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By Email (ldf@selby.gov.uk)

Dear Sir/Madam

SELBY DISTRICT COUNCIL SITES AND POLICIES LOCAL PLAN: INITIAL CONSULTATION - REPRESENTATIONS ON BEHALF OF THE STOKERS AND THE CHURCH TRUST

CBRE Limited has been instructed by two landowners in the area, the Stokers and The Church Trust, to submit the following representation for consideration as part of Selby District Council's current 'Initial Consultation' into its Sites and Policies Local Plan (PLAN Selby).

We previously made representations (dated 09.10.13) on behalf of these landowners and submitted their site to the Strategic Land Availability Assessment (SLAA) 'Call for Sites' exercise in October 2013. The landowners have agreed a collaborative approach to the potential development of the site, which is identified as "Land north and east of Hillcrest, Monk Fryston" (Site Ref: MFRYSTON/008), within the Council's recently published 'Call for Sites' Map Book, (dated Dec 14).

Our comments to the current Sites and Policies Local Plan: Initial Consultation, are set out below:

Question 8b – How should PLAN Selby seek to allocate sites in such a way as to secure delivery over the whole plan period?

The Ministerial Foreword to the National Planning Policy Framework (NPPF) states that "sustainable development is about positive growth – making economic, social and environmental progress for this and future generations". With this in mind, we believe the most appropriate approach to site selection will be to pursue a strategy of sustainable balanced growth, distributing development across the Borough, whilst focussing on the allocation of the most sustainable sites. These sites should be focussed in sustainable locations with good access to existing services and facilities.

(Continued...)



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In order to best facilitate positive growth in the district, it is essential that PLAN Selby seeks to provide for a good range of sites for both employment and residential development throughout the authority area. It is not sustainable to only focus new development and regeneration in the larger settlements. It is essential that the Council allocates a sufficient number of sites in the smaller rural settlements. This will help support economic growth in the district by ensuring that these smaller settlements receive positive support through additional investment in both housing and employment.

We consider that the Local Plan should support an increased amount of development in those settlements which already benefit from a range of existing services and facilities. For example in Monk Fryston / Hillam, a settlement that is well served by road and already benefits from a number of local services and facilities including primary school, community centre and hall, petrol station, shops, pubs, employment and a doctor's surgery. All of these services and facilities contribute to make Monk Fryston / Hillam a sustainable location for future growth and development.

In addition to selecting the most sustainable sites based on siting, location and proximity to local services and amenities, we would emphasise the importance of 'deliverability' in the Council's approach to the allocation of sites. Whilst we acknowledge that brownfield sites in sustainable locations should be identified as a priority to meet the Borough's housing targets, land falling on the edge of the existing defined settlement boundary that is able to demonstrate it is sustainable, and can offer a suitable, achievable and available site for housing, should also be considered to ensure that housing development in the District is deliverable.

Green Belt Boundaries

From our review of PLAN Selby, we understand that in order to accommodate the amount of development set out in the adopted Core Strategy, the District's Green Belt boundaries will need to be reassessed. To this end, the Council intends to undertake a separate study to jointly review Green Belt boundaries, Development Limits and Strategic Countryside Gaps. We strongly support the review and alteration of existing development limits, which we believe is necessary if the Council is to achieve the Core Strategy development targets over the plan period.

Furthermore we consider it is essential to extend the development limits around the Green Belt DSVs including Monk Fryston / Hillam. There is an acute lack of developable land within the existing boundaries of these settlements. Core Strategy Background Paper No. 15: Green Belt, states that: "The Council considers it imperative that settlements should meet their identified development needs, rather than transferring the requirement elsewhere." In order for the Green Belt DSVs to meet their identified development needs, it is essential they are suitably extended to ensure enough sites come forward in these settlements to enable them to support their own viability.

In light of the above we strongly support the inclusion of the Stoker's / Church Trust's site at "Land north and east of Hillcrest, Monk Fryston" (Site Ref: MFRYSTON/008) within the revised development limit for Monk Fryston / Hillam. The site is currently unused and available for development. Furthermore its location and physical characteristics will enable the natural infill to the existing settlement of Monk Fryston / Hillam. As such, the site could make a valuable contribution to meeting the identified housing need within the first five years of the plan period.

In considering the release of land from the Green Belt to contribute to achieving development targets, we would like to emphasise the importance of releasing the most sustainable sites that represent the most natural extensions to existing settlements.

Question 9 – Is a simple percentage growth across all Designated Service Villages a fair and appropriate starting point for deciding the split between the DSVs?

In response to Question 9, we do not believe that a “simple percentage growth” strategy (i.e. growth proportionate to settlement size) is an appropriate starting point for deciding the levels of housing growth between the Designated Service Villages (DSVs). As per our response to Question 8, we consider that the level of growth allocated to the different DSVs should be based on the relative sustainability of the existing settlement and its ability to support an appropriate proportion of the target housing growth set out in the Core Strategy.

In accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the National Planning Policy Framework (NPPF), Local Plans must be positively prepared, justified, effective and consistent with national policy. We do not consider that a simple percentage growth across DSVs based on existing settlement size would be justified or consistent with national policy. It is more appropriate that levels of development growth should be determined by the sustainability of the location in terms of the local services and infrastructure that currently serves the DSV.

From our review of the ‘Settlement-Specific Issues’ section of the ‘Site Allocations DPD: Preferred Options in September 2011’, it is clear that Monk Fryston / Hillam represents one of the more sustainable DSVs in terms of its ability to accommodate new housing growth. Whilst this village represents one of the smaller DSVs, it is very well served by local services and facilities including including a post office, general store, primary school and a surgery, as well as a community centre, public house, restaurant and equipped play area, all of which are located close to the village centre.

The settlement is also well served by road and located in close proximity to motorways. There are a number of bus stops in the village, providing public transport services to the principal settlement of Selby, and also to the Sherburn-in-Elmut. On this basis, we consider that Monk Fryston / Hillam should be allocated a higher proportion of percentage growth than other DSVs, on the basis that it is better placed to accommodate new residential development and is sustainably located.

Question 10 – The Core Strategy sets the ‘rules’ for choosing sites; but do you have any views on the relative importance of weight to be attached to the criteria for site selection?

The Core Strategy approach to the allocation of sites is based upon the sequential approach contained within the NPPF. Whilst we accept this represents an appropriate starting point, it is not appropriate to apply the same criteria to all settlements across the District.

The majority of smaller settlements in the west of the District, including five of the DSVs (Byram/Brotherton, Eggborough/Whitley, Monk Fryston/Hillam, South Milford and Escrick) are located within the West Riding Green Belt. There is currently a shortage of available land within the settlement boundaries of these DSVs therefore in some instances new development can only be accommodated on land currently designated as Green Belt. If the same selection criteria are applied to all settlements then sites in the Green Belt DSVs will always score poorly against sites in

those settlements outside of the Green Belt. On this basis we believe that a separate approach is required to ensure that site selection in the Green Belt DSVs is not prejudiced, and much needed growth in these settlements is not hindered.

Question 22 – Should the development limits be drawn tightly to maintain the settlement pattern, or loosely around the settlements to enable sympathetic development?

We believe the Council's new development limits should be drawn loosely so as not to prejudice the delivery of sustainable, edge of settlement sites, which could make an important contribution to the achievement of the Core Strategy development targets.

A review of the most recent published housing trajectory for Selby, set out in its '5 Year Housing Land Supply – Final Methodology' (Dec 13), confirms that the Council only achieved its annual housing requirement for three of the ten years between 2003-2013, the last time being in 2007/08 (paragraph 3.39). In order to meet identified housing need in the District and achieve the overall housing requirement for the plan period, it is essential that each potential residential allocation is judged entirely on its own merits, based on the suitability of each individual site to contribute to the delivery of sustainable development. It is considered that drawing new development limits too tightly around the existing settlements, particularly around the smaller rural settlements, would have a significant detrimental impact on the delivery of much needed housing in these areas. It would hinder opportunities to rectify previous years' housing undersupply through the delivery of a variety of residential sites.

Question 26 – Is it necessary for PLAN Selby to consider climate change and renewable energy issues in respect of new development?

Whilst we recognise the benefits of planning for renewable energy and sustainable design, the Council's primary focus should be to ensure the delivery of potential development sites is not jeopardised by inflexible policy requirements which impact upon viability. Therefore we believe any new policies should be drafted to incorporate a level of flexibility whereby, if the viability of a development proposal is significantly impacted by the requirement to incorporate renewable energy measures and methods of sustainable design, then such proposals could be exempt from this requirement, which we consider should be determined on a site by site basis.

Question 31 – Should PLAN Selby include policies for setting specific house types and sizes, tenures and specialist housing such as care homes and self builds?

There is no requirement for PLAN Selby to include policies for setting specific house types and sizes, tenures and specialist housing such as care homes and self builds. Rather it would be more appropriate for such requirements to be determined by the market. On this basis, PLAN Selby should seek to ensure that specific house types, sizes and tenures are determined on a site by site basis, so that the type and scale of new residential development is appropriate to its location.

Question 32 – Should PLAN Selby include further policies for transport issues including (inter alia) traffic plans, parking standards and traffic management?

Whilst we do not object to the inclusion of specific policies to guide transport issues with respect to new development, there should be flexibility whereby parking requirements and other transport issues should be determined on a site by site basis. This would be more appropriate than applying

a broad brush approach applicable to every potential development site. This would also contribute to the achievement of sustainable development in line with the vision and objectives of the adopted Core Strategy and the NPPF.

Question 33 – Should PLAN Selby have more detailed general policies on design by being more specific about the minimum design standards it will seek to achieve?

We do not consider it necessary for PLAN Selby to have more detailed general policies on design. Whilst we support the view that new housing should be of a high standard of design, we consider that the design of new development should be determined on a site by site basis and by market demand. This will best ensure that the design of new development, including that of new residential schemes, is appropriate to its location and setting. Furthermore, this would encourage and allow for creation and innovation on new developments in the District, rather than duplication on a site appropriate basis.

With respect to density, we would recommend that PLAN Selby seeks to ensure that, on a site by site basis, development achieves an optimum level of density that is appropriate to location, infrastructure and the accessibility of the site. This will allow densities to be achieved appropriate to their location, in accordance with the requirements set out in the 2009 Selby Strategic Housing Market Assessment (SHMA).

Question 34a – Are the Core Strategy policies sufficient?

Adopted Core Strategy Policy SP9 sets an upper level target of 40% affordable housing provision on new residential developments. We do not consider the application of a 40% affordable target is appropriate. This will have a significant detrimental impact on the delivery of new residential development in the District.

Given the historic challenges associated with under-delivery of housing in Selby, as evidenced by the Council's '5 Year Housing Land Supply – Final Methodology' (Dec 13), which confirms Selby only achieved its annual housing requirement for three of the ten years between 2003-2013, we would comment that overly restrictive affordable housing policies could prevent much needed residential development from coming forward, which, in turn, could prevent the vision and objectives of the Local Plan from being achieved.

Question 37 – Which SDLP Policies are suitable for continued use in PLAN Selby, which are completely out of date, or no longer necessary?

Policy T5 of the Selby District Local Plan (adopted 2005) was 'saved' by a Direction from the Secretary of State in February 2008. The policy seeks to "safeguard the route corridors for the A63 Hambleton and Monk Fryston bypasses, as defined on the proposals map, by refusing proposals for development which would compromise implementation of the scheme." The supporting text to this policy states it is necessary to safeguard the route corridor "in the event that the need for a bypass is justified".

When this policy was saved in 2008 a gap was earmarked between the built up areas of Monk Fryston / Hillam for a potential new bypass. The bypass order was subsequently revoked by the Department for Transport in 2009 and the Council acknowledges in its Sites and Policies Local Plan: Preferred Options that the "bypass is unlikely to take place". Given that the bypass is no

longer planned, we do not consider there is any justification for retaining this policy within the statutory Development Plan for Selby. This policy is now out of date and obsolete, therefore we recommend that it is deleted.

Question 53a – How should Monk Fryston / Hillam grow and develop?

It is clear from our review of the 'Settlement-Specific Issues' section of the draft Site Allocations DPD that, in comparison to the other DSVs in Selby, Monk Fryston / Hillam represents one of the more sustainable locations within which to focus new development. The settlement is very well served by local services and facilities. Furthermore it is located in very close proximity to the existing motorway network therefore we consider Monk Fryston / Hillam is well served to accommodate a greater level of housing growth than other DSVs of a similar size.

The settlement of Monk Fryston / Hillam is situated within the West Riding Green Belt. The existing Green Belt boundary is drawn tightly around the settlement, and there is insufficient land and sites available within the existing development boundary, to accommodate development growth in the settlement over the plan period. On this basis it is essential that the Council allocates sufficient land to accommodate new development in the village. As a starting point when seeking to allocate new development sites, the Council should prioritise those sites which represent the most natural/organic extension to the existing settlement boundary.

As detailed above, a gap currently exists between the built up areas in Monk Fryston, which was formerly earmarked for a potential bypass. The bypass is no longer planned therefore we consider the development of this 'gap' represents the most appropriate location for new development in the village. This would retain the natural existing urban form of the settlement whilst also presenting the opportunity to link the built up areas to unite the village.

It is worth noting that the land comprising this gap was proposed for allocation as a mixed-use development site by the Council in the previous 'Site Allocations DPD: Preferred Options' report (SADPD) in September 2011, therefore we consider the principle of development in this location is already established. The SADPD conceded that the land was constraint free aside from its Green Belt designation, "and is contained enough to prevent excessive intrusion in to the open countryside".

On this basis, we strongly recommend that the Council seeks to allocate land within this gap for development as part of PLAN Selby. We believe that residential development in this location will be much more sympathetic to the surrounding area and to the village's countryside setting than other potential development sites around the settlement, and would contribute to meeting an identified housing need.

Land North and East of Hillcrest

As stated above, CBRE Limited previously made representations submitting land owned by the Church Trust / Stokers for consideration to the Strategic Land Availability Assessment (SLAA) in October 2013. The site, 'land north and east of Hillcrest' (SLAA Ref: MFRYSTON/008), extends to approximately 2.23 hectares (5.5 acres) and sits in the gap between the built up areas of the village, formerly earmarked for a new bypass. The land was originally considered as part of a larger site within the SADPD, together with the former petrol station site to the east (SADPD Ref: MFH004), which is currently in use as a hand car wash.

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Within the SADPD, the Council acknowledges that the larger site "could achieve a range of land uses to address local concerns and accommodate housing", and allocates the site for 45 dwellings, school car park/drop off, open space and community facilities. The SADPD states that these three parcels of land would only be considered as one site. We would like to reiterate our belief that The Church Trust and Stoker parcels of land (SLAA Ref: MFRYSTON/008) could be developed independently of the hand car wash, and still deliver the school car park / drop off, open space and community facilities as part of a residential scheme.

We would like to reiterate our belief that land north and east of Hillcrest represents a deliverable housing site that could make an important contribution to the achievement of the Core Strategy development targets. Whilst we acknowledge that brownfield sites in sustainable locations should be identified as a priority to meet the Borough's housing targets, there is not sufficient land within the existing development boundary to accommodate growth. As such, land falling on the edge of the existing defined settlement boundary that is able to demonstrate it is sustainable, and can offer a suitable, achievable and available site for housing, should also be considered to ensure that housing development in the District is deliverable.

In terms of deliverability of the site, Footnote 11 of NPPF states that in order "to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable." The site is available now; both landowners have resolved that they wish to progress the land for development.

In regards to suitability, whilst we acknowledge it is currently located outside the development boundary of Monk Fryston / Hillingham, we wish to emphasise that the site is located between the built up areas of the village therefore could accommodate new development without the requirement to significantly alter the existing urban form of the settlement. The development of this site for residential use would therefore complement surrounding established residential areas and would provide a natural extension to the urban boundary. Furthermore, Monk Fryston / Hillingham represents a sustainable location which is well served by local services and facilities. On this basis we consider the site is suitable for development.

Finally, we consider the site is achievable; the landowners have agreed a collaborative approach to its potential development and there is a realistic prospect that housing will be delivered on the site within five years. The site therefore meets each of the 'deliverable' criteria set out in the NPPF. As such, we strongly believe that the site should be allocated within PLAN Selby for residential-led development.

Summary

I trust the above comments will be duly considered by the Council in your preparation of PLAN Selby and would be grateful if you could please confirm receipt of our representations. I would also be grateful if you could please keep us abreast of progress on the emerging Local Plan for Selby.

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Should you have any queries or wish to discuss any issues raised above, please do not hesitate to contact me.

Yours sincerely

EDWARD HARVEY
CBRE LIMITED