moat. The field walking survey indicated that the most significant archaeological remains are restricted to these fields which are adjacent to the present Staynor Hall Farm complex, and that within the fields further south there were no concentrations of material suggestive of significant underlying archaeological features.

2.9.3 With the exception of the moated site and adjacent area, the archaeological remains identified are not a significant constraint on development. The zone of archaeological sensitivity, which has been identified (as a result of the survey work), is illustrated on Plan 2. Development proposals for this part of the site should include the submission of a programme of works, including appropriate mitigation measures to secure the preservation of any significant archaeological features in accordance with the Local Plan Policy ENV28. The developer(s) should consult with the Heritage Unit of North Yorkshire County Council's Environmental Services Department. Planning conditions will be appended to any planning permission requiring further evaluation work to define the character and extent of mitigation measures.

2.9.4 The County Archaeologist has stated that there is a need to ensure preservation *in situ* of the remains of the medieval moated site. In addition a record of the

historic fabric of Staynor Hall should be made in response to any conversion proposals.

2.10 Public Art

2.10.1 The scale and form of development will provide opportunities for the incorporation of public art in open spaces, landscaped areas and community buildings. Public art in the form of environmental works, sculptures and other initiatives is an important way of helping to create a sense of place and identity and can help improve the overall quality of development. Developers should liaise with the Council's Arts and Cultural Officer at an early stage in the design process and such agreed works should be integrated throughout all the phases of the development.

3.0 TRANSPORTATION & HIGHWAYS

3.1 Proposed Housing Road Layout (SEL/2)

3.1.1 The access arrangements should be established as part of an overall master plan for the site. The main elements of the proposed road network are envisaged to be: -

- 1) Two principal accesses into the site from Bawtry Road.
- 2) A local distributor road, looping between two junctions onto Bawtry Road.
- 3) A secondary access from Abbot's Road with a link to the loop distributor road. This link should be designed so as to discourage through-traffic.
- 4) The creation of an improved access to Selby College from the Abbot's Road link.

3.1.2 The first phase of the development will consist of the two accesses from Bawtry Road together with the linking distributor road. The local distributor road will serve the first 400 houses allocated within the Local Plan period and would be capable of extension, in a series of phases, to serve the remainder of the site.

3.1.3 The Transport Assessment should determine whether the development would result in a material increase in traffic flows on the trunk road network. Where such an increase is identified, operational requirements will be required to determine the impact that development related traffic has on the operation of the trunk road network. Developers should liaise with the Highways Agency regarding their detailed requirements.

3.1.4 The design of the junctions onto Bawtry Road should be established through the preparation of a Transport Assessment prepared in accordance with the Highway Authorities' requirements. The close proximity of three development sites (the existing Selby Business Park, the proposed employment site at BRAY/2 and the southern part of this SEL/2 housing proposal) should be carefully considered in determining the best solution to serve all three accesses.

3.1.5 The new distributor road, which will be 7.3m wide with 2 no. 2 metre footpaths and 2 no. 1.5m wide verges, must be designed and constructed in accordance with the following documents produced by North Yorkshire County Council: -

- 1) Residential Highway Design Guide; and,
- 2) Specification for Housing and Industrial Estate Roads and Private Street Works.

- 3.1.6** No direct frontage access onto a local distributor will be permitted. The new housing areas should be served by a series of residential access roads which link dwellings and parking areas to the distributor road network, and which accords with requirements of North Yorkshire County Council Residential Design Guide. These areas should be designed as 20mph zones by satisfactory signing and entrance features.
- 3.1.7** The distributor road will provide the opportunity to create new public transport links between Bawtry Road and Abbot's Road. Developers will be expected to liaise closely with local private bus operators in order that a new service is provided or existing routes are diverted/extended to serve this residential area following commencement of development. If necessary, the Local Planning Authority may seek financial contributions from the developer to subsidise a diverted/extended or new service. This will be considered at detailed application stage and be incorporated into a Section 106 Agreement. The design and layout of the distributor road and the new development within SEL/2 will need to reflect the requirements of bus operators and passengers and encourage the use of public transport, hence reducing the need for travel by car.
- 3.1.8** Although pedestrian and cycleway connections are to be provided between SEL/2 and SEL/4, no direct vehicular access will be permitted between them. This is to avoid employment-related traffic passing through the proposed residential development.
- 3.1.9** Vehicle and cycle parking should be provided in line with the Selby District Council policy approved in November 2002 for development control purposes and published as proposed modifications. These reflect PPG3 guidance to provide a maximum number of parking spaces, which should average 1.5 per dwelling across the development.
- 3.2 Proposed Employment Road Layout (BRAY/2)**
- 3.2.1** The access arrangements should be established as part of the master plan for the site. In order to secure high quality employment development a separate access into the site should be provided from Bawtry Road.
- 3.2.2** The design of the junctions onto Bawtry Road should be established through the preparation of a Transport Assessment prepared in accordance with the Highway Authorities' requirements. The close proximity of three development sites (the existing Selby Business Park, this proposed employment site at BRAY/2 and the southern part of the SEL/2 housing proposal) should be carefully considered in determining the best solution to serve all three accesses.

- 3.2.3** No direct frontage access onto Bawtry Road and the Selby Bypass will be permitted.
- 3.2.4** Although pedestrian and cycleway connections are to be provided between BRAY/2 and SEL/2, no direct vehicular access will be permitted between them. This is to avoid employment related traffic passing through the proposed residential development.
- 3.2.5** Vehicle and cycle parking should be provided in line with Selby District Council policy approved in November 2002 (and published as Proposed Modifications).

3.3 Transport Assessment

3.3.1 A Transport Assessment (TA) will be required to address the impact of traffic from the site on the traffic flows on the Selby bypass and other major routes in the area. The TA should be undertaken in accordance with the guidelines of the Institution of Highways and Transportation and the North Yorkshire County Council Guide (Transport Issues and Development) published in March 2003. The TA should also: -

- 1) Identify the junction design for the new access points to be taken from Bawtry Road.
- 2) Take account of the future traffic that will be generated by the development of the adjoining employment sites (SEL/3, SEL/4 & BRAY/2).
- 3) Take account of the traffic generated by Selby College.
- 4) Take account of any phasing of the site in determining impact on the trunk road network.
- 5) Consider a 15-year design horizon. If phased works are adopted, a 15-year design horizon shall be applied to each phase.
- 6) Consider whether or not a limited development could be served from Abbot's Road prior to completion of the link to Bawtry Road.
- 7) Identify any necessary off-site highway improvements or schemes for which contributions from the developer(s) of SEL/2 and BRAY/2 will be sought (this could include traffic calming, cycle ways/footpaths, safe crossing points on adjacent roads and additional parking at Selby Railway Station).

3.4 Travel Plans

3.4.1 Both proposals for the employment site (BRAY/2) and the new school (as part of SEL/2) will be expected to submit a Travel Plan. This is a travel policy statement prepared by individual (or groups of) businesses or organisations that positively increases travel options for staff, visitors and customers. Further guidance on the content of the Travel Plans is provided in “Transport Issues & Development - A Guide” published by North Yorkshire County Council in March 2003.

3.5 Pedestrian & Cycle Routes

3.5.1 Pedestrian and cycle routes must be considered as part of the preparation of the master plan and form an integral part of the layout. There should be direct routes within the development linking the housing, community and recreational areas together. These routes should be designed to make cycling and walking safe, easy and pleasant. This will help to achieve the District Council’s aim of encouraging the increased use of the cycle, which can help reduce traffic congestion, pollution and conflict, and provide both recreational and economic benefits.

3.5.2 The master plan should create an inter-linked system of amenity space, cycle ways and footpaths providing access to the adjoining, residential, educational and employment areas. In particular: -

- a) Links to Abbott’s Road facilitating access to the town centre.
- b) Links between SEL/2 and BRAY/2 thereby enabling future residents to walk or cycle to work.
- c) Links to the SEL/4 employment area, thereby enabling future residents to walk or cycle to work.
- d) A link to the SEL/3 on the opposite side of Bawtry Road, and possibly the Trans-Pennine Trail beyond, giving access to employment and recreational opportunities, in accord with the Selby Town Design Statement (TDS)
- e) Links to Selby College.
- f) Culs-de-sac linked to the cycle network to ensure minimum distributor road use by cyclists.

- g) Estate roads must remain suitable and safe for cycling, notably with traffic calming measures included.

3.5.3 The design of the pedestrian and cycle routes should accord with the principles of PPG13 (Transport, paragraphs 75-77 and 78-80 respectively) and the adopted standards set down by the County Council and endorsed by Selby District Council. Policy T7 of the Local Plan is also relevant. Wherever possible, route design should comply with these detailed requirements. The proposal should be subject to a Cycle Audit.

3.5.4 The cycle routes and amenity spaces could act as a flow path for floodwater in the event the flood defences overtop or fail.

4.0 SITE INFRASTRUCTURE & DRAINAGE

4.1 Utilities

4.1.1 All gas, electricity, water and telecommunication site infrastructure services are understood to be readily available to service the site. Developers should however verify the future position prior to commencing any development and discuss their detailed proposals with the relevant companies.

4.2 Drainage

4.2.1 A comprehensive drainage study for the whole site will be required as part of the future planning submission(s). This will need to assess foul and surface water drainage requirements together with a flood risk assessment in accordance with the requirements of PPG25 (Development and Flood Risk). Developers will therefore need to consult with Yorkshire Water, the Selby Area Internal Drainage Board and the Environment Agency.

4.3 Existing Water Courses

4.3.1 There are limited watercourses on the site. Development will not be allowed to interfere with the maintenance of existing watercourses managed by Selby Area IDB. As such 7 metre easements will be enforced on either side of the bank tops of such watercourses.

4.4 Surface Water Drainage

4.4.1 The site has been subject to flooding in the past, but did not flood in the November 2000 event. Based on current information, it is protected to an appropriate standard as defined in PPG25 (Development and Flood Risk) and the Environment Agency is preparing a scheme to upgrade the flood defences to provide longer term protection which will commence in Autumn 2003.

4.4.2 Because the site falls within an area subject to high flood risk, the design of the scheme should incorporate measures to manage the threat of flooding in the event of the existing flood defences being breached or overtopped. The design should take account of the suggested guidelines for managing flood risk as set out in Section 10.0 of the Selby Strategic Flood Risk Assessment (dated November 2002 and approved April 2003). In particular the measures appropriate to SEL/2 and BRAY/2 are set out at 10.4.3. These should include: -

- a) Laying out development in a sequential manner to ensure that areas of least importance flood first, if necessary using "cut and fill" techniques.
- b) The creation of a flow path through the site and where appropriate utilising floodwater channels for storm water retention.
- c) Avoiding development in, or creating, areas where a significant depth of flooding would result.
- d) Measures to evacuate flood water.
- e) The provision of emergency escape routes.
- f) The incorporation of raised floor levels and other flood proof construction techniques.

4.4.3 A topographical survey of the site together with a PPG25 flood risk assessment will be required as part of any planning application for the development of the site. Proposals must take Environment Agency requirements into account.

4.4.4 The overall master plan for the site should incorporate opportunities for the storage and re-cycling of rain water and waste water in line with sustainable objectives. In addition, the development proposals should take account of the effects of surface water discharges into the surrounding surface water system, which is at capacity. Surface water run-off must be restricted to that which currently discharges from the site and the consent of the Selby Area Internal Drainage Board is required prior to any work commencing on site. This should be achieved by: -

- i) The use of sustainable drainage systems (SUDS) as set out in the Environment Agency's report a 'Guide to Sustainable Urban Drainage' and CIRA's report 156 'Infiltration Drainage - Manual of Good Practice'.
- ii) On site storage with only restricted flows being discharged.

4.4.5 Proposals should also facilitate the creation of wildlife habitats in line with biodiversity objectives. This can be achieved by incorporating into the development swales to slow surface water flows and passive treatment systems such as filter strips, detention basins, retention ponds and wetlands.

4.4.6 The Drainage Board has stated that a pumping station is required at Roscarrs Drain Outfall into the River Ouse to ensure that additional surface water run-off

can be discharged in times when the river levels do not allow gravity discharge to take place. Developers will therefore be required to make a financial contribution towards the cost of improved pumping facilities. This could be considered in consultation and by agreement with the Environment Agency.

- 4.4.7** It is advised that any surface water drainage be directed away from the SINC so as to avoid any potential negative effects upon the ecological value of the site.
- 4.4.8** The Environment Agency will be responsible for comments on pollution and trapped road gullies and sealed house gullies will be required. Petrol interceptors are only normally required when there are car parking areas of over 40 spaces. These may be necessary in association with the school/community uses.
- 4.4.9** The site lies over the Sherwood Sandstone aquifer and there are several licensed groundwater abstraction within 1km of the site. There must therefore be no derogation to this supply in terms of quality or quantity as a result of the site's development. The developer is therefore advised to undertake early consultation with the Environment Agency to clarify their requirements.

4.5 Foul Drainage

- 4.5.1** Foul drainage should be pumped via a new foul drainage pumping main routed along the proposed Selby Bypass to discharge into the trunk sewer in East Common Lane. There is sufficient sewage treatment capacity.
- 4.5.2** The developer will be required to ensure that any scheme for foul drainage should build in sufficient capacity for the entire site.

5.0 MASTER PLAN PROPOSALS

5.1 Introduction

5.1.1 The developer and landowner wish to promote a comprehensive and sustainable development of the land. The attached master plan illustrates a proposed development concept, which has taken into account the development principles set out earlier in this Brief. The Council accepts that this is only one possible response to the development principles and that there are other, equally valid, approaches that could be adopted. The aim of the master plan is to create a consolidation of the existing settlement pattern, which has character and individuality.

5.2 Development Concept

5.2.1 To achieve this aim and break the development into a series of distinct elements, the overall site is seen as a series of 'growth stages' that seem to have evolved naturally over the years. The 'growth stages' are: -

1) Stage I

Staynor Hall is the focal point of the development and the starting point. It could have been the centre of rural life with outbuildings and estate workers cottages built in the surrounding area. This area would generally have developed in a haphazard manner and expanded into close-knit community.

2) Stage II

The expansion of the small community into a 'village', growing towards Bawtry Road. As this took place a degree of order would arise and urban spaces, such as a square, would have developed, possibly surrounded by picturesque two storey houses. It could also incorporate natural features within a village green, such as a pond, and create an counterpoint to the square with larger three storey houses on its boundary taking full advantage of the views. This stage would be characterised by medium to high-density development.

3) Stage III

In the final stages lower density development would have taken place around the core of the 'village' linked by public open space and planting areas.

5.2.2 The development will not take place in these stages but they act as a framework for the development and enable the creation of individual character areas. They

will be expressed in the design, density, building types and layout associated with each evolution and thereby provide interest and variety as one travels through the site.

5.3 Master plan Illustration

5.3.1 Based on the development concept the Master plan [see Plan 3] makes provision for the development of the SEL/2 and BRAY/2 areas. In relation to the housing development it proposes: -

- a) Three distinct character areas based on the 'growth stages' and identified by differing forms and densities of development. The densities proposed are: -
 - High density – 40dph
 - Medium Density – 35dph
 - Low Density - 30dph
- b) A series of individual housing areas, integrated with roads, landscaping and open space, which will facilitate the phased development of the site and of the highway, footpath and cycleway network.
- c) The creation of a local centre with shops and community facilities based on the Staynor Hall complex. This centre will involve the re-use of the existing buildings on the site, including a public house within Staynor Hall itself.
- d) A primary school on the edge of the first 'growth stage' and located close to the 'village green' and local centre.
- e) A looped distributor with two points of access onto Bawtry Road (A1041), which will serve the early phases of development. A connection from this loop through the site to Abbot's Road, which will also enable an improved access to the Selby College. The new access link to Selby College will be constructed at the earliest opportunity in the development of the site to alleviate the existing traffic problems, currently experienced by the College on Abbot's Road.
- f) A cycle and pedestrian network which will integrate the proposals with nearby residential and employment areas and the town centre including links to Abbott's Road; the SEL/3 & SEL/4 employment areas; Selby College; and the Trans-Pennine Trail.
- g) A bus route though the site.

- h) A new landscape framework based on extensive woodland planting, the provision of a variety of amenity open spaces and the retention and management of existing woodlands, individual trees and hedgerows.
- i) A series of linked open spaces areas at the core of the development providing informal recreation, children's play and three sports pitches.
- j) The retention and enhancement of the Staynor Hall Plantation with new woodland edge planting provided on all sides to give protection from existing and proposed housing and from potential damage through ingress by recreational use via the proposed footpaths.
- k) Noise mounding incorporating a woodland planting buffer (of variable width, but to minimum of 20 metres) adjoining the whole length of the Selby Bypass on the southern edge of the development. This buffer incorporates a main footpath/cycleway.
- l) New native woodland belts creating a wildlife corridor linking the Site of Importance to Nature Conservation at Sturges Ponds and the two remnants of Staynor Wood (Staynor Hall Plantation and Barlow Grange Pastures).
- m) Landscape buffers between the proposed development and the employment areas to the north and south (SEL/4 & BRAY/2), Selby College and the Site of Importance to Nature Conservation. These requirements have arisen as a result of a noise assessment undertaken on the site.

5.3.2 In relation to the employment development the Master plan for the site proposes a high quality development with access from Bawtry Road. It will provide: -

- i) An attractive gateway into the town from the Bypass;
- ii) Modern commercial buildings on this part of the site;
- iii) A visually attractive development, offering a high quality floor space that will be attractive to inward investors.

6.0 PHASING & IMPLEMENTATION

6.1 The developer will be required to submit an overall phasing strategy for the approval of the District Council which identifies all housing, highways, transportation, infrastructure, open space and community proposals. The phasing strategy should specifically address: -

- 1) The scale of development to be implemented from a single access from Bawtry Road and when the second access will need to be constructed. This will be established in association with a Transport Assessment.
- 2) The scale of development that can be constructed from Abbot's Road and when the link between the two parts of the site needs to be implemented. This will be established in association with a Transport Assessment.
- 3) The scale and location of development that can be undertaken on the site in advance of the closure of the pig farm on the Staynor Hall Farm complex. It is anticipated that occupation of dwellings will not be permitted within 200m of the pig farm, which is the same arrangement that exists at present.
- 4) The implementation of the structure planting on the site to achieve a landscape framework for the development.
- 5) The provision of the open space (including accessible natural green space) on the site to ensure that the minimum standards are achieved for each phase of the development. The design and location of the sports pitches (including essential changing facilities) should be agreed between the developer and Local Planning Authority in association with the Community Liaison Group as appropriate.
- 6) The provision of affordable housing and community facilities on the site, where there is a proven need.
- 7) The provision of the primary school. This will require early consultation with the County Council Education Services.
- 8) The provision of the surface water drainage system to ensure that adequate regulation of flows is achieved for each stage of development.

6.2 The implementation of the development will be controlled through the imposition of planning conditions and, where necessary, section 106 Agreements.

6.3 Community Involvement

- 6.3.1** The Council will establish a "Community Liaison Group" in order to promote community development, and to ensure that the requirements outlined in this Brief are implemented. These will include representatives from the District and Town Councils, the developer(s), service providers and other relevant organisations, including The Abbot's Road Residents and Tenants' Association and Selby Groundwork. This body will provide the forum to help resolve issues in relation to the scheme as it progresses and to integrate the new development.

7.0 PLANNING APPLICATION and SITE WORK REQUIREMENTS

7.1 Submission of Planning Proposals

7.1.1 Developers are encouraged to engage in early pre-application discussions with the District Council. Planning applications should be submitted to the Principal Planning Officer (Development Control) who will consult all other technical and community interests as necessary. In order fully to appraise an application for outline or full planning permission, certain minimum information is necessary.

7.1.2 As the draft Local Plan proposal establishes the principle of the site's development and this Brief provides more detailed advice on how the development should be carried out, developers may not wish to submit an outline application. If they do so, the following minimal requirements should be met: -

- 1) 4 copies of all application forms which clearly state the use(s) proposed, together with 4 copies of all drawings, plans, diagrams, etc. which are separately and clearly referenced
- 2) The plans and application forms should be complemented by additional documents outlining the layout/design constraints that the development will satisfy.
- 3) Submission of a Transportation Assessment and details of the site's access to the public highway.
- 4) Submission of a Flood Risk Assessment in line with Appendix F, PPG25 (Development and Flood Risk, July 2001).

7.1.3 When detailed planning permission (or approval of reserved matters) is sought, all the information noted above is required together with:-

- a) An environmental appraisal including appropriate surveys for protected species and giving details of the management of Staynor Wood and the protection of nature conservation interests on the site.
- b) A Flood Risk Assessment in line with Appendix F of PPG25.
- c) Submission of a Travel Plan in relation to the employment development and school proposals and other retail/leisure proposals as required by the NYCC (Transport Issues & Development – A Guide.)
- d) Full layout drawings.
- e) Details of all elevations.
- f) A written statement outlining the design principles adopted for the development.
- g) A full landscape specification indicating number, density, and type of species to be used, together with proposed maintenance arrangements.

- h) A schedule of all elevational, roofing and hard landscaping materials together with details of boundary definition and external screening.
- i) Phasing proposals/options.
- j) A schedule of external lighting

7.2 Constructional Operations

7.2.1 Disturbance from construction operations is potentially a source of complaint from the public. Most problems arise from noise, particularly if it occurs at night or during weekends; or from mud deposited on public roads and footpaths.

7.2.2 Consideration of such problems before they arise will obviously reduce complaints. Any site developer is therefore required to take all reasonable precautions necessary and comply with all relevant legislation in order to reduce such disturbances to minimum. All contract documents should include provision to control these matters and building operations shall be controlled through best practice site management.

Noise

7.2.3 The developers should comply with the requirements of BS5228 in order to protect persons living and working in the vicinity of the site from noise, associated with soil stripping and haulage, infrastructure works and building operations. To mitigate these impacts, which the impact assessment indicates will range from slight to moderate, temporary screening will need to be constructed which will ensure that noise levels are alleviated. A method statement dealing with these matters will be agreed with the Environmental Health Department prior to development commencing.

Night and Weekend Working

7.2.4 The District Council appreciates that there may be circumstances which require work to be done during evenings, weekends, and exceptionally at night. The site developed should ensure that noisy operations are not carried out at this time if they are likely to cause disturbance to local residents. If this cannot be avoided the Environmental Health Officer of the District Council should be advised so that advance warning can be given where considered necessary.

Mud, Dust and Smoke

7.2.5 All contractors are responsible for the prevention of mud being deposited on public highways or footpaths; remedial action after the event is unacceptable. All developers are therefore to ensure that there are clauses in their contract

documents requiring the removal of mud from vehicles before they leave the site. In order to mitigate the potential impacts mitigation measures should be employed which minimise material handling, cover construction vehicles and require the installation of water bowsers to dampen down vehicles leaving the site.

- 7.2.6** In dry weather dust should be swept of roads and footpaths and dusty areas dampened down to prevent it blowing off-site towards nearby residential properties or major roads. General building operations should also be carried out in manner, which would prevent or minimise any dust creation.
- 7.2.7** Fires must not be lit so that smoke is blown across adjoining properties or major roads.
- 7.2.8** A method statement dealing with mud, dust and smoke issues will be agreed with the Environmental Health Department prior to development commencing.

Tipping

- 7.2.9** Much of the topsoil and sub-soil removed during site development and building construction may be retained on-site and used in the landscaped areas/mounds. Any useless material should be taken to an approved public or private tip.
- 7.2.10** As this is a Greenfield site it is not anticipated that there is any contaminated land requiring special treatment. However, any localised contamination i.e. from previous oil spills on farm premises must be removed to a registered site. Any contaminated waste should be moved by a registered waste carrier in accordance with the Special Waste Regulations.

Site Access

- 7.2.11** Prior to any development the developer must have agreed with the District Council the routing of contractors/delivery vehicles to the site in order to minimise their impact upon existing residential areas.

Parking Provision During Construction

- 7.2.12** On site provision must be made for all vehicles, including employee's cars, during both the site construction and individual building contract periods. Parking on adjacent road verges will not be allowed. If necessary, adjacent or nearby land within the development area could be used to provide suitable parking for employee and contractors' vehicles, subject to the site area being reinstated to its former or proposed use

Pollution

7.2.13 The developer/contractor will be required to take all reasonable precautions to prevent pollution of the site and its general environment including any streams/watercourses. Oil and fuel changes of machinery on site should be avoided to prevent potential accidental spillages that may leach towards the SINC or affect other features of interest. Developers/contractors should also advise the District Council and the appropriate authorities i.e. the Environment Agency, the Selby Area Internal Drainage Board and Yorkshire Water, in the event of any pollution occurrence.

Protection of Trees, Hedges, etc.

7.2.14 All trees, hedges etc on site, which are to be retained must be protected against damage during construction. In particular: -

- i) No rubbish soil or other materials shall be dumped/stored within the branch spread.
- ii) The topsoil within the branch spread shall not be disturbed, or excavated.
- iii) No change in ground level shall be made within an area extending 3m beyond the branch spread.

Site Safety

7.2.15 Site Safety is to comply with the construction (Design and Management) Regulations 1995 and also with the Guidance and Recommendations published by the Health and Safety Executive.

Services

7.2.16 The developer will pursue with the relevant statutory undertakers the exact position of their services and will be responsible for all liaison and negotiations with the public authorities for all connections, diversions and relevant permissions.

Appendix 1

TABLE 1 – LANDSCAPE AND VISUAL ASSESSMENT – SEL/2

BRIEF DESCRIPTION				
<p>The site is in arable cultivation and predominately flat, open and featureless apart from the western remnant of the once larger Staynor Wood which lies to the north of the farm complex at Staynor Hall. Views south from within the site are very extensive. To the north views are contained by a long line of residential properties and a large college complex, whilst to the east and west the site is contained to some extent by woodland areas.</p>				
Landform				
The site is predominantly flat apart from the banks of certain ditches.				
Land Use				
The majority of the site is used for arable farming with a large woodland associated with the farm complex.				
Dominant Landscape Element				
Landform	WOODLAND	SETTLEMENT	Railways	
Field pattern	Hedgerow trees	Industry	Power Lines	
FARMLAND	Fences	Roads	Stream	
HISTORICAL ASSOCIATIONS				
<p>The central part of the site may be affected by the existence of significant archaeological remains in the form of medieval field systems and a moated site related to Staynor Hall.</p>				
Historical Features				
HISTORIC SITES	Field ponds	Mixed hedges	Narrow lanes	
Irregular fields	Ridge and furrow	Hedge banks	Hedgerow oaks	
SCENIC QUALITY				
Aesthetic Factors				
Scale	<i>Intimate</i>	<i>Small</i>	LARGE	<i>Vast</i>
Balance	<i>Chaotic</i>	<i>Discordant</i>	BALANCED	<i>Harmonious</i>
Enclosure	<i>Confined</i>	<i>Enclosed</i>	<i>Open</i>	EXPOSED
Diversity	<i>Complex</i>	<i>Diverse</i>	SIMPLE	<i>Uniform</i>
Form	<i>Vertical</i>	<i>Sloping</i>	<i>Rolling</i>	FLAT/HORIZONTAL
Line	<i>Sinuous</i>	<i>Curved</i>	<i>Angular</i>	STRAIGHT
Colour	<i>Garish</i>	<i>Colourful</i>	MUTED	<i>Monochrome</i>
Pattern	<i>Random</i>	<i>Organised</i>	REGULAR	<i>Formal</i>
Movement	<i>Busy</i>	<i>Calm</i>	STILL	<i>Dead</i>
Perceptions/Impressions				
Security	<i>Threatening</i>	<i>Unsettling</i>	SAFE	<i>Comfortable</i>
Stimulus	<i>Boring</i>	INTERESTING	<i>Attractive</i>	<i>Inspiring</i>
Familiarity	<i>Ordinary</i>	FAMILIAR	<i>Unusual</i>	<i>Striking</i>
Management	<i>Derelict</i>	<i>Disturbed</i>	TENDED	<i>Manicured</i>
Productivity	<i>Barren</i>	<i>Sparse</i>	PRODUCTIVE	<i>Lush</i>
Attractors	<ul style="list-style-type: none"> ▪ Attractive farmhouse (Staynor Hall) and farm buildings ▪ Staynor Wood associated with farm complex 			
Detractors	<ul style="list-style-type: none"> ▪ Field boundaries defunct of trees ▪ Flat, open landscape for the most 			

Extent and Degree of Enclosure

Apart from the remnant of Staynor Wood the site itself is very open with few field boundaries. On the northern boundary a long line of housing and a college complex contains the site. To the east Staynor Wood and other tree groups contain the site. To the west beyond Bawtry Road woodlands and industrial buildings form the visual boundary. To the south the site is completely open but this is subject to future change when the proposed Selby by-pass is constructed.

Landscape Condition

The overall condition of the site is generally good.

Contribution to the Wider Landscape

The site forms part of a predominantly open landscape on the existing urban edge with important woodland groups.

RECREATION AND AMENITY

The site is not used by the public.

Formal Facilities *None.*

Informal Facilities *None.*

LIKELY VISUAL IMPACT OF POTENTIAL DEVELOPMENT

The site is predominantly open and development would be visible over a wide area particularly from the rear of residential properties and the existing College on Abbot's Road. The development would also be very visible from the proposed Selby by-pass. The western part of Staynor Wood would assist in screening parts of the development particularly when viewed from nearby residential properties.

Appendix 2

Relevant General Policies of Deposit Selby District Local Plan (as proposed for amendment)

The general development requirements are set out in Part One of the Deposit Draft Local Plan including policies as amended covering: -

Policy ENV1 Control of Development – General Considerations

Policy ENV5 Flood Risk Policy

ENV9 Site of Importance to Nature Conservation

Policy ENV10 General Nature Conservation Considerations

Policy ENV11 Ancient Woodland

Policy ENV12 River and Stream Corridors

Policy ENV13 Ponds

Policy ENV14 Protected Species

Policy ENV19 Hedgerows

Policy ENV20 Strategic Landscaping

Policy ENV21 Landscaping Requirements

Policy ENV28 Archaeological Remains

Policy H2 Location of New Housing Development

Policy H2A Release of Housing Land

Policy H2B Density

Policy H4 Affordable Housing

Policy H4A Mixed Housing Developments

Policy H6 Housing within Development Limits

Policies T1/T2 Relationship to Highway Network & Roads

Policy T6 Public Transport

Policy T7	Provision for Cyclists
Policy T8	Public Rights of Way
Policy RT2	Open Space Requirement
Policy VP1	Vehicle Parking
Policy VP4	Parking for People with Disabilities
Policy S3	Local Shopping
Policy CS2	New Schools
Policy CS6	Developer Contributions to Community Facilities

Plans

Plan 1 - Location Plan

Plan 2 - Zone of Archaeological Sensitivity

Plan 3 - Master Plan

If you have any queries please contact:

Helen Gregory on 01757 292064
or any member of the Planning Policy Team on 01757 292063
or email to: hgregory@selby.gov.uk

Published December 2003 by:

Selby District Council
Planning Policy Team
Civic Centre
Portholme Road
Selby YO8 4SB

Price: £2.00
