

Sophie King

From: Richard Trow <trowr@signetnewcastle.com>
Sent: 19 January 2015 16:48
To: LDF
Subject: PLAN Selby
Attachments: Brayton.pdf; Brotherton.pdf; Fairburn.pdf; Womersley.pdf; South Milford.pdf; Thorpe Willoughby - Barff Farm.pdf; Hambleton.pdf; Plan Selby Comments Form.pdf

Dear Sir/Madam,

Signet Planning have pleasure in providing representations to the Selby District Council 'PLAN Selby: Delivering the Vision – The Sites and Policies Local Plan Initial Consultation' on behalf of our clients in respect of their land interests identified on the plans attached in the following settlements:

- Hambleton;
- Milford;
- Brayton;
- Thorpe Willoughby;
- Brotherton;
- Womersley; and
- Fairburn.

We note that the Selby Core Strategy sets out the vision and objectives for planning new development in the Selby District over the next 12 years. The Core Strategy contains policies that set out the broad principles about how much, where and when new development should take place and what form it should take. Policy SP5 of the Core Strategy states that provision will be made for the delivery of a minimum of 450 dwellings per annum, and after taking account of current commitments, housing land allocations will be required to provide for a target of 5340 dwellings between 2011 and 2027.

The majority of the sites submitted are located in 'Designated Service Villages'. Policy SP5 of the Core Strategy outlines there is a minimum requirement of 2000 dwellings to be provided between the 18 Designated Service Villages, with Table 2 of PLAN Selby showing a need for a further 1330 dwellings (minus completions between 1 April 2011 and 31 March 2014 and outstanding plots with planning permission). It is advised that the sites attached, the majority of which are located in 'Designated Service Villages' are all suitable for housing development as they are in sustainable locations and therefore have the ability to absorb additional growth.

The PLAN Selby initial consultation document poses a series of questions with the Council advising that it would be helpful to refer to these questions to enable efficient analysis. Below is a series of responses to a number of questions within the consultation document:

Q10: The Core Strategy sets the 'rules' for choosing sites; but do you have any views on the relative importance or weight to be attached to the criteria for site selection.

Policy SP6 of the Core Strategy advises that preference will be given to the re-use, best use and adaption of existing building and the use of previously development land where this is sustainably located. It is contested that limited weight should be given to this criteria of Policy SP6 when selecting sites. The NPPF does not specifically support such an approach and advocates a presumption in favour of sustainable development with an emphasis on taking a positive approach to development. Paragraph 17 of the NPPF sets out the Core Planning Principles – plans should take account of market signals, such as land prices and affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities. Planning should "encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value." Clearly there is no reference in the NPPF about the sequential approach to development and seeking the development of brownfield

land before the development of greenfield. The plan should provide a range and choice of sites (greenfield and brownfield sites) to meet objectively assessed housing needs of the area.

Q22: Should the Development Limits be drawn tightly to maintain the settlement pattern, or loosely around the settlements to enable sympathetic development?

Development limits should be drawn loosely around settlements so to allow for modest expansion and help meet the housing land requirements outlined in the Core Strategy. The submitted sites all provide a realistic and achievable opportunity for further sustainable development.

Q44: How should Brotherton & Byram grow and develop? What else is needed in Brotherton & Byram that could be allocated a site?

The Council have identified a need for additional housing development in 'Designated Service Villages', therefore additional housing land should be allocated in order to satisfy future needs and assist in creating balanced communities.

Q49 How should Hambleton grow and develop? Q50: What else is needed in Hambleton that could be allocated a site?

Hambleton should continue to grow as a large sustainable village and act in a complimentary role to Selby. The range of facilities available Hambleton and its close proximity to the wide range of services and employment opportunities available in Selby make it a sustainable and appropriate location for significant housing growth. The allocation of housing land in Hambleton will assist in meeting local needs and creating balanced communities.

Q56: How should South Milford grow and develop? What else is needed in South Milford that could be allocated a site?

The Council have identified a need for additional housing development in 'Designated Service Villages', therefore additional housing land should be allocated in order to satisfy future needs and assist in creating balanced communities.

Q57: How should Thorpe Willoughby grow and develop? What else is needed in Thorpe Willoughby that could be allocated a site?

Thorpe Willoughby should continue to grow as a large sustainable village and act in a complimentary role to Selby. The range of facilities available Thorpe Willoughby and its close proximity to the wide range of services and employment opportunities available in Selby make it a sustainable and appropriate location for significant housing growth. The allocation of housing land in Thorpe Willoughby will assist in meeting local needs and creating balanced communities.

Further to the above, two of the submitted sites are located in 'Secondary Villages'. PLAN Selby states that it does not intend to allocate development sites elsewhere in the District (outside the three towns and the 18 Designated Service Villages), however it should be reminded that the Core Strategy identifies a minimum requirement of 170 dwellings to be provided in the plan period up to March 2027. Table 2 in PLAN Selby outlines that no new housing has been completed in any secondary villages since April 2011. In this regard, it is considered that housing sites should also be allocated in secondary villages in order to achieve the Council's identified housing needs. The submitted sites in Fairburn and Womersley are both in sustainable locations and would assist in meeting a local housing need. The site in Womersley is located in the existing limits to development and would represent a sustainable and efficient use of land.

Alongside this submission, the attached sites will be submitted as part of the Council's continued 'Call for Sites'. Further comprehensive representations in regard to all of the attached sites will also be made in due course.

Kind regards,

Richard Trow
Senior Planner



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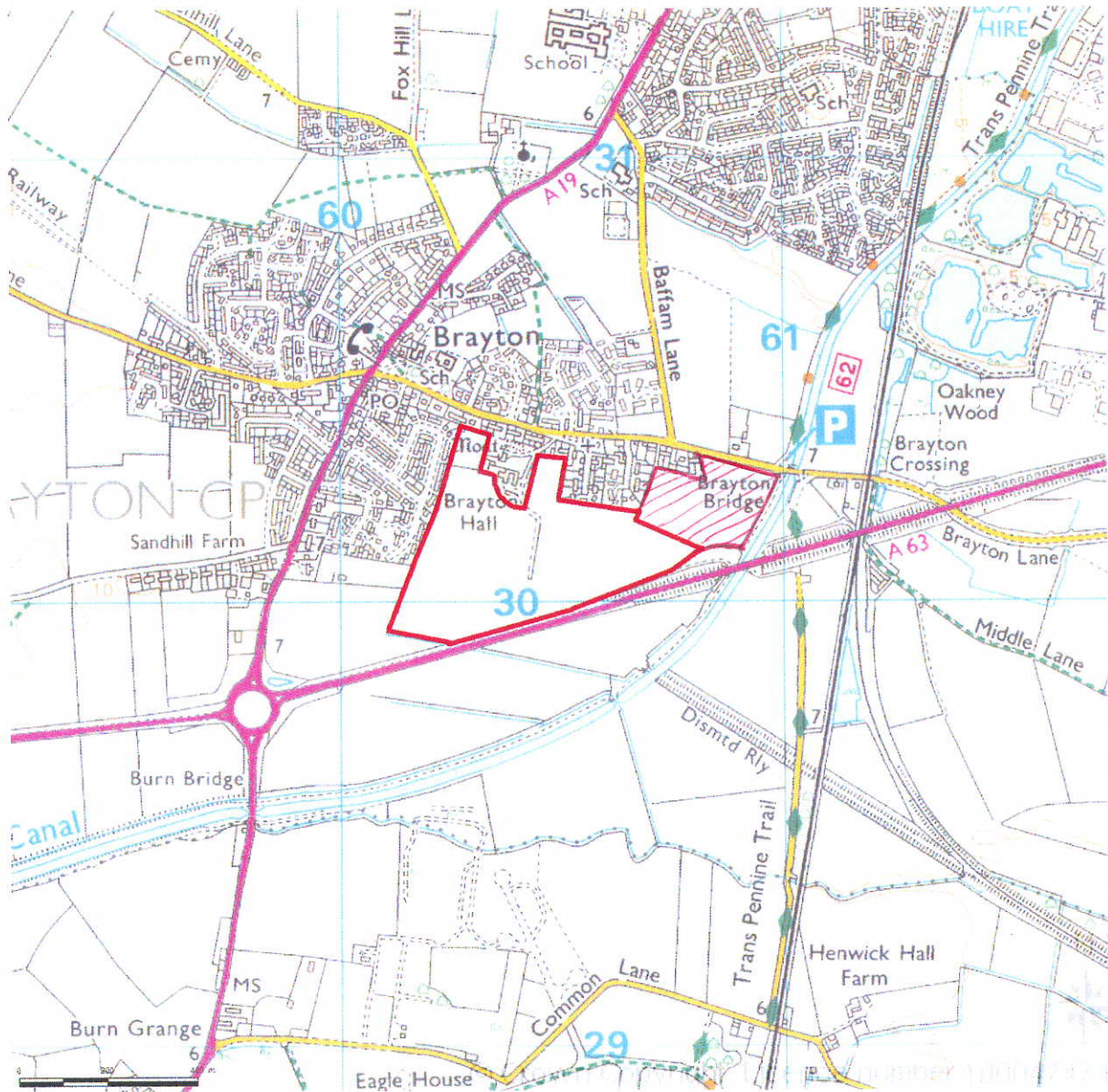
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DAVID HOLLAND, BRAYTON HALL

BRAYTON

CENTRE COORDINATES: 460498, 430139



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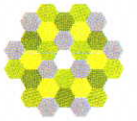
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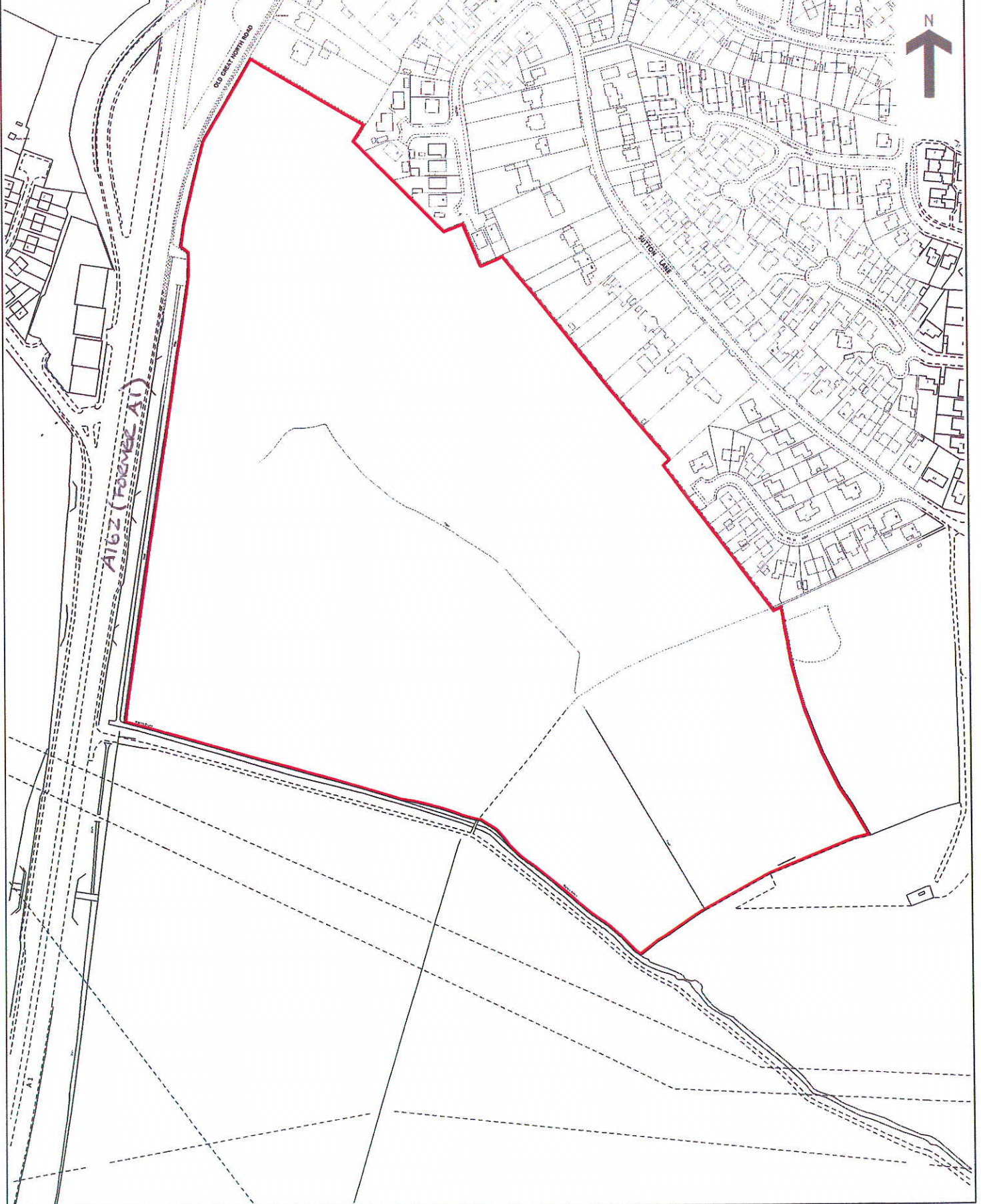
Brotherton

Land Registry
Official copy of
title plan

Title number NYK245499
Ordnance Survey map reference SE4825SE
Scale 1:2500 reduced from 1:1250
Administrative area North Yorkshire : Selby

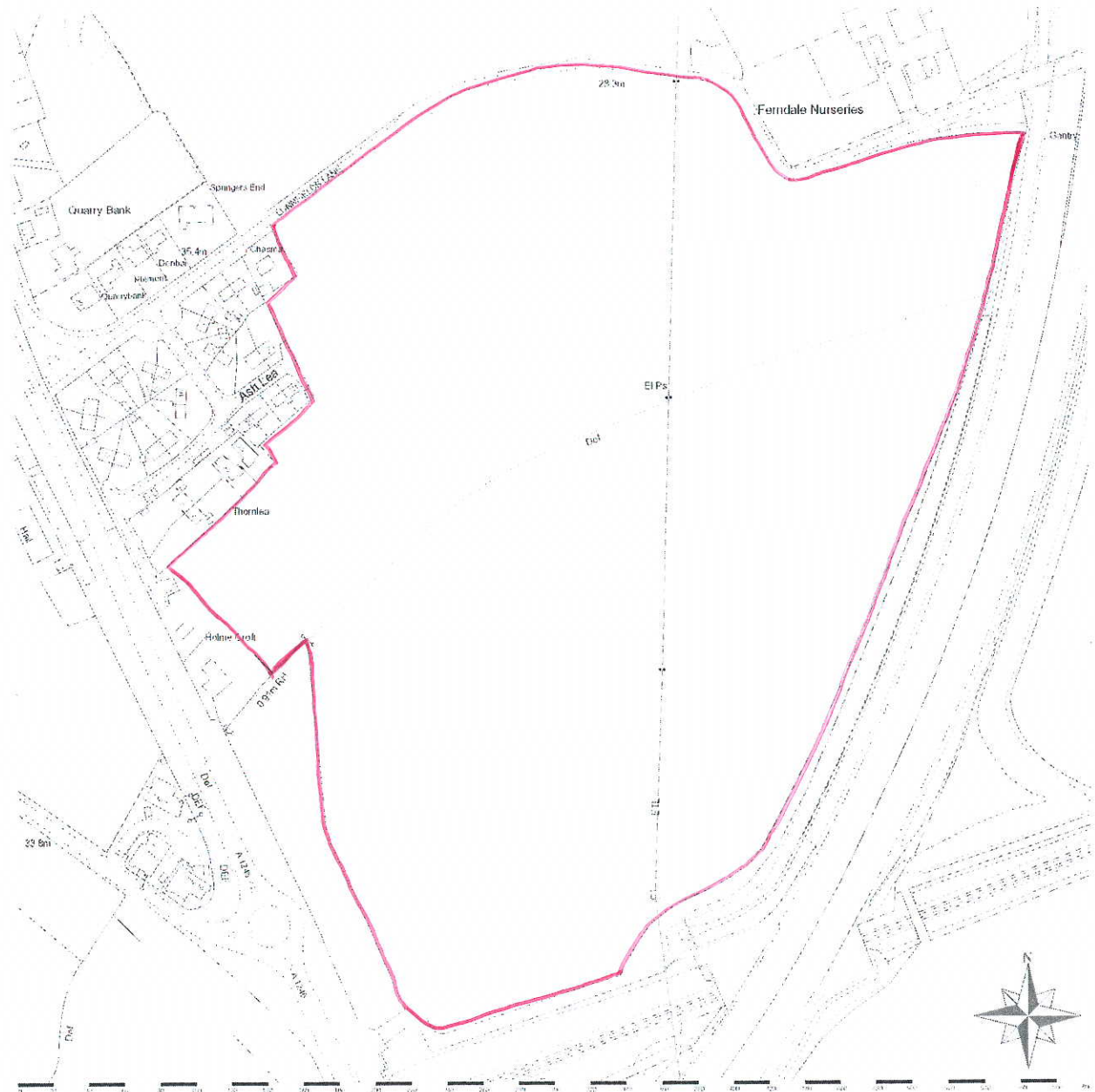


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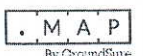


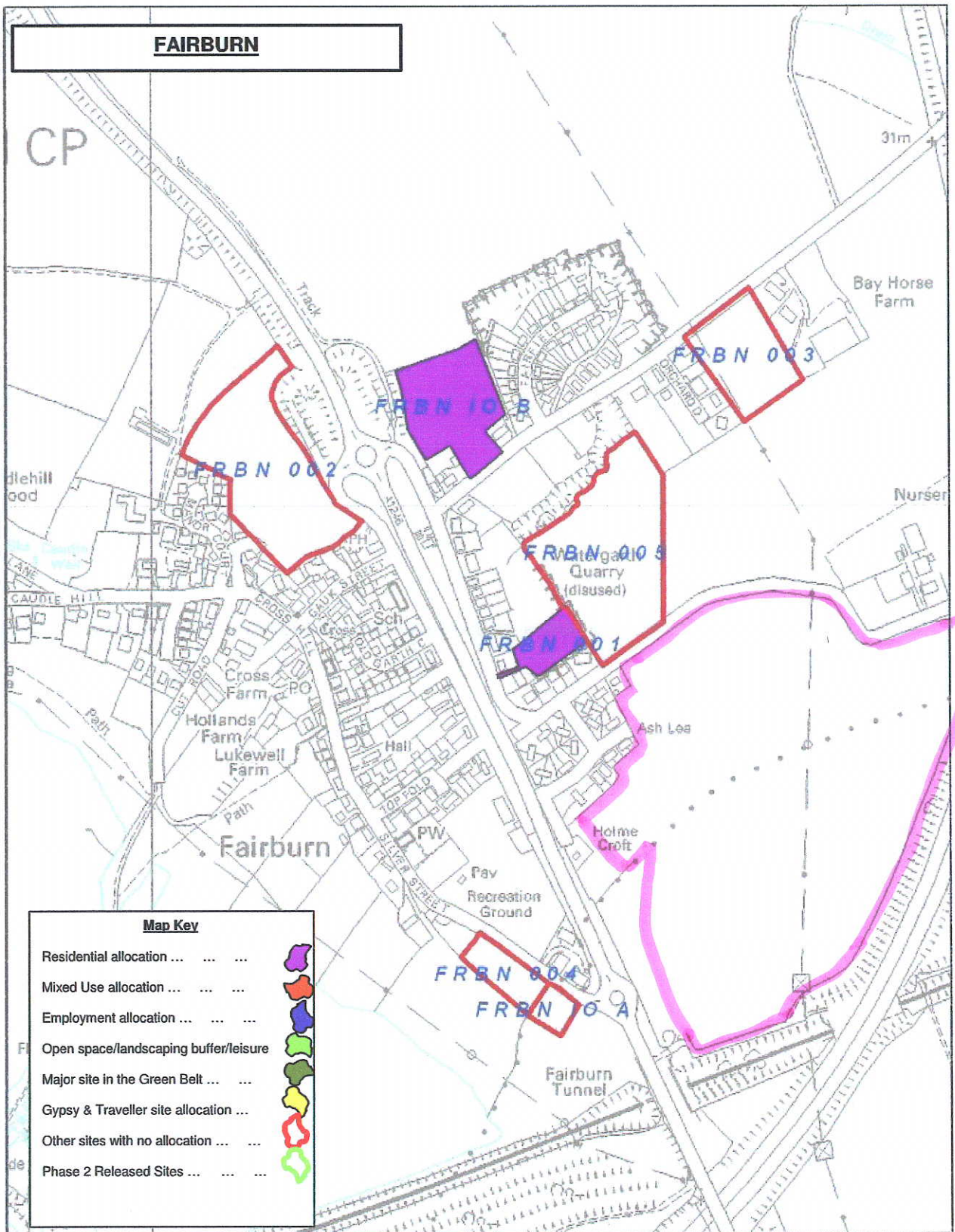
BROTHERTON

FAIRBURN



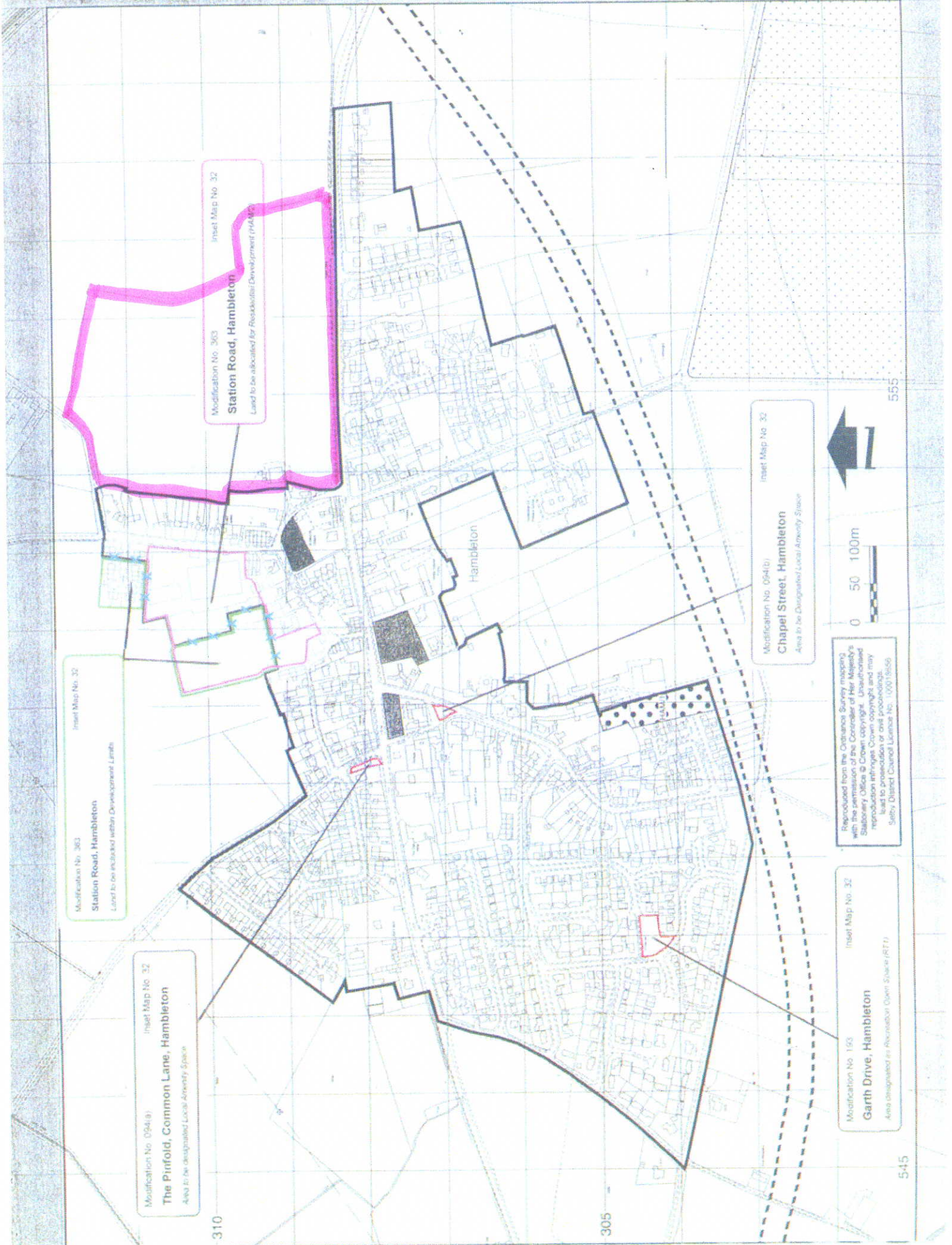
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Modification No. 303
Station Road, Hambleton
 Land to be included within Development Limits

Modification No. 303
Station Road, Hambleton
 Land to be allocated for Residential Development (R40C)

Modification No. 094(a)
The Pinfold, Common Lane, Hambleton
 Area to be designated Local Amenity Space

Modification No. 094(b)
Chapel Street, Hambleton
 Area to be Designated Local Amenity Space

Modification No. 153
Garth Drive, Hambleton
 Area designated as Recreation Open Space (RT1)

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310

305

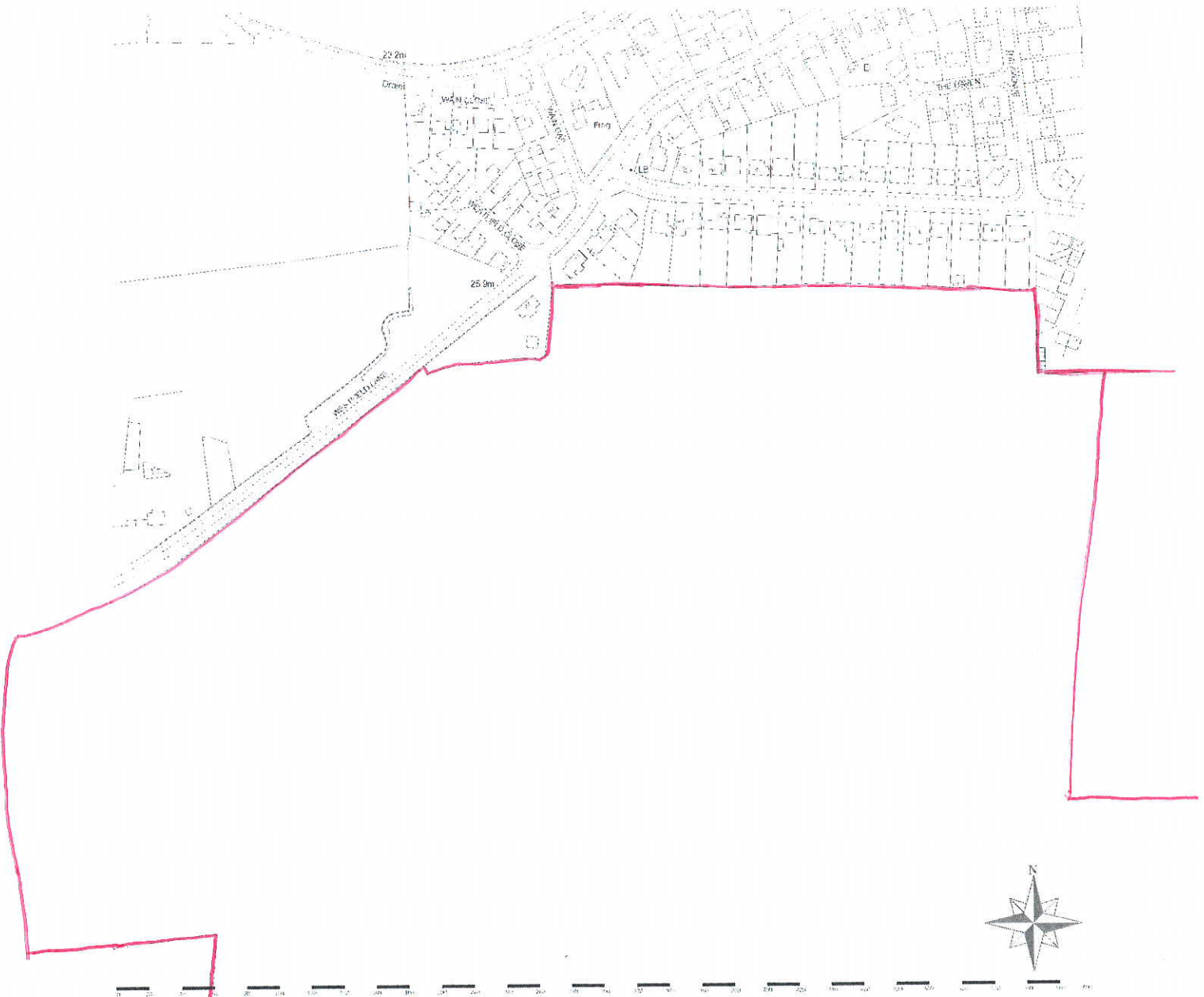
555

5-15



HAMBLETON

WESTFIELD FARM, WESTFIELD LANE, LEEDS, LS25 5AL

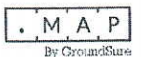


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By GroundSure

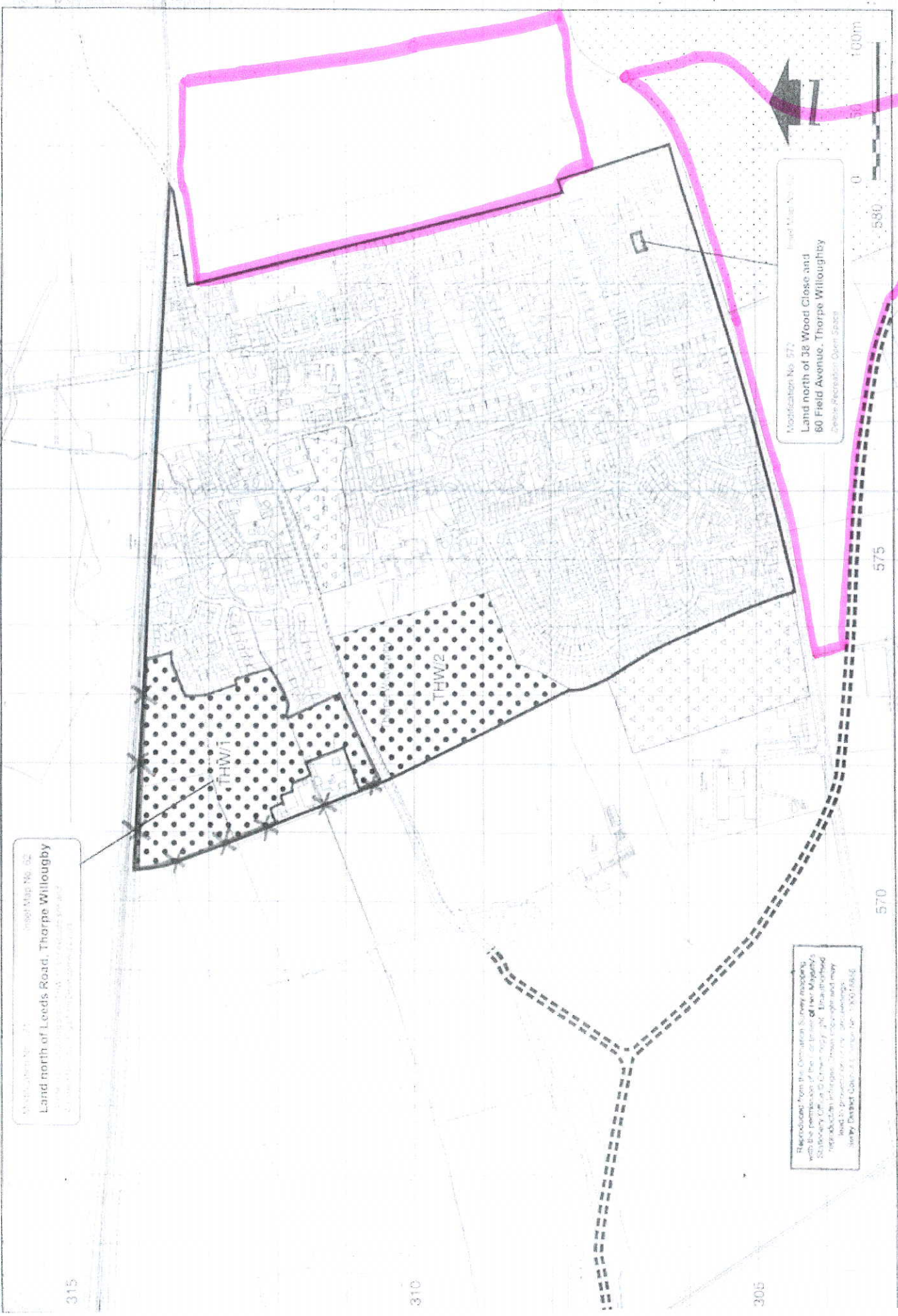


South Milford



THORPE WILLOUGHBY

62



Modification No. 57
 Land north of Leeds Road, Thorpe Willoughby
 21.04.2015

Target Map No. 572
 Modification No. 572
 Land north of 38 Wood Close and
 80 Field Avenue, Thorpe Willoughby
 Please Recreational Open Space

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315

310

305

570

575

580

100m

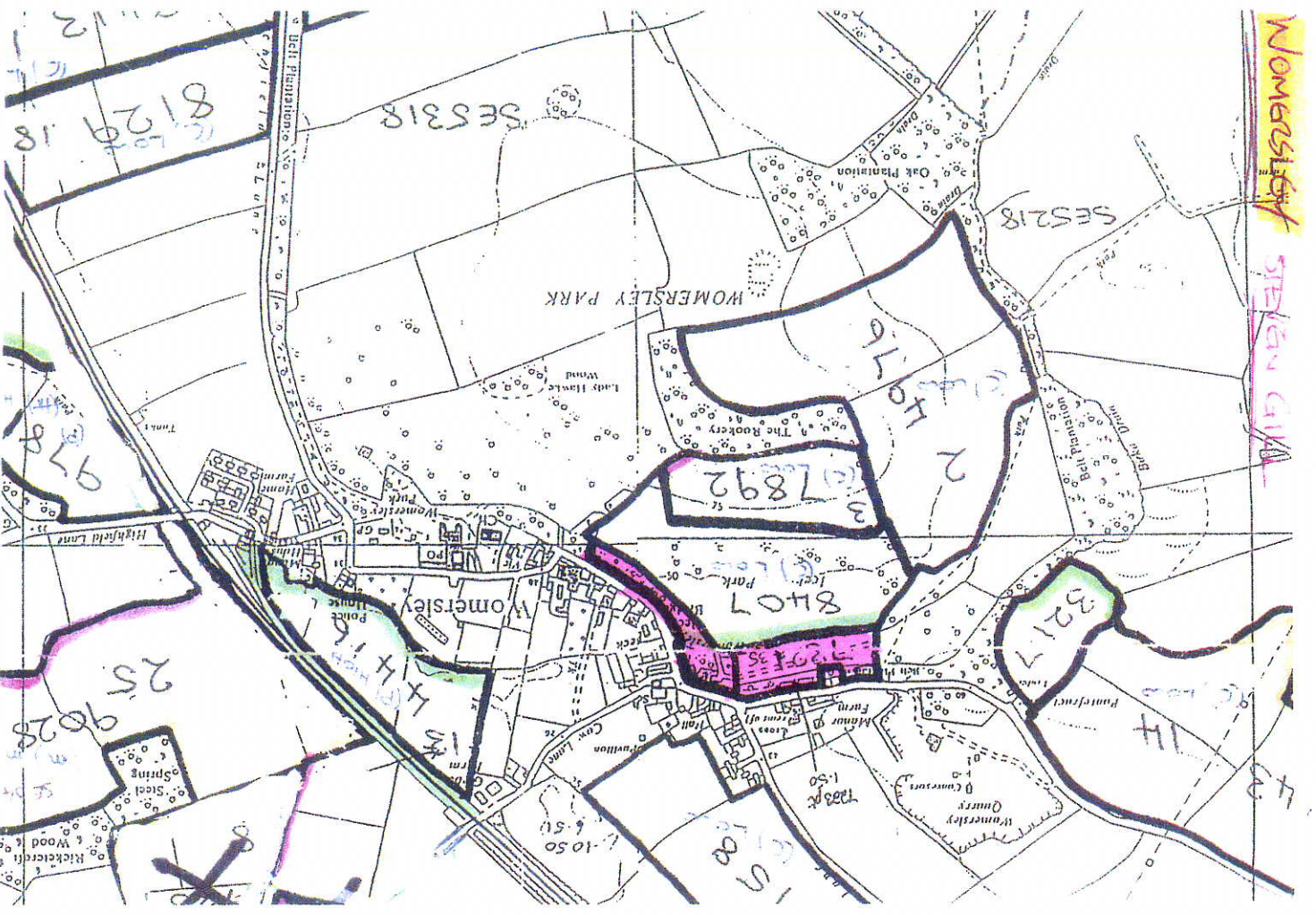


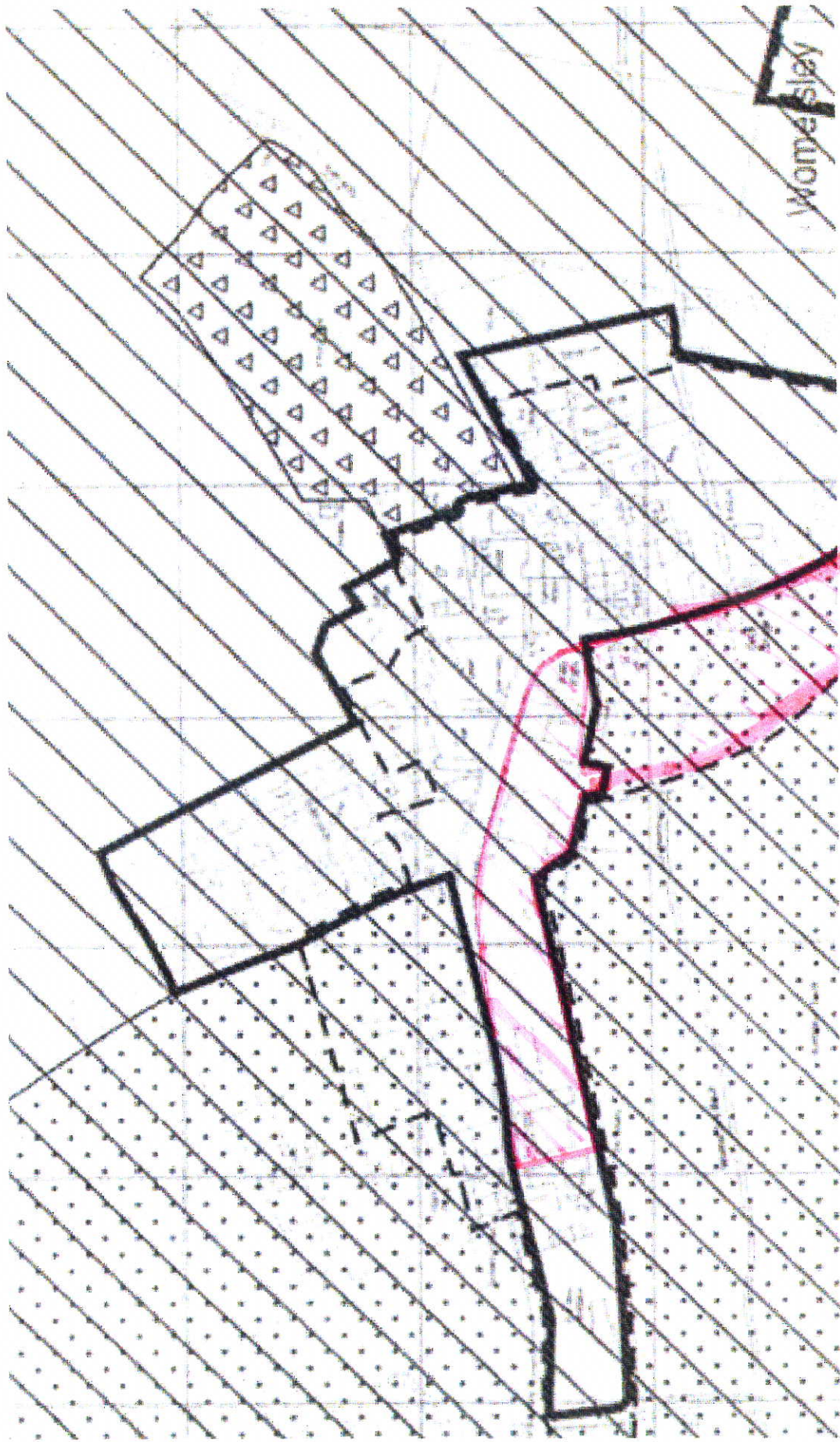
Thorpe Willoughby



Steve Gill, Grove Farm, Womersley

WOMERSLEY STEVEN GYM





Womersley – Local Plan

July 2018

**Selby District Council
Local Plan Consultation**

"PLAN Selby"
(The Sites and Policies Local Plan)

Initial Consultation Comments Form

"PLAN Selby" is the Sites and Policies Local Plan which the Council is developing to deliver the strategic vision outlined in the Core Strategy that was adopted in 2013. When adopted, PLAN Selby will form part of the Local Plan for the District against which planning applications will be assessed.

This consultation is the first stage in our on-going dialogue with you and we hope that you will take time to respond to it and help us move forward. The responses to this consultation will help inform our work and shape the District for the future.

Comments are therefore invited as part of this Initial Consultation.

Please use this form to make your comments.

Please read the main document PLAN Selby and associated papers, which are available on the Council's website at www.selby.gov.uk/PLANSelby and at local libraries and Public Council offices.

You will need to see what is in PLAN Selby in order to make your comments. It contains a wide range of issues and specific questions on which we would like your views. Please make sure you are clear about which part of PLAN Selby you are commenting on and ensure we have your full contact details so we can take your comments into account and so that we can contact you about the next stages.

**Completed comments forms must be received by the Council
no later than 5pm on Monday 19th January 2015**

Contact Details - Please provide contact details and agent details, if appointed

	Personal Details	Agent Details (if applicable)
Name	<input type="text"/>	<input type="text" value="Richard Trow"/>
Address	<input type="text"/>	<input type="text" value="26 Apex Business Village
Annitsford
Newcastle upon Tyne"/>
Postcode	<input type="text"/>	<input type="text" value="NE23 7BF"/>
Telephone no.	<input type="text"/>	<input type="text" value="1,912,504,771"/>
Email address	<input type="text"/>	<input type="text" value="trowr@signetnewcastle.com"/>

Comment(s)

Please ensure you provide reference to the Question and Topic area for each comment you wish to make.

Topic / Chapter

Question no.

Paragraph

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The majority of the sites submitted are located in 'Designated Service Villages'. Policy SP5 of the Core Strategy outline

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Topic / Chapter

Question no.

10

Paragraph

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(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Comment(s)

Please ensure you provide reference to the Question and Topic area for each comment you wish to make.

Topic / Chapter			
Question no.	22	Paragraph	

Development limits should be drawn loosely around settlements so to allow for modest expansion and help meet the housing land requirements outlined in the Core Strategy. The submitted sites all provide a realistic and achievable opportunity for further sustainable development.

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Topic / Chapter			
Question no.	44,49,56	Paragraph	

Q44: How should Brotherton & Byram grow and develop? What else is needed in Brotherton & Byram that could be allocated a site?

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(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Additional Comments - Please provide any additional comments you may wish to make.

Q56: How should South Milford grow and develop? What else is needed in South Milford that could be allocated a site?

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(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Comment Submission Statement

All comments must be made in an email or in writing if they are to be considered. Your comments and some personal identifying details will be published in a public register and cannot be treated confidentially. Where practical, personal identifiers may be redacted, however Selby District Council cannot guarantee that all identifiers will be removed prior to publication of consultation records.

Signed

R Trow

Dated

19/01/2015

Please ensure you save a copy of your completed comments form to your computer before sending by email

Completed comments forms must be received by the Council no later than 5pm on Monday 19th January 2015

Email: ldf@selby.gov.uk

**Post to: Policy and Strategy Team, Selby District Council, Civic Centre,
Doncaster Road, Selby YO8 9FT**