

## 15 Barlby & Osgodby

- 15.1** The villages of Barlby & Osgodby are located immediately to the north east of Selby and together are defined as a combined Tier 1 Village in the settlement hierarchy. Together they have a combined population of 4,425 (2020 ONS), this population excludes the Barlby Bridge area of the parish, because for the purposes of this plan that is classed as being in the Selby Urban Area. The villages are served by a range of local facilities, including the Barlby community primary school, Barlby High secondary school, a healthcare facility, a convenience store and 2 village halls/meeting rooms. Their proximity to Selby means that further bus routes and a train station are also accessible. The National Cycle Network route 65 and the Trans-Pennine Long Distance Footpath also pass through Barlby.
- 15.2** Barlby village is constrained by the River Ouse to the west and the A19 to the east, whereas Osgodby is a more dispersed village extending north eastwards away from the A63. The buildings in both settlements show a degree of unity in style and colour and tend to be well integrated within the landscape, with harder boundaries along the main access roads of the A19 and A63. These main roads allow for good access north towards York and south towards Selby.

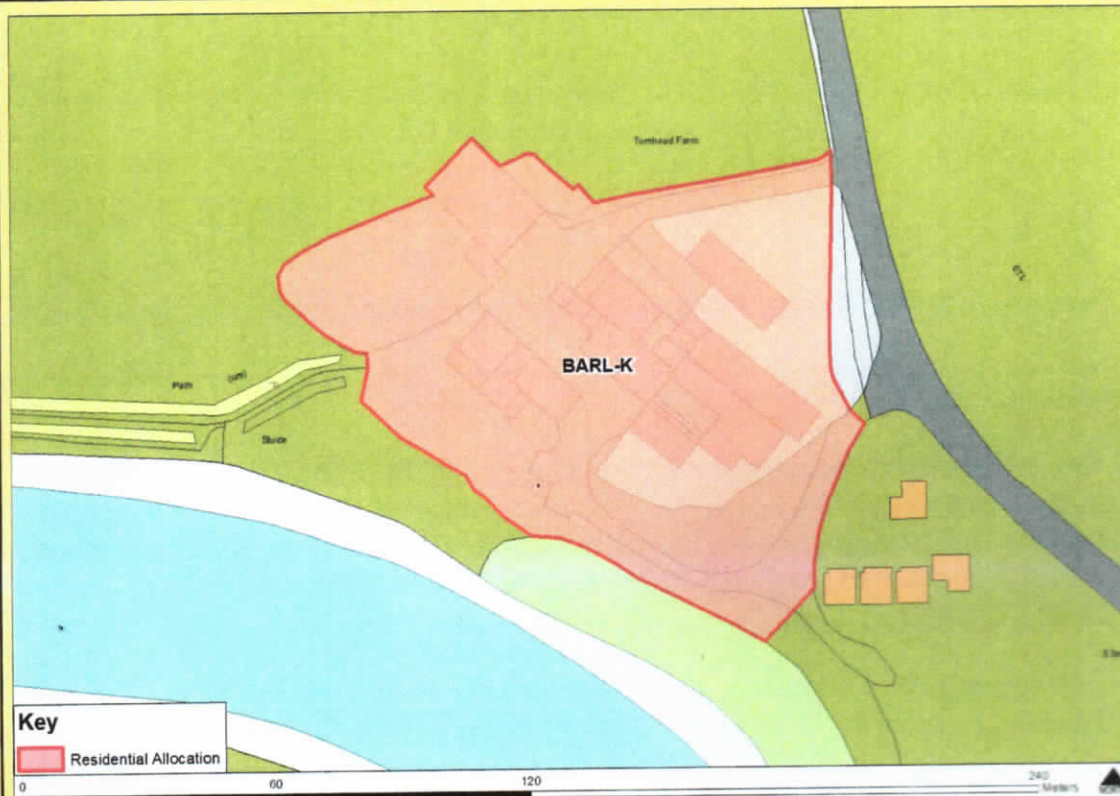


Picture 5

**BARL-K**

Location: Land at Turnhead Farm, Barlby.

Total Site Area: 1 hectare.



This site is allocated for residential development.

Indicative dwelling capacity: 30 dwellings.

**Site Requirements**

In addition to satisfying the requirements of relevant planning policies, development proposals on the site will be required to:

1. Provide a well-designed development that complements the existing development to the south and acts as both a gateway to Barlby Village and as a transition point from the village to open countryside.
2. Provide S106 financial contributions for additional primary and secondary school places to meet demand arising in the district as a result of the development at Barlby CP, Barlby High or other schools serving the development.
3. Provide vehicle, cycling and pedestrian access to the site from York Road. A pedestrian linkage will also need providing along the southern side of York Road up to Pastures Close, to allow for a safe walking route from the site into Barlby village.



## Publication Local Plan

4. Provide a pedestrian link from York road to the Public Right of Way on the western side of the site that runs along the north bank of the river Ouse.
5. Part of the site is in flood zone 2 so a site-specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary.
6. Provide a minimum of 20% affordable dwellings on site.
7. Provide tree/hedgerow planting of native species to provide screening of views from the eastern, western and northern edges of the site.
8. Ensure that there is no adverse impact on any protected species or their habitats and be supported by an Ecological Survey.
9. Remediate any contaminated land that is present on the site.

**Supporting Information**

- a. The site currently comprises a farmstead with a range of buildings on site which could support bats and various nesting birds and is located directly adjacent to the River Ouse. The potential for development to disturb protected species and habitats means that proposals to development the site will need to be supported by an Ecological Survey.
- b. This site has been used as agricultural land for over 100 years and an old railway line runs across part of the site, these uses may have given rise to land contamination. The ground conditions must be investigated and any necessary remediation work must be undertaken to ensure that the land is safe and suitable for its proposed use prior to development. An appropriate contamination assessment must be submitted with any planning application.