

SELBY DISTRICT COUNCIL PLANNING	
28 OCT 2010	15 NOV 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE



David Storrie Associates
Town Planning Consultants

LDF Team
Selby District Council
Civic Centre
Portholme Road
Selby
YO8 4SB
For the attention of Terry Hesleton

BY POST AND EMAIL

27th October 2010

Our Ref: DSA114310

Dear Sirs

Consultation on Draft Interim Housing Policy

Further to our telephone conversation regarding the above, we are pleased to offer our comments. We write on behalf of clients who have land interests in the Selby District.

As a starting point we applaud the intention to review current practice to ensure a sensible approach is taken to "windfall" and greenfield development in advance of the LDF Core Strategy.

We support the relaxation on restricting development on greenfield sites and farmsteads within designated Service Villages. As you know farmsteads are classed as greenfield sites in PPS3 even though they contain buildings. However, we suggest that support should be given to redeveloping farmsteads, where appropriate. As currently written the policy suggests that only the conversion of buildings within an existing farmstead would be supported. For reasons we expand on below, we consider that this would be unnecessarily restrictive.

Within the district there are a number of farmsteads that have become redundant and have no real prospect of being brought back into agricultural use. The farm buildings are often in a state of disrepair and badly sited in relation to each other, rendering any conversion proposals difficult. However, appropriate redevelopment of the site for residential use could assist in removing what has become an eyesore and regenerate the site within the village.

As discussed we cite the example of Poplar Farm, Doncaster Road, Whitley. It is a moot point as to whether this is a farm, as the last occupier did not carry out any farming activities. The "farm" house and "farm" buildings are clustered close to the road frontage and have fallen into a state of disrepair over the years. (See enclosed photos).

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The site has a planning history of refusals, primarily because of the "greenfield" status and prevailing restrictive policies. The site currently has a negative contribution to the visual amenity and character of the settlement in a prominent position on the main road.

Appropriate scale redevelopment of the site for housing would regenerate the site and significantly improve the visual appearance. Conversion of the outbuildings would not be appropriate here given the scale and position of these buildings.

As currently written the draft policy would restrict development on the greenfield site to conversion of buildings only. Given this we suggest that, in relation to Service Villages, the term conversion is dropped from the text. In other words, "...~~development/redevelopment on previously developed land and appropriate scale development on greenfield land (including farmsteads).~~"

An alternative may be to delete reference to farmsteads altogether as they are classed as greenfield land anyway and would be covered by the reference to greenfield in the text?

As currently written we consider that there is an unnecessary restriction on appropriately scaled development on farmsteads.

We trust the above comments are helpful and look forward to hearing the outcome of the consultation. We would welcome notification of when this is to be reported to Members and if there is an opportunity to make verbal representations at the relevant meeting.

Yours sincerely
On behalf of David Storrie Associates

**David Storrie Dip TP, MRTPI
Planning Director
(david@dsaplanning.co.uk)**

Enc.

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