

## IAIN BATH PLANNING

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Ref: IGB/tp

Dear Sirs

### **Selby Proposed Interim Housing Policy**

I write further to your letter dated 29 September in relation to the District Council's Proposed Interim Housing Policy. I would provide the following comments on this document.

The general principle of introducing a Interim Housing Policy to make sure that development is centred on the most sustainable locations and ensure the long term vitality of all settlements is not objected to per se but the operation of such a policy mechanism must ensure that the best sites come forward in individual settlements in terms of relationship to existing settlement form, sustainability and individual settlement requirements.

In this regard in advance of an assessment of appropriate sites as part of the Local Development Framework Site Development Plan Allocations Document care must be taken not to prejudice the delivery of the most appropriate site or sites for that particular settlement.

In relation to the settlement of Church Fenton which is designated as a service village and which is one of the largest of these designated settlements with good facilities and access to the national rail network it is noted that there is general agreement on the need for additional growth in the settlement to come forward.

This should be directed to the most appropriate locations in or adjacent to the existing settlement form and my clients have land assets which are being promoted through the Local Development Framework process which will have the potential to deliver much needed new housing at all levels as well as other community benefits for the settlement of Church Fenton.

This assessment should not be prejudiced with less appropriate sites being allowed to come forward in the short term.

The acceptability of appropriate scale development on Greenfield land is also noted although the actual policy indicates that this will only be acceptable in principle within existing development limits. Given the recent changes to the designation of garden areas to Greenfield status this could potentially set a dangerous precedent for inappropriate piece meal development within the settlement when better sites exist, capable of delivering significantly more benefit to the settlement, outwith existing development limits but immediately adjacent to the existing settlement form and with good relationships to that settlement form.

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Consideration should therefore perhaps be given to amending the current policy wording to enable consideration to be given to Greenfield sites immediately adjacent to the existing development limits of the settlement where that relationship to established form is appropriate.

I hope these comments assist and look forward to confirmation that you have received these representations as part of this formal consultation process.

Kind regards.

Yours faithfully

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