

Jayne Darley

From: Mark Eagland <mark.eagland@peacockandsmith.co.uk>
Sent: 14 January 2015 16:01
To: LDF
Cc: Richard Morton
Subject: PLAN SELBY (INITIAL CONSULTATION JANUARY 2015) - COMMENTS BY KCS DEVELOPMENT
Attachments: PLAN Selby Initial Consultation Comments by KCS Development.pdf

Dear Sir/Madam,

I have been instructed by my client, KCS Development to review the Initial Consultation of PLAN Selby.

Accordingly, please find attached completed comment forms in respect of the following questions:

- *Q7b Do you agree with the broad principles of the calculation method?*
- *Q8a Should PLAN Selby over-allocate to allow for any non-delivery on the allocations? By what method and by how much?*
- *Q8b How should PLAN Selby seek to allocate sites in such a way as to secure delivery over the whole plan period?*
- *Q9a Is a simple percentage growth across all Designated Service Villages a fair and appropriate starting point for deciding the split between DSV's?*
- *Q9b Bearing in mind issues such as land availability, flood risk and other technical constraints (e.g. highways capacity and access) are there particular criteria that should be taken into account in assessment the final minimum target for Designated Service Villages?*
- *Q10 The Core Strategy sets the 'rules' for choosing sites; but do you have any views on the relative importance or weight to be attached to the criteria for site selection?*
- *Q43a How should Brayton grow and develop?*

I would be grateful if you could confirm receipt of these representations in due course.

Yours faithfully

Mark Eagland
Co-Managing Director



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Selby District Council
Local Plan Consultation

"PLAN Selby"
(The Sites and Policies Local Plan)

Initial Consultation Comments Form

"PLAN Selby" is the Sites and Policies Local Plan which the Council is developing to deliver the strategic vision outlined in the Core Strategy that was adopted in 2013. When adopted, PLAN Selby will form part of the Local Plan for the District against which planning applications will be assessed.

This consultation is the first stage in our on-going dialogue with you and we hope that you will take time to respond to it and help us move forward. The responses to this consultation will help inform our work and shape the District for the future.

Comments are therefore invited as part of this Initial Consultation.

Please use this form to make your comments.

Please read the main document PLAN Selby and associated papers, which are available on the Council's website at www.selby.gov.uk/PLANSelby and at local libraries and Public Council offices.

You will need to see what is in PLAN Selby in order to make your comments. It contains a wide range of issues and specific questions on which we would like your views. Please make sure you are clear about which part of PLAN Selby you are commenting on and ensure we have your full contact details so we can take your comments into account and so that we can contact you about the next stages.

Completed comments forms must be received by the Council
no later than 5pm on Monday 19th January 2015

Contact Details - Please provide contact details and agent details, if appointed

	Personal Details	Agent Details (if applicable)
Name	KCS DEVELOPMENT	MARK EAGLAND, PEACOCK AND SMITH
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Comment(s)

Please ensure you provide reference to the Question and Topic area for each comment you wish to make.

Topic / Chapter

Question no. Paragraph

Q7b Do you agree with the broad principles of the calculation method?

Paragraph 3.3 of the consultation document indicates that the housing requirement set out in the adopted Core Strategy represents the starting point when calculating the amount of housing land that needs to be allocated i.e. 450 dwellings/annum (7,200 from 2011 to 2017).

However, the housing requirement in the adopted Core Strategy is based on an evidence base that is already several years old. Para 3.16 of the consultation document also confirms that a new Strategic Housing Market Assessment is under preparation, which indicates that a revised housing requirement will be available in due course.

As para 158 of the NPPF confirms that local plans should be based on an adequate, 'up-to-date' evidence base, it is therefore crucial that the Sites and Policies process includes a critical review of the Core Strategy housing requirement. Otherwise the risk is that by the time the Sites and Policies Plan is submitted for Examination it relies upon a housing requirement that is out of date, and is found to be unsound.

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Topic / Chapter

Question no. Paragraph

Q8a Should PLAN Selby over-allocate to allow for any non-delivery on the allocations? By what method and by how much?

KCS Development considers that the Sites and Policies Plan needs to be sufficiently flexible to address the potential non-delivery of allocations, as it is inevitable that this will affect some sites.

The housing requirement set out in the adopted Core Strategy is a 'minimum' figure, and therefore the Sites and Policies Plan should seek to deliver a margin of housing above this level to provide for additional choice and flexibility, and to ensure that there is a realistic prospect that the housing needs of the District are achieved.

Our client considers that the simplest and most transparent way of over-allocating housing to allow for non-delivery would be to use a percentage figure. It is suggested that a 20% flexibility allowance should be the minimum level of over-allocation in order to allow for a meaningful additional buffer of housing supply.

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Comment(s)

Please ensure you provide reference to the Question and Topic area for each comment you wish to make.

Topic / Chapter	TOPIC 1 PROVIDING HOMES	
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Question no.	QUESTION 8B	Paragraph	
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Q8b How should PLAN Selby seek to allocate sites in such a way as to secure delivery over the whole plan period?

KCS Development considers that the Sites and Policies Plan needs to incorporate a balance of large and small sites to ensure delivery through the plan period, and to provide for sufficient choice and competition. The Plan should not be unduly reliant upon larger sites that will inevitably be more complex, have longer lead-in times and which can deliver a finite number of homes/annum. Relying on a small number of large sites would also create risks in respect of housing delivery should a key site be adversely affected by an unforeseen constraint.

In response to the suggestion at para 3.23 (Point 2) of the consultation document, KCS Development is of the view that it would be risky for the Council to consider allocating sites that 'might' become available at a later stage of the plan period (subject to physical/ownership constraints), since there would be the possibility that such land could not be developed over the life of the Plan. Footnote 12 of para 47 of the NPPF advises that to be considered developable housing sites should be in a suitable location for housing development, and there should be a reasonable prospect that the site is available and could be developed viably at the point envisaged. Our client considers that these principles should be adhered to when allocating land for housing.

KCS Development agrees that it would be prudent to identify a buffer of contingency sites that could be brought forward at a later point in the Plan period, should issues of housing delivery occur.

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Topic / Chapter	TOPIC 1 PROVIDING HOMES	
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Question no.	QUESTION 9A	Paragraph	
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Q9 a) Is a simple percentage growth across all Designated Service Villages a fair and appropriate starting point for deciding the split between DSV's?

Para 4.19 of the adopted Core Strategy comments on the scope for a number of DSVs (Barlby/Osgodby, Brayton and Thorpe Willoughby) to fulfil a complimentary role to that of Selby. It also states that these villages are more sustainable than other DSVs because of their size, range of services available and proximity to the wider range of facilities and employment within Selby.

In this context KCS Development does not consider that a simple percentage growth across all DSVs is an appropriate starting point. As Barlby/Osgodby, Brayton and Thorpe Willoughby are considered to be more sustainable settlements that can support the role and function of Selby, then these villages should receive a greater proportion of housing growth than other DSVs.

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Comment(s)

Please ensure you provide reference to the Question and Topic area for each comment you wish to make.

Topic / Chapter

Question no. Paragraph

Q9 b) Bearing in mind issues such as land availability, flood risk and other technical constraints (e.g. highways capacity and access) are there particular criteria that should be taken into account in assessment the final minimum target for Designated Service Villages?

KCS Development considers that key criteria that should be taken into account when directing housing to DSVs are the maintenance of strategic gaps between settlements and accessibility to public transport, services, shops and employment. As we explain in response to our client's comments on Question 9 a), the DSVs of Barlby/Osgodby, Brayton and Thorpe Willoughby should also be prioritized for housing growth, due to their ability to play a support role to Selby, and their overall sustainability.

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Topic / Chapter

Question no. Paragraph

Q10 The Core Strategy sets the 'rules' for choosing sites; but do you have any views on the relative importance or weight to be attached to the criteria for site selection?

KCS Development notes the reference to a sequential approach towards the allocation of land that prioritises the use of previously development land. Whilst our client recognizes that this originates from the adopted Core Strategy, we wish to emphasise there is no sequential approach within national policy - the NPPF simply 'encourages' the use of previously-developed land.

In our client's view there needs to be a balanced and sensible approach towards the prioritisation of previously-developed land when meeting housing needs. A significant amount of greenfield land will still need to be allocated if the District is to provide sufficient land that is attractive to the market, and which can deliver affordable housing and other planning obligations in a viable manner.

In respect of flood risk, KCS Development notes that sites will be assessed under the sequential test. Our client wishes to stress that this test needs to be applied in a pragmatic manner - for example, there is no reason why properly designed development within flood Zone 2 cannot be made safe without increasing flood risk elsewhere.

Regarding the character of settlements, KCS Development considers that one factor that the Council should carefully consider when allocating land for residential development is the maintenance of strategic gaps.

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Comment(s)

Please ensure you provide reference to the Question and Topic area for each comment you wish to make.

Topic / Chapter

Question no. Paragraph

Q43a How should Brayton grow and develop?

A proportionate amount of housing growth should be directed to Brayton to reflect its proximity to Selby and the availability of local shops, services, public transport and employment. However, care needs to be taken to maintain the individual character of Brayton as a village by respecting the strategic gap between the northern side of settlement and the built up area of Selby.

Given the constraint created by strategic gap we refer to above; the physical barrier created by the carriageway of the A63; and the flood constraints around Brayton, the most obvious location in which to accommodate new housing growth is on the western side of the settlement. In view of these constraints KCS Development considers that there is a compelling case for a review of the local landscape designation between Brayton and Brayton Barff to allow a reasonable amount of sensitively designed and landscaped development to be accommodated on this side of the settlement.

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Topic / Chapter

Question no. Paragraph

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Additional Comments - Please provide any additional comments you may wish to make.

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Comment Submission Statement

All comments must be made in an email or in writing if they are to be considered. Your comments and some personal identifying details will be published in a public register and cannot be treated confidentially. Where practical, personal identifiers may be redacted, however Selby District Council cannot guarantee that all identifiers will be removed prior to publication of consultation records.

Signed Mark Eagland for Peacock and Smith

Dated 14 January 2015

Please ensure you save a copy of your completed comments form to your computer before sending by email

Completed comments forms must be received by the Council no later than 5pm on Monday 19th January 2015

Email: ldf@selby.gov.uk

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