



**Ryan King**

---

**From:** Gen Berridge [REDACTED]  
**Sent:** 20 December 2012 16:19  
**To:** LDF  
**Subject:** Selby Draft Core Strategy - Consultation Response on Further Proposed Changes (7th Set)  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
**Attachments:** Selby CS - 7th set of Proposed Changes consultation Response 20-12-12.pdf

Dear Sir or Madam,

Please find attached on behalf of our client, a response to the 7<sup>th</sup> Set of Proposed Changes to the Draft Core Strategy.

Please could you acknowledge that you have received the attachment.

Kind regards

**Gen Berridge MRTPI**  
**Senior Planner**

**Dacres Commercial**  
Regent House  
Queen Street  
Leeds  
West Yorkshire  
LS1 2TW  
Tel: [REDACTED]  
Fax: [REDACTED]  
Mob:

This year Dacres Commercial are making a donation to the Open Arms Malawi charity instead of sending Christmas cards.

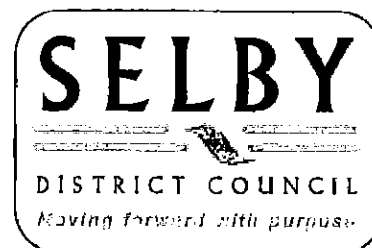
*Please consider the environment before printing this email*

**Subject to Contract & Without Prejudice**

This email and any files transmitted with it are confidential and may contain privileged information intended solely for the use of the addressee. If you are not the intended recipient you are hereby notified that any dissemination of this communication is strictly prohibited. If you are not the intended recipient, please advise the sender immediately by return email, or contact our head office on 01943 600655 and delete this message from your system. As this message has been transmitted over a public network Dacre, Son & Hartley cannot guarantee its accuracy or completeness. If you suspect that the message may have been intercepted or amended, please contact the sender. Dacre, Son & Hartley Limited Registered Office: 1-5 The Grove, Ilkley, West Yorkshire LS29 9HS. Registered in England No: 3090769.



LOCAL  
DEVELOPMENT  
FRAMEWORK



## **Selby District Submission Draft Core Strategy Consultation on Further Proposed Changes (7th Set) November 2012 Representation Form**

The Core Strategy has been subject to Examination by an independent Inspector at hearings in September 2011, April 2012 and September 2012.

The independent Inspector adjourned the Examination in Public (EIP) until 27 February 2013 in order for the Council to consult on any further Proposed Changes to the Submission Draft Core Strategy in accordance with the revised timetable (available at [www.selby.gov.uk/CoreStrategyEIP](http://www.selby.gov.uk/CoreStrategyEIP)).

The Council is therefore publishing further Proposed Changes to the Submission Draft Core Strategy, for consultation between 12 November and 28 December 2012.

The Submission Draft of the Core Strategy (May 2011) takes into account views gathered at the previous stages of consultation. The September 2011, April 2012 and September 2012 EIPs have already heard the duly made representations on the Submission Draft Core Strategy which were submitted during the formal Publication stage (January 2011) and subsequent consultation on the previous 6 sets of Proposed Changes (January and June 2012). This is not another opportunity to make further representations on those matters.

**Representations are therefore invited as part of this consultation on the 7th Set of Proposed Changes to the Submission Draft Core Strategy and the Further Sustainability Appraisal Addendum Report.**

Please complete separate copies of Part B of this form for each of your separate representations. It would be helpful if you could focus on the "tests of soundness" and indicate if you are objecting on a legal compliance issue.

**Completed representation forms must be returned to the Council no later than 5pm on Friday 28 December 2012**

**Email to: [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)**

**Fax to: 01757 292229**

**Post to: Policy & Strategy Team, Selby District Council, Civic Centre,  
Doncaster Road, Selby YO8 9FT**

## Part A

### The Tests of Soundness

The Independent Inspector's role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. The tests to consider whether the plan is 'sound' are explained under paragraph 182 of the National Planning Policy Framework (NPPF) (March 2012) and states a sound Core Strategy should be:

#### **Positively prepared**

- the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

#### **Justified**

- the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

#### **Effective**

- the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

#### **Consistent with national policy**

- the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

### **Contact Details** (only complete once)

Please provide contact details and agent details, if appointed.

	Personal Details	Agents Details (if applicable)
Name		Mark Johnson
Organisation	Redrow Homes and Persimmon Homes	Dacres Commercial
Address		Regent House Queen Street Leeds LS1 2TW
Telephone No.		
Email address		

**It will be helpful if you can provide an email address so we can contact you electronically.**

**You only need to complete this page once. If you wish to make more than one representation, attach additional copies of Part B (pages 3-4) to this part of the representation form.**



**Part B (please use a separate sheet (pages 3-4) for each representation)**

**Please identify the Proposed Change (which can be found on the Published Schedule, CD2g) to which this representation refers to:**

PC7.12 - 14 - Housing Requirement - Windfalls - Policy CP2 and CP3

**Question 1: Do you consider the Proposed Change is:**

- 1.1 Legally compliant  Yes  No
- 1.2 Sound  Yes  No

If you have entered No to 1.2, please continue to Q2. In all other circumstances, please go to Q3.

**Question 2: If you consider the Proposed Change is unsound, please identify which test of soundness your representation relates to:**

- 2.1 Positively Prepared (Please identify just one test for this representation)
- 2.2 Justified
- 2.3 Effective
- 2.4 Consistent with national policy

**Question 3: Please give details of why you consider the Proposed Change is not legally compliant or is unsound and provide details of what change(s) you consider necessary to make the Proposed Change to the Submission Draft Core Strategy legally compliant or sound.**

Whilst we welcome the acknowledgement of the 450 housing requirement being a minimum and welcome the 105 minimum windfall target we consider that Policy CP2 should be amended in order to make it Sound (effective). We recommend, for clarity, Policy CP2 Part A should be amended as follows:

"Provision will be made for the delivery of a minimum of 555 dwellings per annum from a combination of windfall and allocated sites, and associated infrastructure in the period up to March 2027."

This amendment will clarify that the 450 dwellings consist of allocations, with an additional minimum 105 dwellings from windfalls and conform with the content of amended paragraphs 5.28 c – f.

In relation to Policy CP3 we recommend that the 555 figure should appear in Policy CP3 Part A in order to provide the appropriate and necessary clarity required in order for the release and delivery of sites to function properly. Policy CP3 Part A should read as follows:

"The Council will ensure the provision of housing is broadly in line with the annual housing target (minimum of 555 net additional dwellings) and distribution under Policy CP2 by..."

Furthermore and again for purposes of clarity, we recommend that specific reference is made within the text to the minimum 450 dwelling per annum requirement from allocations and the minimum 105 windfalls per annum together forming the backdrop for establishing the 5 year supply. Therefore 555 should be the annual requirement and 2775 (555 x 5) should be the 5 year housing requirement. Any 5% or 20% NPPF buffer should be in addition to 2,775. There is no reference in the Core Strategy to the calculation of the 5 year requirement - both in relation to Policy CP2 and CP3.

Continue overleaf

*Question 3 continued*

Whilst there are numerous references to the 5 year supply and consequences for instances where there is a less than 5 year housing land supply there is no definitive 5 year housing requirement on which to base the calculation. It should be clear within the Core Strategy how the 5 year requirement will be calculated in order to provide the necessary guidance to both the LPA and those tasked with making investment decisions.

*(Continue on a separate sheet if submitting a hard copy)*

**Question 4: Can your representation seeking a change be considered by written representations, or do you consider it necessary to participate at the oral part of the examination?**

**4.1** Written Representations

**4.2** Attend Examination

- 4.3** If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary  
*(Your request will be considered by the Inspector, however, attendance at the Examination in Public is by invitation only).*

Having previously attended and contributed to the debate at the Examination I would like to continue to contribute to the ongoing debate in relation to the matters raised in this consultation.

*(Continue on a separate sheet if submitting a hard copy)*

**Representation Submission Acknowledgement**

I acknowledge that I am making a formal representation. I understand that my name (and organisation where applicable) and representation will be made publically available (including on the Council's website) in order to ensure that it is a fair and transparent process.

I agree with this statement and wish to submit the above representation for consideration.

**Signed**

Mark Johnson

**Dated**

20 December 2012