

**ryan king**

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**From:** Pagett, Tom T [tom.pagett@environment-agency.gov.uk]  
**Sent:** 01 November 2010 13:50  
**To:** ldf  
**Subject:** Selby Draft Interim Housing Policy

Mr Terry Heselton  
Selby District Council  
Environmental Services  
Civic Centre Portholme Road  
Selby  
North Yorkshire  
YO8 4SB

**Our ref:** DN/2006/000341/OR-  
01/IS1-L01  
**Your ref:**  
**Date:** 25 October 2010

Dear Mr Heselton

### **Selby Draft Interim Housing Policy**

Thank you for allowing the Environment Agency the opportunity to comment on the draft Interim Housing Policy (IHP). We fully support the principle of a policy which gives developers and local people clear guidance as to the acceptable scale and location of new housing development within the district in the absence of an adopted Core Strategy and especially since the abolition of the RSS and associated local housing targets.

However, we do have some concerns as to how the policy will focus development, and specifically its implications for the application of the flood risk sequential test within the district. This directly relates to the settlement hierarchy and the acceptable development categories within the settlement types.

Whilst we fully appreciate the Council's desire to focus development within Selby itself and other key settlements, there is an obvious conflict between flood risk in the district and the wider sustainability benefits of locating developments near existing infrastructure and services. We feel that it would be prudent to provide clarification to developers as to the acceptable application of the flood risk sequential test. For example, just because a proposed development is locating in Selby, in compliance with the IHP, this does not negate the need to apply the sequential test at the district level. Even within Selby itself there are areas of flood zone 1 and clear justification should be provided to the satisfaction of yourselves firstly that the development must be located within a specific settlement, and then that there are no reasonably available alternative sites for the development within the settlement. Without this, we feel that the IHP may be viewed as an opportunity by some to reduce the search area for the sequential test

without clear justification.

I hope that the comments above are of use to yourselves in producing the final IHP. If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely

**Mr Tom Pagett**  
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