

MILL LANE, BRAYTON: PUBLIC CONSULTATION

WELCOME

Welcome to this public exhibition undertaken on behalf of Bellway Homes (Yorkshire) Ltd, outlining their proposed residential development on land south of Mill Lane, Brayton.

We are pleased to engage with you as part of this community consultation exercise. This is an opportunity to present our initial ideas for the development of the Site and to receive your views and feedback to help shape and evolve the proposal in advance of the submission of a planning application.



Site Context Plan

The Site

The Site extends to c.9.6ha, and is bounded by the A63 to the south and Mill Lane to the north, and comprises two arable fields, divided by an existing hedgerow. The southern boundary benefits from existing planting providing a natural barrier from the A63. The land is currently in agricultural use, primarily for crop cultivation. The site lies immediate south of the settlement edge of Brayton, with land to the north allocated for housing, creating an opportunity for a logical expansion to the village. The site is well-connected with established footpath networks and transport networks, taking advantage of the existing infrastructure.

Planning Context

North Yorkshire Council has confirmed that the former Selby area is currently unable to demonstrate a five-year housing land supply, with the Council identifying a supply position of 2.4 years. In these circumstances, and in accordance with the National Planning Policy Framework (NPPF), the most important policies for determining residential planning applications are considered out of date.

The adopted Development Plan for the former Selby District comprises the Selby District Core Strategy (2013), saved policies of the Selby District Local Plan (2005) and Minerals and Waste Joint Plan (2022). The Core Strategy is now more than ten years old and has not been reviewed within the timeframe expected by national policy. The Council has acknowledged that key strategic housing policies are no longer fully aligned with current national policy or current housing need.

North Yorkshire Council is currently preparing a new Local Plan for the area and commenced a Call for Sites exercise in May 2024.

These proposals are also set within the context of a significant need for additional housing both locally and nationally. The Government has identified housing delivery as a national priority and has committed to delivering 1.5 million new homes during the current Parliament.

As North Yorkshire Council is unable to demonstrate a five-year deliverable housing land supply, planning applications for residential development are considered in the context of the presumption in favour of sustainable development, as set out in the NPPF.



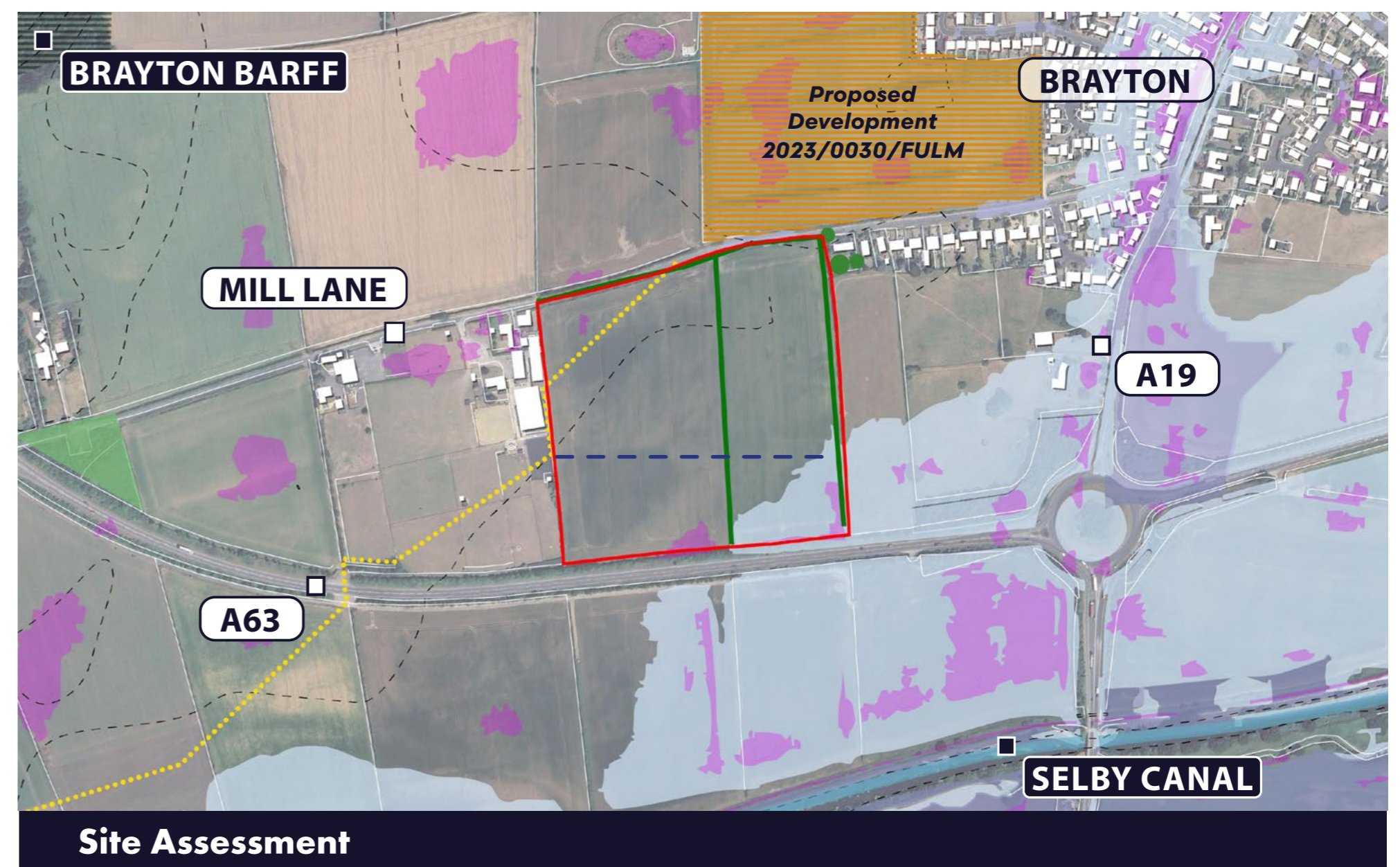
Site Aerial Plan

MILL LANE, BRAYTON: PUBLIC CONSULTATION

SITE CONTEXT

Site Assessment

- The Site features extensive vegetation around all of the boundaries of the Site. Hedgerows are of varying quality.
- The Site is relatively flat at c. 10m AOD with little to no change throughout.
- Identified running east to west through the centre of the site is a water pipe that will require a standoff for development and ultimately determines the extent of the development area.
- The Site is Bound to the south by the A63. A Public Right Of Way (PROW) runs diagonally through the north west of the site which connects to the wider path network. This PROW is in a poor state and could benefit from being enhanced within the Site.
- The Site falls within Flood Zone 1.



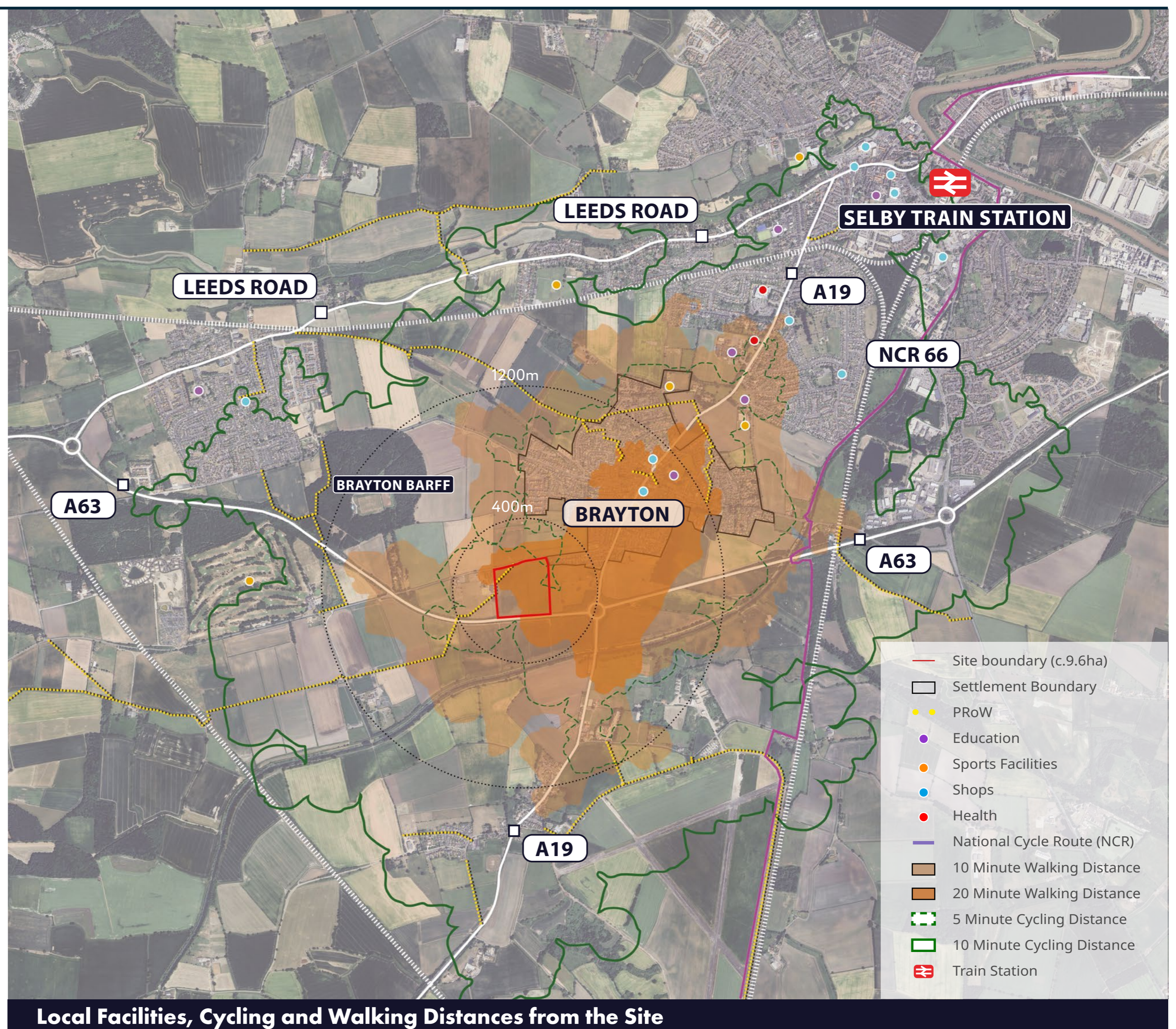
Local Context

Local Facilities and Services

Land off Mill Lane, Brayton is located on the edge of Brayton and is within an area of potential growth that will benefit from future access to schools and community facilities. The Site currently benefits from crucial active travel connections. The proposed Development will provide the potential to strengthen the existing transport network.

The Site sits in close proximity to the A63 which provides connections to the A1 and the M62. A few bus stops are located to the east of the Site on the A19 which provides services north to Selby. The Site is located on the edge of Brayton and provides a sustainable opportunity to extend the settlement of Brayton.

The Site is within a 20 minute walking distance of the majority of facilities that are located in Brayton, such as, local shops, community centres and primary schools. Located c.2km to the north is Brayton Academy a secondary school, with bus connections along the A19 that serve the school. To the west of the Site is Selby Golf club and Brayton Barff, a key feature in Brayton with areas for walking / recreational activities.



PROWs

A PROW crosses the north western corner, which extends south providing the opportunity to create a link to Selby canal. Existing PROWs connect to Brayton and Selby.



Cycle Routes

To the east of the Site National Cycle Route (NCR) 62 runs north to south providing cycle connections to Selby and wider to York and other National Cycle Routes (NCRs).



Bus Services

Service 164, 476 and 496 all serve Brayton providing connections between Fairburn, Pontefract and Leeds.

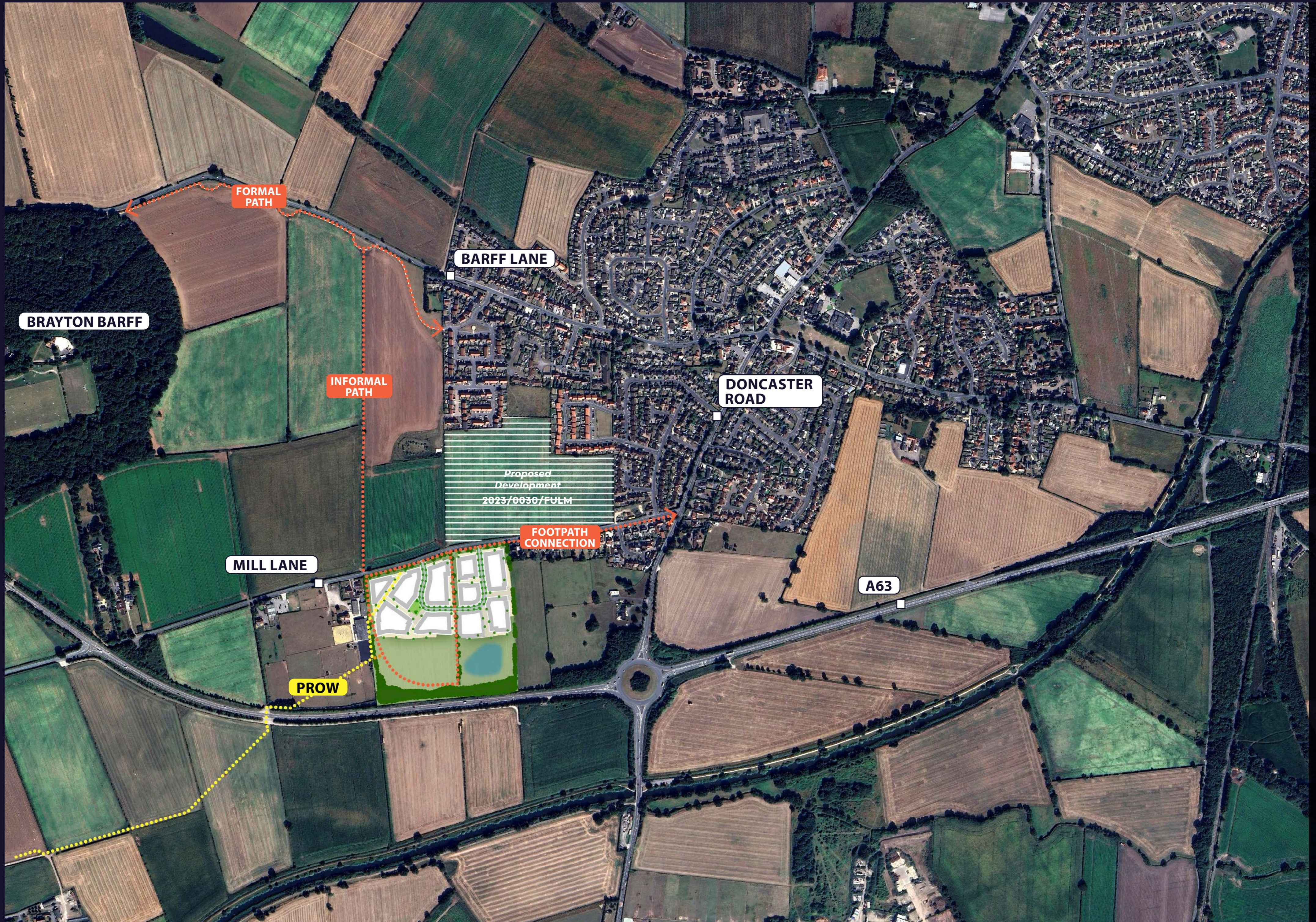


Rail Services

The nearest Railway Station is in Selby which is served by LNER, Northern Trains, Hull Trains and TransPennineExpress, providing local and national rail connections.

MILL LANE, BRAYTON: PUBLIC CONSULTATION

OUR VISION



Plan showing integration and connectivity

The overarching vision is as follows:

- 





Provide high-quality market and affordable homes that reflect the character of the existing area, thus delivering much needed homes for people who want to live in the area;
- 

Create a green and welcoming neighbourhood through landscaped treatments that responds sensitively to, and integrates homes, with the surrounding countryside;
- 

Deliver imaginatively designed new sustainable homes as part of an accessible neighbourhood which benefits from close proximity to existing connections and a range of facilities and services; and
- 

Create a sensitive and logical extension to the existing settlement edge of Brayton and Selby, thus contributing to sustainable growth of the area and strengthening local foot and cycle path connections to encourage active travel for new residents.

Benefits of the Scheme

 <p>£7,650,000 POTENTIAL GENERATION TOWARDS NEW AFFORDABLE HOUSING</p>	 <p>590 JOBS SUPPORTED</p>
 <p>£153,000 INCREASE IN SPENDING IN OPEN SPACE, COMMUNITY SPORT AND LEISURE</p>	<p>7 APPRENTICES, GRADUATES OR TRAINEES PROVIDED</p>
<p>c.£1,062,500 GENERATION TOWARDS INFRASTRUCTURE INCLUDING</p> <p>£479,439 TOWARDS NEW AND IMPROVED SCHOOLS</p>	<p>c.£4,533,333 GENERATED IN TAX REVENUE INCLUDING</p> <p>£342,125 IN COUNCIL TAX</p> 

Approx figures based on HBF Housing Calculator

MILL LANE, BRAYTON: PUBLIC CONSULTATION

PROPOSED CONCEPT



Concept Plan

- 1** Primary vehicular access will be taken from Mill Lane providing a looped route through the Site.
- 2** Footpath extended along Mill Lane providing connections with the existing network and joining with the existing Public Right of Way (PRoW).
- 3** Retained and enhanced hedgerow providing a green link through the centre of the development area.
- 4** A large area of open space provides significant amenity space and opportunity for Biodiversity Net Gain (BNG).
- 5** Retained PROW that runs diagonally through the north western corner of the development accompanied by an enhanced path network throughout the site.
- 6** Tree-lined primary route with continued street planting throughout the site.
- 7** A belt of planting proposed on the southern boundary to provide screening from the A63.
- 8** SUDS pond and accompanying pump to the south west of the site to provide a drainage system to mitigate any increased flood risk. parts of the development.

MILL LANE, BRAYTON: PUBLIC CONSULTATION

COMMENTS & FEEDBACK

Thank you for taking the time to attend the public consultation today. We appreciate your participation in this consultation and welcome you to share your views on the proposed development.

There are a number of ways that you can comment on the proposed development and vision:



Scan the QR code above and fill in the feedback form online or complete and submit a paper feedback form



Please speak to a member of the Project Team at this consultation event



Email the Project Team direct at: consultation@johnsonmowat.co.uk



By post/ write a letter addressed to: Johnson Mowat Planning Ltd, Coronet House, Queen St, Leeds, LS1 2TW



Your feedback will be reviewed by the Project Team and will be carefully considered to help shape the final proposals before a planning application is submitted to North Yorkshire Council (Selby Area).

Although any comments made to this consultation process may form part of a future planning application submission document, they will not be considered by the Council as a formal representation to any future planning application. You will have the opportunity to make a formal representation to North Yorkshire Council (Selby Area) once any planning application has been submitted.

About Bellway

Bellway has grown from a local family firm, founded in 1946, into one of the country's leading residential developers. Our reputation has been built on delivering high standards over these years. With this success, we now have around 3,000 direct employees.

Bellway are delighted to have achieved 5-star builder status in the national Home Builders Federation awards for seven years running. This award reflects our commitment to delivering exceptional quality as standard: through our construction process; in the homes we create; and in our customer service and aftercare. More than 90% of our customers would recommend us to a friend.

Bellway are committed to a sustainable approach to our business and follow that in order to deliver better homes and communities, while looking to help to protect the environment.

