
Representations made to the Selby District Council Submission Draft Core Strategy (January 2011) made on behalf of Hallam Land Management Limited – 21st February 2011.

Thank you very much for the opportunity to comment on the Submission Draft Core Strategy, please find the comments below.

- 1.1 Core Strategy Policy CP2 allocates the distribution of development as set out in Figure 8. Figure 8 states that only 16% of development should be distributed to the 2 main 'Local Service Centres' whilst the remaining 'Designated Service Villages' receive 20% of the total delivery. This 9% distribution for Sherburn in Elmet and Tadcaster equates to 650 dwellings over the 16 year plan period at an annual requirement of 41 dwellings. This 18% of the growth to be located within the two Local Service Centres is considerably lower than it should be to encourage sustainable patterns of development.
- 1.2 Sherburn in Elmet is the most sustainable location in the district second only to Selby and should receive a significant increase in its housing requirement. Map 3 highlights the sustainability credentials of Sherburn with 2 train stations readily accessible along with links to the highway infrastructure network. Sherburn also offers excellent public transport links within the settlement and to its surrounding areas. The vast majority of the settlements below Sherburn and Tadcaster in the settlement hierarchy have no access to a train station and have infrequent bus services to access many essential amenities. By allocating 25% to these settlements, sustainability will not be the primary consideration and development in these areas should only be to meet the local needs and not to provide any significant growth. It is considered that development is required within these rural locations but not to the level of 25% of the overall requirement replacing much needed development in sustainable and more credible locations. Sherburn in Elmet has an existing supply of development land in the form of a major housing allocation and the provision of safeguarded land considered suitable for delivery post 2006 stated in the adopted Selby District Local Plan. By limiting growth in Sherburn, the potential for the settlement cannot be reached and many facilities and amenities that could be provided by phased and well master planned development will not be provided.
- 1.3 Sherburn in Elmet should be allocated a higher percentage of the overall requirement than Tadcaster when consideration of both settlements is undertaken. Tadcaster has very limited opportunities due to its surrounding landscape and environmental protections. Furthermore, Tadcaster does not have access to any train stations in comparison to at least 3 within an achievable distance from Sherburn with one in the settlement itself and then further stations at South Milford and Church Fenton. Paragraph

2.22 states that Tadcaster supports 1,700 jobs, whereas Sherburn in Elmet supports more than 3,000 jobs stated in stated in paragraph 2.28.

- 1.4 Paragraph 2.29 further states that Sherburn has a vibrant centre with high occupancy rates but is limited in comparison to its user base, especially at lunch times. It further states that further growth should be matched by improved services and facilities. By placing extra emphasis for expansion and growth the increased delivery of development can support these improved services and amenities and provide new opportunities for the settlement to grow to provide for its current and future users. It is considered that the provision of 9% of the overall housing requirement should be increased significantly with considerable opportunities in the land supply to align with an increased figure.
- 1.5 Selby is the primary settlement in the district but it is considered that placing such a high requirement of the development in this location may hinder achieving Core Policies set out in the Core Strategy. The growth to be located in Selby is heavily reliant on the delivery of approximately 1,000 homes in Olympia Park. The site has the potential to deliver a significant contribution but too much emphasis is placed upon its delivery within the plan period. If the 57% of the overall development is reduced and distributed to settlements such as Sherburn that can accommodate increased levels of growth it would provide more flexibility to the Core Strategy. Development in differing locations will only benefit the delivery of the Core Policies of the Core Strategy as well as the overall success of the larger settlements of the district.
- 1.6 The Selby Strategic Housing Land Availability Assessment (SHLAA) forms part of the evidence base used to produce the Submission Draft Core Strategy. That report summarises in its results that Sherburn in Elmet has approximately a quarter of all potential development sites considered to be deliverable in the next 7 years. These sites identified to come forward in the 0-7 year period are considered as 'green sites' and of the total number of dwellings coming on green sites of 5,975, Sherburn provided 1,447. This number was higher than the 1,109 identified for Selby urban area itself with a further 891 in Selby AAP. Furthermore there were no green sites identified in Tadcaster, indicating there are no deliverable sites without constraints to development. This information from the SHLAA clearly indicates that Sherburn in Elmet has the land supply to accommodate significantly higher levels of development in comparison to the other settlements and should be designated significantly higher levels than the current 9%. It is considered that the settlement and the sites already identified for development could accommodate increased development to align new and improved services and facilities and enhancing the already impressive sustainability credentials of the settlement.

- 1.7 The Objectives of the Core Strategy in paragraph 3.5 Point 1 highlight the principle of enhancing the role of the three market towns. By placing 25% of the development growth outside of the market towns it dilutes the roles they will play in the development of the district as whole. Point 3 identifies that development should be located in the most sustainable locations where public transport already exists. Sherburn in Elmet is the second most sustainable location in the district behind Selby if not the most sustainable location, although it is only designated with 9% of the overall growth figure with Selby receiving 57%. The figure for Sherburn should to be increased in and should not be equal to Tadcaster as it cannot be considered as sustainable as Sherburn.
- 1.8 The Spatial Development Strategy indicates that Tadcaster provides limited development opportunities between paragraphs 4.19 and 4.23. Population estimates from the census and North Yorkshire County Council consider that Tadcaster has only 1.5% population growth since 2001 in comparison to Sherburn that has grown 6.4% for same period. This population growth has the potential to continue in Sherburn due to the increased opportunities and supply of high quality development land opportunities. These opportunities are not available in Tadcaster and the trend for low growth does not show any potential for change. Designating 9% of the overall growth to Tadcaster has the potential to undermine the delivery of the Core Policies of the Core Strategy and hinder its delivery of the housing requirement stated in CP2. By increasing the requirement for Sherburn the prospects for sustainable growth in a sustainable location with help the settlement and the district to grow. Not only are there opportunities to upgrade SL1 Safeguarded land to provide phased housing allocations, there is also the potential to release Green Belt land is a sustainable location with no environmental designation and reduces the need for Green Belt releases in more environmentally sensitive locations in the future.
- 1.9 The provision of an increased requirement for development in Sherburn will enhance the settlement. Releasing land for development in a master planned and considered approach can provide amenities, facilities and services that have not been achieved historically. By identifying a long term strategy for the delivery of these much needed elements the settlement will be improved providing a better place to live and work for its residents. An improved Sherburn in Elmet will also provide sustainable patterns of travel for the surrounding settlements that currently have to make more significant journeys to find adequate facilities. It is of great significance for the district that Sherburn provides a much higher level of growth than the 9% currently considered in CP2. Sherburn is currently a vibrant place to live and visit but by providing increased development opportunities the settlement will continue to grow and this growth should not be constrained by the Core Strategy.

- 1.10 It is for the reasons set out above that the Submission Draft Core Strategy is not considered to be 'sound'.
- 1.11 For the Core Strategy to be 'justified' the percentage of development for Sherburn in Elmet must be increased from its current level of 9%. There is significant evidence to indicate that Sherburn should receive a higher level of the housing requirement than is currently identified in CP2.
- 1.12 The Core Strategy is not currently considered to be 'effective'. Delivery of the Core Strategy will be hindered by the allocation of significant levels of development in areas that have been identified in the evidence base as offering little potential for development. To provide further flexibility the percentage of development for the rural areas of the district and Tadcaster should receive lower levels of development in preference to Sherburn in Elmet.