

ryan king

From: John Wyatt [WyattJ@signetnewcastle.com]
Sent: 07 October 2010 14:18
To: ldf
Cc: Andrew Sullivan; Ben Farrer
Subject: Interim Policy for Control of Housing Development
Attachments: Reps to Interim Policy for Control of Housing Dev.doc

Dear Sir/Madam

Please find attached our representations, submitted on behalf of the Sullivan Group, to the Council's proposed Interim Housing Policy.

I would be grateful if you confirm by return that you have received the document.

Regards

John Wyatt
Associate

Signet Planning
26 Apex Business Village
Annitsford
Newcastle upon Tyne NE23 7BF

Tel: 0191 250 4771
Fax: 0191 250 4774
www.signetplanning.com

CONFIDENTIALITY NOTICE: This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the intended recipient. If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you have received this communication in error please notify us by email (or by telephone on 0191 250 4771). You should not copy or use it for any purposes, nor disclose its contents to any other person.

Please be aware that email is not a secure form of communication. Messages sent via this medium may be subject to delays, non-delivery and unauthorised interference. Although we have scanned this email and any attachments for viruses, it is your responsibility to ensure that they are actually virus free.

16/05/2011

Representations on behalf of The Sullivan Group to the Interim Policy for Control of Housing Development

Our client, The Sullivan Group, is supportive of the adoption of the Interim Policy for Control of Housing Development to control proposals for 'windfall' development prior to the adoption of Selby District Council's Core Strategy. The Sullivan Group are of the view that the recent reclassification by the Coalition Government of 'previously developed land', by excluding residential curtilages, is unnecessarily preventing sites coming forward for residential development which, in all other respects, are acceptable in planning terms.

Since the reclassification of 'previously developed land', as highlighted above, Selby District Council have been forced to apply the provisions of Local Plan Policy H2A to proposals for residential development on land within residential curtilages. This excludes all new development on greenfield land with the policy permitting proposals on previously developed land only. Prior to the Coalition Government's reclassification the provisions of PPS3 outweighed the provisions of Local Plan Policy H2A, given that the Local Plan was adopted back in 2005. In effect, therefore, overnight residential schemes that were considered acceptable to the local planning authority, in all respects, are now being resisted on the basis of residential curtilage now being re-classified as greenfield land.

If this policy scenario continues there is a significant danger of first housing delivery falling behind local authority requirements and, secondly, in many circumstances residential development being redirected to brownfield sites within smaller secondary villages which would be contrary to the key sustainable development objectives of Selby District Council's emerging Core Strategy.

Clearly, in order to continue to focus new development on Selby, the principal town, Sherburn-in-Elmet and Tadcaster, the local service centres, and the designated service villages within the District in accordance with the draft Core Strategy, development on greenfield land which is acceptable in planning and design terms in all respects, should be permitted.

The proposed Interim Policy for Control of Housing Development correctly seeks to once again achieve an appropriate balance of permitting development of an appropriate scale on greenfield land providing that all normal planning and design considerations can be met.

In light of the above, The Sullivan Group reiterate their support for the adoption, as soon as possible, of the Interim Policy for Control of Housing Development.