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Our ref. CB/DH/1170001

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Dear Sirs

SELBY LOCAL DEVELOPMENT FRAMEWORK

DRAFT INTERIM HOUSING POLICY CONSULTATION

We write on behalf of our client, Connaught Consultancy LLP, to make representation on Selby Council's Draft Interim Housing Policy.

From our previous representations, you will be aware that Connaught own the Hodgson's Lane site in Sherburn-in-Elmet and are promoting it for residential development. As such, any new housing policy will have implications for its future development.

Connaught is supportive of the objectives of the Interim Housing Policy in seeking to manage the delivery of windfall sites to allow the planned delivery of larger proposed housing sites such as Hodgson's Lane which can deliver the necessary infrastructure. This is important in order to safeguard the objectives of the Core Strategy and sustainability principles underpinning national planning policy.

It will be particularly important in Sherburn to manage any proposals for development in order that the most sustainable, suitable and deliverable sites come forward for development.

In considering sites for development in the interim period before the Core Strategy and Site Allocations DPD are adopted, the policy should not rely on historic Phase 2 housing allocation land from the adopted Local Plan. Rather, the Council should instead consider sites put forward as part of the SHLAA, as more suitable and deliverable sites are available based on the most up to date evidence. In the case of Sherburn, the Hodgson's Lane site is a suitable, available and deliverable site which should be prioritised ahead of the Phase 2 housing allocation site and other SHLAA sites which are constrained. For example, SHLAA sites PHS/58/007 and PHS/58/008 are constrained by

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flooding and site PHS/58/008 lies outside the settlement boundary. Whilst the Hodgson's Lane site lies outside the current settlement boundary, it is a sustainable site which can meet housing needs in the short to medium term. The site is suitable and deliverable with the most up to date evidence showing that the site lies within flood zone 1 and can be delivered with associated highways improvements.

Additionally, whilst we are supportive of the objectives of the policy, it will be important to monitor and manage interim policies to ensure deliverable sites are not stalled unduly.

Please contact should you require any further information in association with this representation.

Yours faithfully

Doug Hann

cc: Connaught Consultancy Services LLP