



Policy and Strategy
Selby District Council
Civic Centre
Doncaster Road
Selby
North Yorkshire
YO8 9FT

By email
Idf@selby.gov.uk
let.026.JC.RW.20220001

19 January 2015

Dear Sir/Madam,

PLAN SELBY INTIAL CONSULTATION

We write on behalf of our client, Sherburn Promotions Ltd, to make representations to the PLAN Selby Initial Consultation document.

Our client seeks to put forward the Hodgson's Lane site (owned by Sherburn Promotions Ltd) in Sherburn in Elmet for allocation for residential development, however we note that at this early stage in the process the Council is not consulting on any proposed site allocations for the settlements. As such, our comments are reflective of this and are made pertinent to our clients' interests as outlined above.

Background Context

Indigo Planning Ltd has been promoting the site for development over a five year period and has made extensive representations to the Council relating to previous SHLAAs, the Site Allocations document and Core Strategy. A copy of all previous submissions can be provided upon request.

Background work on the site has involved flood and drainage input from Weetwood Environmental Engineering, and highways background work by RPS and SK Transport.

5 Plus Architects prepared a Site Appraisal and Development Framework document in October/November 2011, setting out the site's opportunities/ constraints and initial design options. This document has been submitted to the Council as part of the Site Allocations Preferred Options consultation in December 2011.

Consultation with the Council's Policy and Strategy Department (Andrew McMillan), the Environment Agency (Mark Whitling) and North Yorkshire County Council Highways has taken place over the five year period.

More recently, a pre-application meeting took place on 9 January 2015 with Officers at Selby District Council to discuss the site's development potential and



its potential to contribute towards the Council's five year housing land supply.

The site was subject to community consultation in Autumn 2013 and a presentation was made to Sherburn Parish Council on 6 October 2013. Feedback on the initial design options and needs of the village was sought to feed into the design process and help establish suitable ancillary uses for the wider site.

The site has already been proposed for allocation for residential development in the Council's preferred options allocation paper demonstrating its suitability to accommodate future growth in Sherburn.

Response to T1 Providing Homes

From Table 2, we note that of the dwellings to be provided in Local Service Centres (circa 530, although this is subject to change), a higher proportion is allocated to Tadcaster (circa 470 dwellings). We request that the Council take note of the lack of deliverable and available sites within Tadcaster and allocate a higher proportion of dwellings to Sherburn in Elmet where sites are more readily available and being promoted, such as at Hodgson's Lane.

In response to Question 8, we agree that the Council should over-allocate sites for housing on the basis that the Core Strategy sets minimum targets on housing, and as a result of persistent under delivery of housing in Sherburn and elsewhere. For example, with regards to Table 2, only two dwellings were completed in Sherburn between 1 April 2013 and 31 March 2014 despite over 700 dwellings having recently been granted permission. This supports the need to over-allocate sites for development where they are sustainable, deliverable and available in the interests of delivering new homes in Sherburn.

Having considered the options set out in 3.23 of the Initial Consultation document, allocating additional sites which are developable now will ensure that the minimum requirement is met and also allow for the event of non-delivery or lack of a five year housing land supply.

These sites should be allocated now to meet the needs of the District now and will be important, mindful that there has been previous undersupply. We consider this the best approach to over-allocating sites within the PLAN Selby.

Allocating sites with deliverability constraints or phased back contingency sites will be at odds with the National Planning Policy Framework's desire to boost supply.

Response to T2 Promoting Prosperity

The Council seeks to allocate employment land in Sherburn. Table 6 notes that larger allocations may be needed due to the 'land hungry' nature of manufacturing and distribution sectors that are established in this part of the District.



Growth of employment in Sherburn should be reflected by growth in housing numbers to allow for sustainable development and the Council should take account of the need for commensurate housing in allocating sites for employment. Our client's site at Hodgson's Lane is suitably located close to existing employment facilities and the train station and therefore would be suitable to accommodate housing to support Sherburn's growth ambitions.

Response to T3 Defining Areas for Promoting Development and Protecting Key Assets

We agree that the Council needs to undertake a study which will review Green Belt boundaries, Development Limits and Strategic Countryside Gaps with a view to amending boundaries, in particular the District's Development Limits, to accommodate new development. We note that this work will be subject to its own consultation.

Existing Safeguarded Land allocated in the 2005 Local Plan, such as our client's site at Hodgson's Lane, should be released now as a first priority for development as part of this plan period to avoid altering existing Green Belt boundaries in the short term.

Future Development Limits should not be drawn too tight as there must be room for sympathetic and sustainable development. Future safeguarding of land as part of a Green Belt review ought to be undertaken with new safeguarded land identified for beyond this plan period.

Response to Q37 – Selby District Local Plan Policies

With specific reference to Saved Policy SL1: Safeguarded Land, we do not agree that the policy is suitable for continued use in PLAN Selby. Existing Safeguarded Land is needed now in order to address current housing needs in the District and to contribute towards achieving the Council's five year housing land supply.

Safeguarded Land was allocated within the Selby District Local Plan to come forward after the plan period. We are now in that period and many sites, including Hodgson's Lane, are ready to come forward for development. As such, Policy SL1 is completely out of date and should now be carried forward in its present form (i.e. all current Safeguarded Land should not be carried forward without assessment for release).

Response to Q39 – Sherburn in Elmet

Sherburn in Elmet is a sustainable urban area and therefore growth should be encouraged through the Local Plan. Future growth of the area should be directed towards land north east of Sherburn which is sustainably located close to the Train Station, existing employment land and has access to good road networks. Additionally, directing growth towards this part of Sherburn will prevent additional congestion through the village centre, which experiences congestion.



We consider that additional housing is needed in Sherburn to meet the District's housing needs as well as retail provision and community facilities, however this will be determined through the evidence work undertaken to support PLAN Selby.

Summary

Our client ultimately seeks to allocate the above site for residential development within the PLAN Selby. The comments above are made to reflect our clients' interests and we trust that these will be taken into account in developing the PLAN Selby to its next stage.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

Jake Crompton

Enc: Site Location Plan
cc: Sherburn Promotions Ltd.



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Key — Site boundary

Project Hodgson's Lane, Sherburn

Title Site location plan

Client Sherburn Promotions Ltd

LPA Selby District Council

Date: 19.01.15
Scale: 1:2500@A3
Project No: 20220001
Drawing No: 20220001/01
Drawn By: TH



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