

## Sophie King

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**From:** Nick <nick@ibaplanning.co.uk>  
**Sent:** 19 January 2015 14:20  
**To:** LDF  
**Subject:** PLAN Selby - Initial Consultation on the Sites and Policies Local Plan  
  
**Importance:** High

Dear Sirs

### PLAN Selby

#### Initial Consultation on the Sites and Policies Local Plan

Further to the above consultation, please find below brief representations on behalf of my clients, Mr and Mrs Smith (locally operating Travelling Showpeople).

Paragraph 3.44 refers to the Government's recent consultation on Planning and Travellers and confirms the PLAN Selby preparation process will take into account any emerging new policy and guidance.

Paragraph 3.45 confirms that owing to the above, the Council is not consulting at this stage on specific sites for allocation since to do so may over or under allocate for the ultimate provisions needed.

Paragraph 3.46 refers to an identified need for 33 traveller pitches in Selby's Traveller Needs Assessment (2013 TNA), but nil Showperson's plots under the existing national methodology.

Paragraphs 3.47-3.48 then seek to calculate the five year supply figure and residual Plan period needs for travellers.

Notwithstanding the above and the findings of its 2013 Traveller Needs Assessment, the Council will be aware that, on appeal, the Inspector concluded there was an identified need for additional accommodation for Travelling Showpeople within Selby and subsequently granted planning permission for Showmen's Permanent Quarters comprising 10 plots on land at Gateforth Mushroom Farm, Selby Bypass (A63), Thorpe Willoughby, Yorkshire, YO8 9FL (PINS reference APP/N2739/A/12/2182714).

Owing to delays in the acquisition process, development has not yet commenced on site. However, my clients will be implementing the planning permission and subsequently developing the site in accordance with the approved plans.

With the above in mind, the draft Sites and Policies Local Plan should be amended to acknowledge/make reference to the Inspector's conclusions and the subsequent site that was granted planning permission to address the identified need (notwithstanding the findings of the 2013 TNA).

Indeed, irrespective of the ultimate consequences of the Government's latest consultation on Planning and Travellers, the grant of planning permission at Gateforth Mushroom Farm should at the very least be recognised as a **formal commitment** in this and subsequent stages of the Sites and Policies Local Plan.

Question 12 should be amended to refer also to sites for Travelling Showpeople – since to omit this group at this stage pre-empts any subsequent up-to-date GTAA Review and runs counter to the conclusions of the Inspector as mentioned above.

In answer to question 12, having already been granted planning permission, my clients' site at Gateforth Mushroom Farm is clearly suitable and available as a Showmen's site to meet existing needs.

Given current (and possibly emerging) national guidance relating to the same, Councils should base development requirements on up-to-date assessments of need. In this respect, it is expected that the 2013 TNA will need to be reviewed as part of the work on the preparation of the Sites and Policies Local Plan and will no doubt need to take into account the Inspector's conclusions on the existence of a need for additional Showmen's site provision within Selby (if it hasn't done already).

I trust the above is of assistance and will look forward to being consulted on the next iteration of the draft Plan.

Regards

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Director



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