

BRAYSHAW PROPERTIES

LDF Team
Development Policy
Selby District Council
Civic Centre
Portholme Road
Selby
YO8 4SB

Dear Sir/Madam

19 February 2011

Core Strategy consultation

I wish to make two observations on the Core Strategy:

- **2.42 Providing Affordable Housing, Policy CP1A and Policy CP5** – In view of the *weak housing market* I would advocate that due consideration should be given to adopting a policy on self build housing which is a form of affordable housing acting between commercial and the housing association/affordable area (see attached response to the Affordable Housing SPD)
- **4.34 Flood risk** – In the case of long established housing allocation areas that now come into a flood zone area, site specific flood risk assessments should be made to ensure that these long term potentials are not lost because of national all embracing flood risk assessments

My observation on flood risk relates specifically to site SHER 003 which has been allocated for many years. It is at the head of the Environment Agency's river classification, which appears to have numerous graphical mistakes and many anomalies related to adjoining land at the same level. I will be sending a more detailed response related to the Site Allocation's DPD and SHER 003.

Yours sincerely

Alison Brayshaw
Brayshaw Properties