

ID 419361

**caroline sampson**

---

**From:** Charlotte Blinkhorn [Charlotte.Blinkhorn@indigoplanning.com]  
**Sent:** 20 April 2010 16:46  
**To:** caroline sampson  
**Cc:** Doug Hann  
**Subject:** Hodgson's Lane, Selby  
**Attachments:** let-Selby Draft Core Strategy 18 02 2010.pdf

Dear Caroline,

Further to our conversation regarding a deadline for the Core Strategy reps, please see the attached letter which makes no reference to a time. There wasn't any reference to a time deadline on the website either and there still isn't that I can find. You will appreciate that different Council's take different approaches and therefore with some online deadlines being until 23.59 of the deadline day, there is no a standard approach across the board.

We would appreciate if these circumstances could be taken into account and the reps therefore taken into consideration.

Many thanks

Charlotte Blinkhorn  
Planner  
[charlotte.blinkhorn@indigoplanning.com](mailto:charlotte.blinkhorn@indigoplanning.com)

Please visit our new website at [www.indigoplanning.com](http://www.indigoplanning.com)

Indigo Planning Limited  
Lowry House, 17 Marble Street, Manchester, M2 3AW

T 0161 836 6910 F 0161 836 6911 W [indigoplanning.com](http://indigoplanning.com)

This e-mail (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person. If you are not a named recipient, please contact sender and delete the e-mail from the system. Registered office: Swan Court, Worple Road, London, SW19 4JS. Registered number: 2078863

---

This email has been scanned by the MessageLabs Email Security System.  
For more information please visit <http://www.messagelabs.com/email>

---

20/04/2010



indigo	Circ
File	
Date 19 FEB 2010	DH
Action	

Please ask for: LDF Team  
 Dial Direct No: 01757 292034  
 Fax No: 01757 292090  
 Website: www.selby.gov.uk

Your Ref:  
 Our Ref: FP/L140  
 E.mail: ldf@selby.gov.uk

18 February 2010

Dear Sir/Madam

**Selby District Local Development Framework (LDF)  
 Consultation on Draft Core Strategy**

The Council has published a draft Core Strategy for consultation and I enclose a CD version of the document for your attention. The Core Strategy will establish a spatial vision to tackle the development pressures facing the District over the next 15 years and will be accompanied by a number of strategic policies. Views gathered at earlier consultation stages have been taken into account in the preparation of the Draft document.

Consultation on the Draft Core Strategy begins on Thursday **18th February 2010** and comments should be submitted by **1st April 2010**.

Details of consultation events are available through the Council's Citizenlink newspaper, the local press, and our website [www.selby.gov.uk](http://www.selby.gov.uk). Copies of the accompanying evidence base including the Sustainability Appraisal Report and Background Papers can also be viewed on our website or at Access Selby, contact centres in Sherburn in Elmet and Tadcaster and local libraries in the District.

You can now submit your comments directly online and we will keep you informed about future stages of the LDF. Please go to our dedicated consultation website for the LDF at <http://selby-consult.limehouse.co.uk> to register your details and submit comments.

Alternatively you can complete a comments form which is available from the Core Strategy pages of our website [www.selby.gov.uk](http://www.selby.gov.uk) and e-mail to [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk). Comments forms available from the 'consultation points' referred to above may be posted to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby YO8 4SB. Faxed comments, using this form should be sent to (01757) 292090.

For further details please contact the LDF Team on 01757 292034.

Yours faithfully

*Terry Heselton*

Terry Heselton  
 Principal Planner (LDF Team)

Comment ID DCS/F6  
Consultee ID 419361  
Agent ID 419362

**ryan king**

---

**From:** Charlotte Blinkhorn [Charlotte.Blinkhorn@indigoPlanning.com]  
**Sent:** 01 April 2010 17:55  
**To:** ldf  
**Subject:** Selby LDF: Draft Core Strategy Consultation  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
**Attachments:** let-cb-SDC-Core Strategy-01-04-2010.pdf; Signed comments form 01-04-2010.pdf; site location plan 001.pdf; SLHAA reps report 11-09-08.pdf; indigo core strategy report Dec 08.pdf

Dear Sirs,

Please find attached our response to the Draft Core Strategy Consultation. A hard copy will follow in the post for your records.

Should you require anything further please do not hesitate to contact us.

Kind regards

**Charlotte Blinkhorn**  
Planner  
charlotte.blinkhorn@indigoPlanning.com

Please visit our new website at [www.indigoPlanning.com](http://www.indigoPlanning.com)

**Indigo Planning Limited**  
Lowry House, 17 Marble Street, Manchester, M2 3AW

T 0161 836 6910 F 0161 836 6911 W [indigoPlanning.com](http://www.indigoPlanning.com)

This e-mail (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person. If you are not a named recipient, please contact sender and delete the e-mail from the system. Registered office: Swan Court, Worple Road, London, SW19 4JS. Registered number: 2078863

---

This email has been scanned by the MessageLabs Email Security System.  
For more information please visit <http://www.messageLabs.com/email>

---

SELBY DISTRICT COUNCIL PLANNING	
8 APR 2010	28 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

LDF Team  
Development Policy  
Selby District Council  
Civic Centre  
Portholme Road  
Selby  
North Yorkshire  
YO8 4SB

indigo

By email and post  
[ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)  
Our ref. CB/DH/1170001

1 April 2010

**Indigo Planning Limited**

Lowry House  
17 Marble Street  
Manchester  
M2 3AW

T 0161 836 6910  
F 0161 836 6911  
[info@indigoPlanning.com](mailto:info@indigoPlanning.com)  
[indigoPlanning.com](http://indigoPlanning.com)

Dear Sirs

## SELBY LOCAL DEVELOPMENT FRAMEWORK

### DRAFT CORE STRATEGY CONSULTATION

We write on behalf of our client, Connaught Consultancy Services LLP, to make representations to the Draft Core Strategy (February 2010). We respond in this letter together with the completed Comments Form for your records.

Our comments on the Draft Core Strategy Report are made in relation to the Hodgson's Lane site in Sherburn in Elmet which Connaught is promoting for residential development. We enclose a site location plan for your reference.

This consultation response letter is pursuant to, and should be read in conjunction with, previous correspondence to LDF consultation including representations made to the Strategic Housing Land Availability Assessment (SHLAA) and Draft Core Strategy Further Options (attached for ease of reference).

The Hodgson's Lane site is located to the edge of the 'development limit' of Sherburn in Elmet and is bound by Hodgson's Lane to the west and the A162 to the north and east. It is allocated 'Safeguarded Land', Policy SL1 in the adopted Selby District Local Plan (SDLP). The location and site surroundings offer a natural extension to the town within the limits of the A162 which provides a natural barrier to any planned extension.

Sherburn in Elmet is a sustainable location for future housing growth as the town has a range of shops (Co-op, Spar, Tesco Express), leisure and finance services (banks, estate agents), two substantial business parks, two primary schools and a high school. It has good transport links to the wider area by road (A1 and A162) and by train with direct services to Selby, York and Sheffield.

Below we set out our response to the Draft Core Strategy questions in relation to the Hodgson's Lane site and appropriateness of growth in Sherburn to meet

Hydroplan  
Swan Court  
Worple Road  
London SW19 4JS  
Registered number 2073863

Declan  
Simon Neate  
BA (Hons) MRTPI  
Philip Vilaris  
BA (Hons) MRTPI  
Ian Laverick  
BSc (Arch) BA(Arch) (Hons 1)  
RIBA FRAIA  
Bill Davidson  
BA (Hons) DipTP DipUD MRTPI  
Matthew Mainwaring  
BA (Hons) MRTPI  
Sean McGrath  
BA (Hons) MSc MRTPI  
Tim Waring  
BA (Hons) MRTPI  
Stewart Miller  
BA(Hons)  
Helen Greenhagh  
BA (Hons) DipTP MRTPI  
Doug Hann  
BA (Hons) MTP L MSc MRTPI

Consultant  
John Spain  
BBS MRUP MRICS MRTPI MIP

Also in London, Leeds and Dublin

the Council's strategic vision and sustainable growth objectives in accordance with regional and national policy:

### **CP1 Spatial Development Strategy and the Settlement Hierarchy**

We agree with the overall settlement strategy to focus development in Selby, followed by the two Local Service Centres (Sherburn and Tadcaster), then Designated Service Villages. However, within the settlement hierarchy, Sherburn should be distinguished for increased development above Tadcaster as a more sustainable Local Service Centre with available land to accommodate new growth (see below for further details).

We support the sequential approach to direct development firstly to previously developed land and land within the lowest flood risk areas. However, this approach should take into account local circumstances within borough wide targets, i.e. the suitability and availability of land in each specific settlement. The Core Strategy should acknowledge that sustainable greenfield sites such as Hodgson's Lane can provide a valuable source of land for meeting development needs.

### **Policy CP2 The Scale and Distribution of Housing**

The distribution of new housing development across the borough (Selby 56%, Sherburn 9%, Tadcaster 10% and Designated Service Villages 25%) does not promote Sherburn in Elmet sufficiently and in particular and does not adequately reflect the suitability of Sherburn in Elmet for growth. As set out in our previous consultation comments, we support the increase of housing provision in Sherburn to 15-17% and now consider that it would be appropriate to increase this to up to 20% based on the availability of land and constraints in other settlements. A full justification follows below:

#### ***Suitability of Sherburn***

Sherburn is a highly suitable settlement to accommodate increased levels of housing growth. The town has a range of facilities, services and employment providing the necessary infrastructure to accommodate sustainable housing growth and provide for residents day to day needs.

Sherburn is the second largest employment location after Selby with two business parks (Moor Trading Estate and Sherburn Enterprise Park) supporting a range of modern industrial and logistical companies. The area has undergone significant investment in recent years and has strong market interest (GVA Grimley Employment Land Study, July 2007).

In terms of community needs, the town has a high school (11 – 18 years), two primary schools, doctor's surgery, dentist, library and a range of shops, cafes and pubs.

Sherburn also has accessible transport links by train to support sustainable transport journeys in the region (connections to Selby, Sheffield and York) and

is close to the A1.

Sherburn has suitably located available land to accommodate further growth. This includes the Hodgson's Lane site, a 4.9 Ha site next to the urban settlement and bound by the A162. The site is in Flood zone 1 and is therefore preferable and deliverable compared to a large amount of land in the Selby district (specifically the Phase 2 housing allocation SHB/1b, much of which has been downgraded to Flood Risk Zones 2, 3 and 3a – FRA Report 2008).

The Core Strategy stresses that Sherburn needs to develop further services and facilities to keep pace with the level of industrial development in recent years. Further housing growth will support both the employment development of recent years and make viable further service and facility provision to further enhance the sustainability of Sherburn as a place to live.

Furthermore, the Strategic Housing Market Assessment (SHMA) (June 2009) shows strong demand for market and affordable housing in Sherburn in Elmet which outstrips supply. The demand for housing in Tadcaster is not as great as in Sherburn. More housing should therefore be allocated to Sherburn to reflect the findings of the SHMA.

### ***Suitability of other growth locations***

#### *Tadcaster*

Tadcaster is a physically constrained settlement for additional growth owing to the greenbelt, the A64 bypass and the floodplain of the River Wharfe. Tadcaster is a smaller settlement than Sherburn with a population of 6,100 (compared to 6,600 in Sherburn) and does not have the employment and service provision to support the growth allocated in the Draft Core Strategy.

Importantly, Tadcaster does not have the available land to accommodate the proposed growth. Selby's SHLAA (2009) identifies land for future housing development. Of the sites identified in Tadcaster, none are available in the short term and over a quarter are only considered available after 18 years, which is beyond the plan period. As such none of the sites in Tadcaster can be considered to contribute to the borough's housing targets in the first five years of the plan period. This needs to be taken into consideration to ensure that the Core Strategy policies are deliverable.

#### *Selby*

As the largest settlement in the borough, Selby is suited to a large amount of growth in line with RSS and national policy. However, the Council should take into account that Sherburn has approximately a third of the employment that Selby has (see LDF Background Paper 1, 2007). Given the key objectives of the Core Strategy include to concentrate new development where employment opportunities are available (objective 3), to minimise the need to travel (objective 8) and to provide a better balance between housing and employment growth (para. 6.13), the housing distribution should be altered to better reflect

the location of existing employment opportunities in Sherburn and across the borough.

There may too be problems in delivering housing in the Selby settlement in the short term which should be considered when allocated the provision of new housing growth. The two strategic sites which are a focus of housing growth in Selby are both considered medium to long term development sites in the Council's SHLAA. Both have considerable constraints including land contamination, flood risk and multiple ownership.

### *Designated Service Villages*

Placing 25% of the borough's planned growth in the Designated Service Villages is at odds with RSS, PPS1 and PPS3 which all seek to limit development in less sustainable locations and instead make best use of existing infrastructure and buildings in sustainable locations. This amount of planned growth in service villages will encourage dispersed development and result in the need for further future development to sustain new populations (i.e. service provision, jobs). It will also encourage journeys by car to meet even basic day to day needs and will put pressure on villages for infill development.

As such, a more policy compliant and sustainable approach would be to reduce the percentage of planned growth in Designated Service Villages and increase the allocation to Sherburn, a sustainable settlement with the required services, employment and transport infrastructure to sustain increased populations.

### **Summary**

Sherburn in Elmet is a highly suitable settlement to deliver sustainable growth and is better suited than other areas in the borough. Taking into consideration the suitability of each settlement, the availability of land and planning policy at the regional and national level, we propose that the distribution of housing for planned growth in the plan period set out in Policy CP2 be revised as follows:

1. Selby - 50%
2. Sherburn in Elmet – 20%
3. Tadcaster – 15%
4. Designated Service Villages - 15%

### **CP3 Managing the Supply of Housing**

Given the fall in housing completions rates, we agree that the Council should take action to facilitate increased house building so that long term RSS targets can be met. However, in considering sites before the Site Allocations DPD is adopted, the Council should not rely on historic Phase 2 housing allocation land from the adopted SLDP. The Council should instead consider all sites put forward as part of the SHLAA, as more suitable and deliverable sites may be available.

In the case of the settlement of Sherburn, there are more suitable and available

sites for residential development. The Council's updated Strategic Flood Risk Assessment (November 2008) now shows that the Phase 2 housing allocation in Sherburn (Policy reference SHB/1b) is in the flood zones 2, 3 and 3a. As such, in accordance with PPS25 other more sequentially preferable sites should be considered ahead of these high flood risk areas.

**CP4 Housing Mix**

We support that the housing mix policy promotes a range of types and sizes of dwellings that reflect the demand and profile of households based on the most recent SHMA and robust housing needs surveys. It is important that the housing mix is determined by market demand and local need based on up to date evidence. It should also factor in the character and appearance of the surrounding area.

**CP5 Affordable Housing**

The requirement for a split of 40% affordable housing needs the flexibility to take into account local need, site specific viability and other infrastructure needs. We therefore support section B of the policy which states that the target will be negotiated to reflect the housing market and viability.

**CP8 Access to Services, Community Facilities and Infrastructure**

We support the provision of infrastructure and community facilities in connection with new development. Although the Council must ensure that they apply a consistent and transparent approach to make the impacts of a development acceptable. Any contributions should be determined on a site by site basis taking into account local circumstances and viability.

**Policy CP9 Scale and Distribution of Economic Growth**

We support this policy which seeks to develop and revitalise the local economy. Reference should be made to the ongoing support of economic growth in Sherburn to build upon the success of employment development in recent years. The protection of the business parks at Sherburn should be prioritised as they provide an important source of jobs and assist in reducing commuting outside of the borough for work. Policy should also support high value business development at sites in Sherburn to further enhance it as a place for business and to support its growth as a sustainable settlement.

**CP11 Town Centres and Local Services**

We support the policy to strengthen and enhance the existing centres in the Selby District to promote vitality and viability. In particular, the role of Sherburn town centre should be safeguarded and enhanced to continue to support the residential and employment role of the town. It should be promoted for the development of further services and facilities in order to keep pace with growth of the town for employment development (as stated at para. 4.22) and to support the day to day needs of the residential population.

SELBY DISTRICT COUNCIL PLANNING	
8 APR 2010	2 8 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE



**Policy CP13 Improving Resource Efficiency**

The requirement for 10% of energy needs to be from renewable or low carbon sources should be an aspiration rather than a requirement to ensure the policy does not hinder development unnecessarily. The policy needs to consider individual site circumstances and viability in order to ensure that sites can still viably be developed.

**Conclusion**

Overall, the Core Strategy does not sufficiently promote the growth of Sherburn in Elmet to assist in the delivery of housing and employment targets in Selby. Sherburn is a sustainable and accessible location for future housing growth and has available and deliverable land to accommodate large amounts of development. This should be reflected in the Core Strategy policies.

We trust you will consider our views in the development of the Core Strategy policies. Should you have any queries or require any further information please do not hesitate to contact us.

Yours faithfully

Doug Hann

Enc: Site Location Plan  
Draft Core Strategy Comments Form  
Housing Land Availability Assessment Site Submission – September 2008  
Core Strategy Further Options Report – December 2008

cc: Connaught Consultancy Services LLP

SELBY DISTRICT COUNCIL  
PLANNING

DATE RECEIVED 8 APR 2010  
DATE LOGGED 8 APR 2010

LAST REPLY DATE 7 8 APR 2010



© Crown Copyright. All rights reserved. Licence number 100000774

KEY  
— Location of site

Project Land off Hodgson's Lane,  
Sherburn in Elmet

Title  
Site Location Plan

Client  
Connaught Land Limited

LPA  
Selby District Council

Date: September 2008  
Project No: 1170001  
Drawing No: 1170001/001  
Drawn by: KN  
Scale: 1:2,500



Indigo Planning Limited  
Lowry House  
17 Marble Street  
Manchester  
M2 3AW

T 0161 838 8910  
F 0161 838 8911  
info@indigo-planning.com

indigo

15/04/10 361



**Comments Form  
Consultation Draft Core Strategy  
for Selby District  
February 2010**

**LDF** LOCAL DEVELOPMENT FRAMEWORK

Office use  
ID No:

**Find out more and Let us Know your Views.....**

Consultation on the Draft Core Strategy begins on Thursday 18 February 2010 and comments should be submitted by 1 April 2010.

Details of consultation events are available through the Council's Citizenlink newspaper, the local press, and our website [www.selby.gov.uk](http://www.selby.gov.uk).

Copies of the accompanying evidence base including the Sustainability Appraisal Report and Background Papers can also be viewed on our website or at Access Selby, contact centres in Sherburn in Elmet and Tadcaster and local libraries in the District.

You can now submit your comments directly online and we will keep you informed about future stages of the LDF. Please go to our dedicated consultation website for the LDF at <http://selby-consult.limehouse.co.uk> to register your details and submit comments.

Alternatively you can complete a comments form (like this one) which is available from the Core Strategy pages of our website [www.selby.gov.uk](http://www.selby.gov.uk) and e-mail to [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk). Comments forms are also available from the 'consultation points' referred to above and may be posted to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby YO8 4SB. Faxed comments, using this form should be sent to (01757) 292090.

**Please submit your comments by 5pm on Thursday 1 April 2010**

**Please provide your contact details below. We do not accept anonymous comments.**

a) Personal details		a) Agent details if you are using one	
Name		Name	
Organisation	Connaught Consultancy Services LLP	Organisation	Indigo Planning Ltd
Address	Hill Place House 55a High Street Wimbledon Village London SW19 5BA	Address	Lowry House 17 Marble Street Manchester
Postcode	EC3 3LT	Postcode	M2 3AW
Tel	0207 444 4440	Tel	01618366910

DATE RECEIVED  
8 APR 2010  
 A LOGGED  
 LAST REPLY  
DATE  
28 APR 2010  
 SELBY DISTRICT COUNCIL  
PLANNING

<b>Fax</b>		<b>Fax</b>	
<b>Email</b>		<b>Email</b>	Charlotte.blinkhorn@ indigoplanning.com

**Please tell us on which part of the document you are commenting:**

**Section Number / Paragraph(s) / Policy Number**

**Do you agree with this text / policy? Yes / No / Partly**

**Please add any comments below**

*What is wrong with it? How should it be changed? Does anything need adding?*

See enclosed letter dated 1 April 2010

**Please copy / print extra sheets and use a new sheet for each section / policy**

SELBY DISTRICT COUNCIL  
PLANNING

8 APR 2010

28 APR 2010

DATE RECEIVED  
& LOGGED

LAST REPLY  
DATE

**Please tell us on which part of the document you are commenting:**

**Section Number / Paragraph(s) / Policy Number**

**Do you agree with this text / policy? Yes / No / Partly**

**Please add any comments below**

*What is wrong with it? How should it be changed? Does anything need adding?*

**Please copy / print extra sheets and use a new sheet for each section / policy**

**Please add any further comments you may have about the Draft Core Strategy including:**

- Any omissions
- The Background Papers / Reports
- The Sustainability Appraisal

*(This area is intentionally left blank for providing comments.)*

**Please sign and date the form**

Signed \_\_\_\_\_

Date 1 / 04 / 2010

If you have any questions or need some further information please contact the Local Development Framework Team on 01757 292034 or by email to [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk).

Please return this form no later than 17.00hrs (5pm) on Thursday 1 April 2010 to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB

**Please answer a few more questions on the attached sheet which will help us to improve the way we consult in the future**

DISTRICT COUNCIL PLANNING	
8 APR 2010	28 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

**Hodgson's Lane**  
**Sherburn in Elmet**  
Housing Land Availability Assessment –  
Site Submission

SELBY DISTRICT COUNCIL PLANNING	
8 APR 2010	28 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE



**Hodgson's Lane  
Sherburn in Elmet**  
Housing Land Availability Assessment –  
Site Submission

September 2008

**Indigo**

**indigo**

Indigo Planning Limited  
Lowry House  
17 Marble Street  
Manchester

Tel: 0161 836 6910  
Fax: 0161 836 6911

[info@indigoplanning.com](mailto:info@indigoplanning.com)  
[indigoplanning.com](http://indigoplanning.com)

---

**Hodgson's Lane  
Sherburn in Elmet  
Housing Land Availability Assessment –  
Site Submission**

Contents	Page
<b>1. Introduction</b>	<b>1</b>
<b>2. Site Details and Proposed Site Use</b>	<b>2</b>
The site	2
Proposed Use	2
<b>3. Justification for Development in Sherburn in Elmet</b>	<b>3</b>
Safeguarded Land Allocation	3
Emerging Strategic Support	3
Housing Land Supply Position	4
Brownfield/Greenfield	4
<b>4. Justification for the site</b>	<b>5</b>
Suitability of Sherburn in Elmet for Additional Growth	5
Sustainability and Infrastructure	5
Site Constraints	6
Site Ownership	6
Flood Risk	6
<b>5. Conclusion</b>	<b>7</b>

SELBY DISTRICT COUNCIL PLANNING	
8 APR 2010	28 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

**Hodgson's Lane**  
**Sherburn in Elmet**  
Housing Land Availability Assessment –  
Site Submission

Appendices

**Appendix 1**  
Site location plan

**Appendix 2**  
Site Proposal Form

# 1. Introduction

- 1.1. This report is submitted to Selby District Council on behalf of Connaught Consultancy Services LLP to make representations to the Strategic Housing Land Availability Assessment (SHLAA). We write to put forward the Hodgson's Lane site in Sherburn in Elmet to be considered for residential development in Selby's SLHAA. We enclose a site representation form and a site location plan.

SELBY DISTRICT COUNCIL PLANNING	
8 APR 2010	28 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

## 2. Site Details and Proposed Site Use

### The site

- 2.1. The site is located to the north east of Sherburn in Elmet and is approximately 4.9 hectares. The site is bound by Hodgson's Lane to the west and the A162 to the north and east. To the south, a field separates the site from residential properties lining Moor Lane. The site is flat and open.
- 2.2. The site is allocated 'Safeguarded Land', Policy SL1 in the Selby District Local Plan (SDLP) (February 2005) and is located to the edge of the 'development limit' of Sherburn in Elmet.
- 2.3. The site lies on the north east corner of the development limit of Sherburn in Elmet. Sherburn in Elmet is one of the three market towns in the Selby District and is located approximately 23 km to the east of Leeds. It benefits from well developed transportation links with good connections to trunk roads including the M62 and A1 and railway connections to Selby, York, Leeds and Hull. The town has good local services including schools, local shops and employment opportunities.

### Proposed Use

- 2.4. We submit this report to Selby District Council to put forward the site for consideration for residential use as part of Selby's SHLAA.

### 3. Justification for Development in Sherburn in Elmet

- 3.1. This section details the justification residential development in Sherburn and the site's consideration for residential development taking into account paragraph 37 of PPS3 which sets out criteria for identifying suitable locations for housing development.

#### Safeguarded Land Allocation

- 3.2. The site is allocated under policy SL1 *Safeguarded Land* of the Selby District Local Plan (SDLP). The purpose of the allocation is to safeguard the land to meet longer term development needs. It is specified that this land is not for development as part of the current plan but forms part of a longer term resource which may be required for housing and employment growth after 2006. The release of safeguarded land is only to be made available in a controlled and phased manner through future Local Plan or land supply reviews.
- 3.3. The site allocation recognises the suitability of the site for development for housing and employment in the long term therefore accepting the principle of development at this location. As the SLHAA is a housing land review and informs the development of the LDF, which will replace the Local Plan, it is now appropriate that the site is considered for residential development. The circumstances since it was allocated as safeguarded land have now changed such that there is a strategic need for the site to come forward in the LDF for development.

#### Emerging Strategic Support

- 3.4. Emerging strategic spatial policy supports further development in Sherburn in Elmet at the regional and local level.
- 3.5. The Regional Spatial Strategy for Yorkshire and Humber (RSS) (May 2008) sets the regional planning framework for the region. Overarching spatial policy states that the majority of the development should be concentrated in the regional and sub-regional towns and cities (Policy YH4). However, Policy YH6 allows for limited development and development to meet local needs to be located in local services centres. As a local service centre, growth in Sherburn in Elmet is supported by Policy YH6 in order to meet housing needs and accommodate new housing growth as allocated to Selby District by the RSS. The recognition for some of the region's growth to be accommodated by local service centres demonstrates support for the release of the Hodgson's Lane site for residential development.

#### Core Strategy Issues and Options

Selby's Core Strategy Issues and Options Report was published in January 2006. The Issues and Options Report proposes 4 spatial options for the future development of Selby District:

- Growth concentrated in Selby Town;
- Principal and local Service Centres Strategy;
- Service Centres and Largest Villages Strategy; and
- Dispersed Growth Strategy.

Although some options clearly promote the growth of Sherburn in Elmet more than others, all options acknowledge some amount of growth in Sherburn in Elmet. The local spatial context, although still at an early stage, shows continued support for some development in Sherburn.

SELBY DISTRICT COUNCIL PLANNING	8 APR 2010	28 APR 2010	33
DATE RECEIVED & LOGGED		LAST REVIEW DATE	

## Housing Land Supply Position

- 3.8. The current housing land supply position demonstrates a need to release safeguarded land in the next plan period. The RSS for Yorkshire and the Humber sets a requirement of 9,480 dwellings between 2004-2026. This is broken down into an annual requirement of 390 dwellings from 2004 – 2008 and 440 from 2008-2026.
- 3.9. The AMR (2007) states Selby's housing commitments (as at 31 March 2007) amounts to 2,998 dwellings. Based on the RSS annual requirement of 440 dwellings, this equates to a 6.8 year supply of housing.
- 3.10. Whilst Selby is able to identify a five year forward supply in accordance with PPS3, further sites will need to be identified to meet the 5-15 year supply. The development of the Hodgson's Lane site is achievable and as such should be considered by the SHLAA for development to meet with PPS3 requirements to demonstrate sufficient medium term supply.
- 3.11. With 2,998 commitments, Selby will still need to identify 6,482 dwellings to meet RSS requirements for the plan period and therefore the Council need sites to come forward for residential use.

### Brownfield/Greenfield

- 3.12. The Hodgson's Lane site is greenfield land. Although policy prioritises the use of brownfield land for new development ahead of greenfield, PPS3, RSS and local policy accept that some greenfield land will be required. Sherburn in Elmet is small market town, and as such has limited brownfield sites. On this basis greenfield land will be required to meet future growth needs and given Sherburn in Elmet's lack of available land, the site is sequentially preferable and a sustainable option.

## 4. Justification for the site

- 4.1. The previous section has shown how there is now a requirement for new sites to be considered for housing as part of the SLHAA. This section considers the appropriateness of the Hodgson's Lane site for residential development and demonstrates that it is available, suitable and deliverable.

### Suitability of Sherburn in Elmet for Additional Growth

- 4.2. Sherburn in Elmet is one of the three market towns in the Selby District and one of the principal employment centres, as set out in the Selby District Local Plan (SDLP).
- 4.3. Sherburn in Elmet's suitability for new development is recognised by the SDLP which allocates two thirds of new housing to Selby and Sherburn and states *'these are the largest centres of population and employment, and physically and environmentally are best able to accommodate significant additional growth'* (para. 2.29).
- 4.4. Paragraph 36 of PPS3 states Government policy is to ensure that housing is developed in locations which offer a range of community facilities with good access to jobs, key services and infrastructure. The town benefits from well developed transportation links with railway connections to Selby, York, Leeds and Hull and local and regional roads network including the M62, A1 and A162. Sherburn in Elmet has a range of local facilities and services providing adequate infrastructure to accommodate further housing growth. Sherburn High School is located in the south west of the town and has capacity for approximately 1000 pupils from ages 11-18 years. The school also offers community uses including sports and music clubs and adult learning facilities. There are two primary schools in Sherburn in Elmet and a range of shops including a Tesco and a Spar. There is also a doctor's surgery, dentist and library.
- 4.5. Sherburn in Elmet also benefits from significant employment uses to the east of the town including Moor Lane Trading Estate and Sherburn Enterprise Park. The SDLP states the town has been subject of significant employment growth in recent years which makes the site suitable for housing growth in order to match job opportunities.
- 4.6. Although the Core Strategy Background paper 'Analysis of Travel to Work in Selby District' notes the high levels of commuting in Selby to surrounding areas such as Leeds as an issue to address, Sherburn in Elmet is in a good location to travel sustainably to Leeds whilst having local services to meet local, day to day needs.
- 4.7. Based on the services and community facilities available in Sherburn in Elmet and the accessibility of larger centres including Leeds and York, the Hodgson's Lane site is a sustainable site for future housing development.

### Sustainability and Infrastructure

- 4.8. The site lies at the edge of the built up area with good access to local shops, services and transport. The A162 forms a defensible barrier to the site and will frame the proposed allocation and planned expansion of Sherburn.
- 4.9. Housing use is compatible and will relate well to adjacent housing areas. As the site lies at the edge of the built up area, it links well with all necessary services and infrastructure required.

SELBY DISTRICT COUNCIL PLANNING	
8 APR 2010	28 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE



### Site Constraints

- 4.10. The site is greenfield and flat, with opportunities of access from bordering roads. It is not known to be constrained and is available for development.

### Site Ownership

- 4.11. The site is under one ownership and therefore this will not be a barrier to the development of the site.

### Flood Risk

- 4.12. The Environment Agency (EA) website shows the site is located in Flood Zone 3b. However, an initial appraisal of flood risk carried out by Weetwood identifies that a third of the site is Zone 1 and the remainder considered Flood Zone 3b by the EA. Weetwood have investigated this and consider it 'very cautious'. They suggest that with a full flood risk assessment the site might well all be considered Flood Zone 1.
- 4.13. Furthermore, the Flood Zone 3b classification of the site doesn't take account of the barrier effect of Hodgson's Lane which is 0.5m above field level and Sherburn Bypass which is 1-1.5m above field level. A hydraulic modelling study will be undertaken to demonstrate floods waters do not encroach the site. A copy of the Flood Risk reports can be provided in due course.

## 5. Conclusion

- 5.1. Sherburn in Elmet is a sustainable location for future housing growth. It has school, shops and community facilities and services and employment opportunities. It has good transport links to the wider area by road and by train. Although the site is outside the existing settlement boundary and is greenfield land, its allocation as safeguarded land recognises the aspirations of the Council for its future development. Initial flood risk investigations indicate that flood risk should not be constraint.
- 5.2. The site is suitable and available for residential development. As such, we would welcome the opportunity to meet with Council officers to discuss the site further with a view to achieving support for the sites allocation for residential use.



# Core Strategy Further Options Report Consultation

December 2008

**Indigo**

indigo

Indigo Planning Limited  
Lowry House  
17 Marble Street  
Manchester

Tel: 0161 836 6910  
Fax: 0161 836 6911

info@indigoplanning.com  
indigoplanning.com

---

## Core Strategy Further Options Report Consultation

Contents	Page
1. Introduction	1
2. Background	2
3. Core Strategy Questionnaire Comments	3
Question 2 – Housing Distribution	3
Question 3 – Strategic Housing Sites at Selby	6
Additional Comments to Other Questions	7
4. Conclusion	8

SELBY DISTRICT COUNCIL PLANNING	
8 APR 2010	28 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

# Core Strategy Further Options Report Consultation

Appendices

**Appendix 1**  
Questionnaire

**Appendix 2**  
Hodgson's Lane site - Site Location Plan



## 1. Introduction

- 1.1. We write on behalf of our client, Connaught Services LLP, to make representations to the Core Strategy Further Options Report (November 2008). Please find attached the Questionnaire and Comments Form (**Appendix 1**) which together with this report provides our detailed comments on this stage of the Core Strategy.
- 1.2. Our comments primarily focus on the distribution of residential development. We seek Sherburn in Elmet (hereafter referred to as Sherburn) to be allocated a larger proportion of the housing distribution than proposed commensurate with its status, employment provision, and strategic location for the reasons set out in this report.

SELBY DISTRICT COUNCIL PLANNING	
8 APR 2010	28 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

## 2. Background

- 2.1. Our comments on the Core Strategy Further Options Report are made further to representations submitted to the Strategic Housing Land Availability Assessment (SHLAA) **seeking residential development at land at Hodgson's Lane in Sherburn which is owned by Connaught Consultancy Services LLP**. We enclose a site location plan for your reference (**Appendix 2**).
- 2.2. To summarise those representations, the Hodgson's Lane site is located to the edge of the 'development limit' of Sherburn and is bound by Hodgson's Lane to the west and the A162 to the north and east. It is allocated 'Safeguarded Land', Policy SL1 in the Selby District Local Plan (SDLP). The location and site surroundings offer a natural extension to the town within the limits of the A162 which provides a natural barrier to any planned extension.
- 2.3. Sherburn is a sustainable location for future housing growth as the town has a range of shops, leisure and finance services, two business parks, two primary schools and a high school and a variety of employment opportunities. It has good transport links to the wider area by road and by train.
- 2.4. Overall we consider that the Core Strategy Further Options Report does not distribute sufficient future housing to adequately reflect the sustainability of Sherburn to accommodate growth in accordance with RSS and the availability of land.



### 3. Core Strategy Questionnaire Comments

- 3.1. With respect to the Core Strategy Questionnaire we have the following comments to be read in conjunction with the completed forms. We refer to those questions relevant to our client's interests.

#### Question 2 – Housing Distribution

- 3.2. The overall distribution of housing does not place sufficient emphasis on Sherburn as the second main centre in the borough and a sustainable self sufficient town suitable for accommodating significant future housing growth.
- 3.3. The share of housing to be delivered in Sherburn should be increased from 6% to at least 15-17% for the following key reasons (which explain the proposed percentage):

#### Spatial Planning and Sustainable Growth

- 3.4. The housing distribution methodology used to calculate the allocation of housing numbers is flawed and at odds with regional and national planning policy. LDF Background Paper No.3 acknowledges that the three options for distribution using; affordable housing needs; previously developed land; and maximising growth around Selby, are all in their own way not acceptable.
- 3.5. If using affordable housing needs, the data is unreliable and would see most development pushed to the rural villages which is at odds with RSS and sustainable development principles. Using previously developed land as the focus again is at odds with RSS which identifies a target of only 45% use of brownfield sites in acknowledgement that the borough has a limited amount of brownfield land being a rural borough, with brownfield sites not matched to areas of development need. Again this pushes almost half of future development to primary and secondary villages at odds with RSS. The final option of maximising development in Selby itself would not meet the needs of the borough or address the unsustainable travel to work patterns set out later in this representation.
- 3.6. The chosen approach is an amalgam of all three which has then been manipulated. By following this approach the methodology ignores other important planning considerations and is thus at odds with guidance. The approach with respect to Sherburn uses the affordable housing needs justification for only allocating 6% of dwellings to the town. This is too simplistic a means of spatially planning the borough as it fails to address a number of key issues, namely; RSS policy, co-locating employment and housing, travel to work, sustainable development, and socio-economic regeneration. We deal with these in this report.

RSS Policy YH6 is clear that Local Service Centres (including Sherburn) should be enhanced as attractive and vibrant places to live and work. RSS is clear that plans should support locally generated needs for both market and affordable housing, support economic diversification and retain services. New development is required to achieve this.

**Given Sherburn's status as** the second largest centre in Selby (which has only 3 main centres), with a strong employment base, strong service and retail centre (subject to improvement plans) and strategic public transport and highway connections, the town which is deemed of sub regional importance should be prioritised for new development. The proposed 6% allocation is disproportionate and will not allow the town to develop sustainably and enhance its status as set out in RSS.

- 3.9. Allocating more housing to Sherburn continues the current local plan policy which confirms

SELBY DISTRICT COUNCIL  
PLANNING

8 APR 2010  
DATE RECEIVED  
& LOGGED

28 APR 2010  
LAST REPLY  
DATE

Sherburn as the second main centre in the borough where development is to be focused, hence the safeguarding of land (including the Hodgsons Lane site).

- 3.10. Given this the housing allocation to Sherburn ought to be increased to at least 15-17% to reflect the strategic status of the town. RSS is clear that 55% of development can utilise greenfield sites, and therefore use of Greenfield land at Sherburn is fully acceptable to support new housing and other development to enhance the sustainability of the town.

#### **Location of Employment and Housing**

- 3.11. Sherburn is the second most important employment location in the borough, with the town and immediate surrounding area employing according to the LDF Background Paper No.1 **5,919 people**. Data from the Council's Economic Development team indicates that there are approximately 110 companies in Sherburn itself and one million sq.ft of vacant employment land. The Council's Economic Development team are in detailed pre-application discussions with several large companies looking to locate in Sherburn, therefore it is clear that Sherburn offers an extremely valuable asset for the Borough, and that many more jobs will be created at these employment parks in the future.
- 3.12. National and regional planning policy seeks to co-locate homes and jobs to reduce the need to travel and build sustainable communities. The Core Strategy should therefore seek to locate new housing as a priority close to employment areas. Accordingly Sherburn should be prioritised for new housing.
- 3.13. Selby itself is the largest and most sustainable town given its size and employment creation. However, Sherburn has 5,919 jobs compared to Selby which has 14,129. On this basis Sherburn has a round a third of the employment and thus the proposed 57%% to 6% split in **future housing allocation is clearly disproportionate**. Increasing Sherburn's allocation to at least 15-17% would more closely reflect its size and status in comparison to Selby. Indeed, it is also worth mention that Sherburn provides around a third more jobs that Tadcaster, yet is proposed as having only 1% more housing allocated to it. This imbalance needs redress.
- 3.14. The proposed allocation of 24% of housing to rural villages where there is a limited amount of employment, will clearly add to commuting and less sustainable patterns of development. Accordingly a large proportion (half) of this ought to be transferred to Sherburn to accord with RSS.
- 3.15. There is a clear and compelling rationale to increase the allocation to Sherburn and take this from the smaller village.

#### **Commuting and the Need for Sustainable Land Use**

- 3.16. Selby as a district has a high level of out-commuting (49%) which is higher than any other authorities in the region. Such travel patterns are unsustainable and thus should be addressed through the Core Strategy and land use allocations. In the Sherburn area, as set out in the LDF Background Paper No.1, there is 55% out-commuting. Only 35% of the working population live and work in the immediate area, with 55% of residents working outside the district (mainly Leeds, Wakefield, York and Harrogate).
- 3.17. Interrogation of in-commuting data shows that in Sherburn 39% (2,343 jobs) are taken by in-commuters from outside the district, and 16% (967) from outside the town. The majority come from Leeds, Wakefield, York and Harrogate. With more housing provided in Sherburn, there will be greater opportunities for people to live closer to work, aiding the sustainability of the town and justifying increased housing provision in Sherburn. The 6% share proposed will provide only 546 dwellings which is not sufficient to provide homes to help reduce in-commuting to existing employment, let alone new employment. A 15-17% share would provide 1,422 to 1,612 new dwellings which still accounts for only around half of the in-commuting employees.

3.18. The proposed allocation methodology is plainly flawed and needs manipulation as the Background Paper suggests that as sub area 3 is deemed more sustainable than Sherburn it is allocated housing, yet it is plainly of less significance as it provides significantly fewer jobs than Sherburn. Putting more housing to rural villages is not appropriate. For this reason Option 2 at the Issues and Options Stage is a preferable way forward on housing distribution and is in accordance with RSS. RSS is clear in stating that the majority of new homes in 'rural' districts such as Selby should be in the main centres not villages where the current proposal places a quarter of all dwellings.

3.19. The journey to work data clearly shows that whilst Selby should be prioritised for new housing development as it is the most sustainable centre, Sherburn is the next most sustainable centre so should be given a greater housing share. The town is a very important employment location and is at a strategic location, thus in order to address the towns-in-commuting position more homes are required. This will also be essential in attracting new economically active people to assist and grow the town's economic base.

3.20. Furthermore, there will be a need to increase housing provision to enable the delivery of more affordable units in Sherburn.

**Suitability of Sherburn for Additional Growth**

3.21. Sherburn has an excellent range of local facilities, services and employment providing adequate infrastructure to accommodate further housing growth and employment.

Community Infrastructure

3.22. Sherburn High School is located in the south west of the town and has capacity for approximately 1000 pupils from ages 11-18 years. The school also offers community uses including sports and music clubs and adult learning facilities. There are also two primary schools in the town and a doctor's surgery, dentist and library and a range of shops including Tesco, Spar and Co-op. The local centre is the subject of regeneration and improvement proposals to consolidate the town.

Transport Infrastructure

3.23. The town benefits from well developed transportation links with railway connections to Selby, York, Leeds and Hull and access to local and regional road networks including the M62, A1 and A162.

3.24. Given the range of facilities, Sherburn is an ideal town for future housing growth and promotes sustainable development in accordance with national policy, particularly PPS3 which states housing should be developed in locations which offer a range of community facilities with good access to jobs, key services and infrastructure (para. 36).

3.25. **Sherburn's suitability for new development has** previously been recognised by the SDLP which allocates two thirds of new housing to **Selby and Sherburn and states 'these are the largest centres of population and employment, and physically and environmentally are best able to accommodate significant additional growth' (para. 2.29).**

As a result, allocating just 6% of new housing development to Sherburn does not reflect the suitability of the town to accommodate housing growth and on this basis the percentage should be increased.

Employment

As set out above, Sherburn is the second largest employment location after Selby with two business parks, Moor Lane Trading Estate and Sherburn Enterprise Park. Sherburn Enterprise Park has been the focus of a significant amount of industrial development over the last plan period and now supports a wide range of industrial and logistical businesses.

PLANNING	DATE RECEIVED & LOGGED	8 APR 2010
	LAST REPLY DATE	28 APR 2010

**The Council's Employment Land Study (GVA Grimley, July 2007)** considers Sherburn Enterprise Park a strong location for warehouse and distribution uses with strong market interest. The study also notes that the vast majority of 75,000 sq metres of B2 and B8 development in the borough in 2005-06 was located in Sherburn.

- 3.28. Given the large amount of employment in Sherburn and the market strength of the Enterprise Park, 6% of housing does not tally with such levels of employment. Further residential development located in Sherburn will support recent employment development and encourage more sustainable travel to work patterns by promoting a mix of residential and employment development. Future residential growth will sustain the Enterprise Park and assist in maintaining its market demand.

#### Availability of land

- 3.29. Sherburn has sufficient land available and suitable for housing development to **accommodate 15-17% of the borough's housing share**. Land, such as Hodgsons Lane, is well related to the urban area, available and deliverable. Land in the rural villages is unidentified and likely to rely on substantial **windfalls**. **PPS3 is clear that LDF's should identify allocations to deliver development and not rely on windfalls**, as such with identified and tested sites Sherburn should have its allocation increased.

#### The suitability of alternative growth locations - Tadcaster and Primary Villages

- 3.30. Sherburn is a more suitable location for growth than Tadcaster and the primary villages and this is not reflected in the proposed housing distribution. Tadcaster does not have the range of facilities and employment that Sherburn possesses and it is physically constrained to accommodate further growth. The town is limited by the Green Belt, the A64 Bypass, the floodplain of the River Wharfe and the surrounding high quality agricultural land. Further, due to its location between Leeds and York it is more of a dormitory town, so will see more commuting if expanded. As such, a greater emphasis should be placed on Sherburn as an area for future residential development building on its employment and other services to enhance its self sufficiency.
- 3.31. Furthermore, a reduced amount of housing should be allocated to the primary villages in order to distribute more growth to Sherburn. The amount of housing proposed to be allocated to primary villages, at 24% (a quarter) of the total number, is not sustainable or compliant with the RSS and national planning policy. RSS seeks to prevent development in the open countryside and dispersed development with new development only at a level to support village communities. We consider 24% of housing in the primary villages is disproportionate and would see enhanced pressure on villages for infilling and see housing delivered beyond local needs. Dispersed development will not meet strategic regeneration needs and locate housing close to employment to reduce travel.
- 3.32. Therefore, at least half of this housing should be re-allocated to Sherburn to accommodate growth in a sustainable manner building on the social and economic infrastructure already in place in Sherburn (existing facilities, employment opportunities and transport connections).

#### Overall housing allocation

- 3.33. Overall, given the need to deliver new homes there is a case for allocating more land than strictly required to meet the housing requirement as past experience tells that a reasonable proportion will not come forward. As such the proposed 10% slippage figure is unrealistic and a 20% figure ought to be applied to increase the overall housing allocation for the borough.

### **Question 3 – Strategic Housing Sites at Selby**

- 3.34. Although RSS places emphasis on Selby for housing growth and a large amount of development will be focused in Selby as part of the favoured spatial option, all of the

strategic options shown for urban extension and employment are significantly constrained. Given these constraints, it would be more appropriate to allocate some of the housing to **Sherburn with sites such as Hodgson's Lane able to accommodate this in the short to medium term.**

- 3.35. Site A, B and C are all open countryside and extensions to the existing urban settlement. They have no natural boundaries and therefore will encourage sprawl into the open **countryside. The Hodgson's Lane site in Sherburn as previously identified is more** appropriate for development given that a natural barrier to further extension is provided by the A162.
- 3.36. With regard to site D, the Core Strategy Report states it would require substantial **infrastructure costs including a new bridge. The Hodgson's Lane should be considered** ahead of such sites as it is deliverable and developable without such infrastructure requirements.
- 3.37. Site E and F currently provide separation to the village of Brayton. If they were to be developed the village would merge into the Selby settlement.

#### **Additional Comments to Other Questions**

- 3.38. With regard to **Question 4**, we broadly agree that market housing should only be allowed in Principle Towns, Local Service Centres and Primary villages in order to restrict dispersed and unsustainable development. However we reiterate the need for the bulk to be located in Selby and Sherburn.
- 3.39. With respect to **Question 5**, we consider that the 40% affordable housing split does not **accord with PPS3 guidance. The split does not reflect an 'assessment of the likely economic viability of land for housing in the area, taking account of risks to delivery and draw on informal assessments of the likely levels of finance available for affordable housing'** (PPS3 para 29). This position has been confirmed by recent appeal decision and the review of the **Blyth LDF. The split ought to be assessed on each site's own merits.**
- 3.40. Employment land allocations should be protected to ensure the employment needs of the Borough are safeguarded and residents have access to job opportunities (**Question 8**). Given the good employment sites in Sherburn, including Moor Lane Trading Estate and Sherburn Enterprise Park, additional housing will continue the balance of employment and housing development together with the excellent local facilities and services.
- 3.41. With respect to **Question 9**, the requirement for 10% of energy to be from on-site renewable energy will inhibit new development. It should be an aspiration only as there are many site specific factors which dictate whether it can be achieved or not.
- 3.42. We do not believe that there should be a stated preference on housing mix as this should be considered on a site specific basis to reflect local need and the character and appearance of the surrounding area and taking account of housing needs and Strategic Housing Market Area Assessments (**Question 12**).

SELBY DISTRICT COUNCIL PLANNING	
8 APR 2010	28 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

## 4. Conclusion

- 4.1. The proposed distribution of new housing does not accord with sustainable development principles of RSS and national policy guidance and places too much emphasis on primary villages. It should be revised to increase housing allocation to Sherburn from 6% to 15-17%, with this diverted from the rural villages. Sherburn has identified sites which are suitable and deliverable for new housing so will give certainty to future provision without relying on windfalls in rural villages.
- 4.2. Sherburn is a sustainable town with all the facilities to make a self sufficient community. Additional distribution of the housing will encourage reduced travel and balance employment and housing to sustain services and help create a community. Sherburn has the services, infrastructure and land suitable to accommodate further growth.
- 4.3. **We trust you are in agreement and that the Hodgson's Lane site can deliver sustainable development and be reflected in emerging policy.**

**APPENDIX 1**

SELBY DISTRICT COUNCIL PLANNING	
- 8 APR 2010	28 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE



**Selby District Core Strategy  
Questionnaire and Comments Form  
for Consultation on Further Options  
November 2008**



Office use  
Ackd  
ID No

**Introduction**

The Core Strategy document 'Consultation on Further Options' is available at [www.selby.gov.uk](http://www.selby.gov.uk), from 'Access Selby' and contact centres in Sherburn and Tadcaster, and all libraries in the District. The document is split into chapters on-line, and the questions below are accompanied by a note of the paragraphs that relate to each subject, for ease of completion. Should you wish to be sent a hard copy of the consultation document please contact the LDF Team, using the details on the last page.

**The Council is particularly looking for comments on the following questions. You are welcome to add further comments relevant to the Core Strategy Further Options.**

**How to make comments:**

- Please complete the form in dark ink (add extra sheets if you wish) and send to the address on the last page; or
- Fill in online at [www.selby.gov.uk](http://www.selby.gov.uk) - follow the link from the Council's "In Focus" on the front page of the website.
- **Please submit your comments by 5pm on Thursday 18 December 2008.**
- Please provide your contact details below. *We do not accept anonymous comments.*

a) Personal details		a) Agent details if you are using one	
Name	James Bromhead	Name	Charlotte Blinkhorn
Organisation	Connaught Consultancy Service LLP	Organisation	Indigo Planning Ltd
Address	1 Royal Exchange Avenue London	Address	Lowry House 17 Marble Street Manchester
Postcode	EC3 3LT	Postcode	M2 3AW
Tel	0207 444 4440	Tel	0161 836 6910
Fax	0207 444 4448	Fax	0161 836 6911
Email		Email	Charlotte.blinkhorn@indigoplanning.com

**Housing**

*Scale and Distribution of New Housing (see para 3.1 – 3.31)*

**Q1 Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? If not please explain why.**

N/A



**Q2** Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby

a) Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1? **Yes/No**

b) In particular, should there be more or less housing in Tadcaster? **More/Less**

c) In particular, should there be more or less housing in Sherburn in Elmet? **More/Less**

Please explain why in each case.

**See accompanying letter.**

**Strategic Housing Sites at Selby (see para 3.32- 3.41)**

**Q3** Please tell us whether you agree or disagree with the following options for strategic housing development on the edge of Selby (please number in preference order 1= highest, 6 = lowest)

- ( ) Site A – Cross Hills Lane
- ( ) Site B – West of Wistow Road
- ( ) Site C – Bondgate/Monk Lane
- ( ) Site D – Olympia Mills
- ( ) Site E – Baffam Lane
- ( ) Site F – Foxhill Lane/Brackenhill Lane

Any other comments?

**Disagree with the strategic sites for the reasons outlined in the accompanying letter.**

**Managing Housing Supply (see para 3.42 – 3.45)**

**Q4** Do you agree that market housing should only be allowed in the Principal Town (Selby); Local Service Centres (Sherburn in Elmet and Tadcaster) and the 20 Primary Villages? If not please explain why

**Yes (see letter)**

SELBY DISTRICT COUNCIL PLANNING	
8 APR 2010	28 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

**Affordable Housing (see para 3.46 – 3.59)**

**Q5** Do you agree with the different thresholds proposed for affordable housing? If not please explain why.

**Any affordable housing policy need to take account of site specific constraints and viability issues to ensure housing development is deliverable.**

**Q6** In order to help meet the need for affordable housing, do you agree with the use of commuted sums for housing schemes below the proposed thresholds? If not please explain why

N/A

**Economy**

**Strategic Employment Sites (see para 4.3 – 4.12)**

**Q7** If a strategic employment site is provided which of the following do you consider is the most appropriate location?

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

N/A

**Employment Land (see para 4.13)**

**Q8** Please tell us whether you agree or disagree with the following statements:

- A - Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward. (**Agree/Disagree**)
- B - 'Existing employment premises should be protected from redevelopment where there is evidence of market need.' (**Agree/Disagree**)
- C - 'For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations.' (**Agree/Disagree**)
- D - 'New housing development should be balanced with an appropriate level of new business development.' (**Agree/Disagree**)

Any other comments?

**Existing employment sites should be protected to safeguard employment opportunities across the borough. Further housing development in Sherburn in Elmet will balance with the existing employment areas.**

**Climate Change Issues (see para 5.1 – 5.5)**

**Q9** Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies? If not, should the percentage be higher or lower?

**Any renewable energy policy needs to consider site specific constraints and viability issues and should be flexible in relation to each site to ensure deliverability.**

**Sustainable Communities (see para 6.1 – 6.8)**

**Infrastructure Provision**

**Q10** The Government is introducing a Community Infrastructure Levy on new development. Please indicate your priorities for using the funding received from the Levy. Please tick those that you consider to be important.

- Broadband
- Community Facilities
- Cycle and walking infrastructure
- Education
- Green infrastructure
- Health
- Public Realm
- Rail and Bus infrastructure
- Recreation open space
- Recycling
- Road infrastructure
- Other (please specify)

**Green Infrastructure**

**Q11** Do you have any views on opportunities to enhance or create Green Infrastructure?

N/A

<b>SELBY DISTRICT COUNCIL PLANNING</b>	
- 8 APR 2010	28 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

**Housing Mix (see para 6.9 – 6.10)**

**Q12** Do you consider that

- a) More housing should be in the form of small dwellings (flats and terraced housing) **Yes/No**  
or
- b) More housing should be in the form of 3-4 bedroom family houses **Yes/No**

**Housing mix should be considered on a site specific basis taking into consideration local housing need and the surrounding character of the area.**

**Gypsies/Travellers and Show People (see para 6.11 – 6.15)**

**Gypsies and Travellers**

**Q13** In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):

**(Agree/Disagree) Option A – New sites should be spread across the District.**

**(Agree/Disagree) Option B – New sites should be located in or close to the towns and primary Villages.**

**(Agree/Disagree) Option C – Expanding the existing sites**

N/A

**Q14** Do you agree or disagree with the following options:

**(Agree/Disagree) Option A – Sites should be sought that accommodate between eight and twelve pitches.**

**(Agree/Disagree) Option B – Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District.**

**(Agree/Disagree) Option C – A combination of A and B; one site of between eight and twelve pitches plus individual pitches.**

N/A

**Travelling Showpeople**

**Q15** The indications are that only limited provision is required within Selby District for travelling showpeople. If provision is required, should an area of search be:

**(Agree/Disagree) Option A – In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?**

**(Agree/Disagree) Option B – In close proximity to the strategic road network (such as M62, A1, and A64)?**

N/A

**Please add any further comments you may have about the Core Strategy including the evidence contained in the Background Papers, which are also available on the Councils' website: (please add extra sheets)**

Please see accompanying letter for further information and comments.

SELBY DISTRICT COUNCIL PLANNING	
8 APR 2010	2 8 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

**Notification**

Please tick the boxes below if you would like to be informed when

- The Core Strategy has been submitted to the Secretary of State for independent examination?
- The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?
- The Core Strategy has been adopted?

Signed \_\_\_\_\_ Dated \_\_\_\_\_

If you have any questions or need some further information please contact the Local Development Framework Team on 01757 292063 or by email to [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk).

Please return this form to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB  
**No later than 17.00hrs (5pm) on Thursday 18 December 2008.**

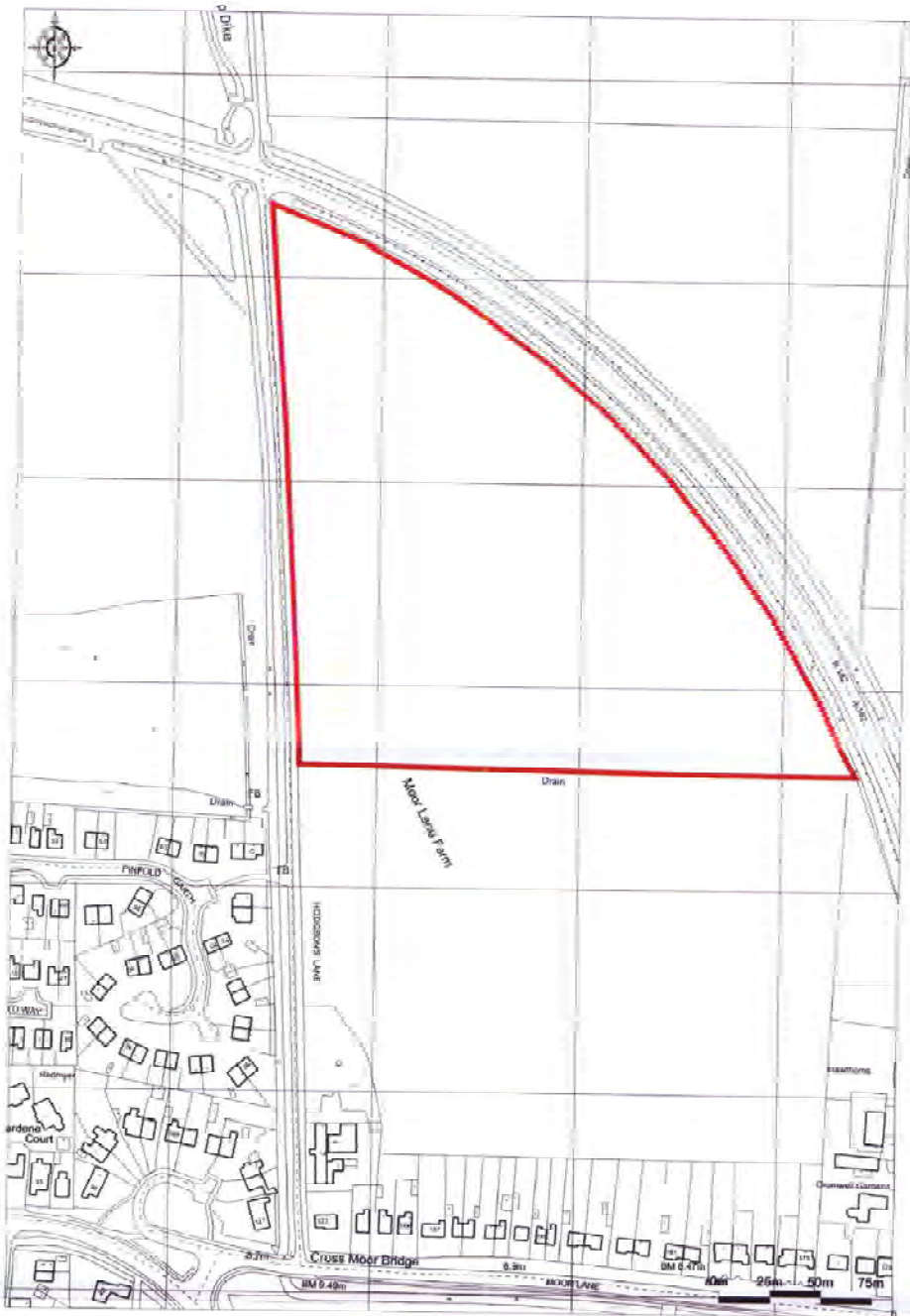
**SELBY DISTRICT COUNCIL  
PLANNING**

DATE RECEIVED  
4.10.08

DATE  
28.04.09

DATE RECEIVED  
28.04.09

DATE  
28.04.09



© Crown Copyright. All rights reserved. Licence number 100000774

**KEY**  
— Location of site

**Project** Land off Hodgson's Lane,  
Sherburn in Elmet

**UR** Selby District Council

**Indigo Planning Limited**  
Leamy House  
17 Marble Street  
Marsden  
M2 3AW

**Title**  
Site Location Plan

**Date:** September 2008  
**Project No:** 1170001  
**Drawing No:** 1170001/001  
**Drawn by:** KN  
**Scale:** 1:2,500

T 0161 836 6910  
F 0161 836 6911  
info@indigo-planning.com

**Client**  
Connaught Land Limited



**indigo**

12419361

**BARTLE & SON** Established 1840

Members of The Central Association of Agricultural Valuers  
& of The Royal Institution of Chartered Surveyors

Chartered Surveyors  
Auctioneers, Valuers and Land Agents

*With Compliments*

Brian N Bartle

1 BRIDGE STREET, TADCASTER  
NORTH YORKSHIRE, LS24 9AW

Telephone: (01937) 835303  
Fax: (01937) 530435

e-mail: [bb@bartles.co.uk](mailto:bb@bartles.co.uk)  
Mobile: 07836 653936

CONFIRMATION  
OF FAX - recd 11/4/10  
18:08

Our ref: reps selby core/ BNB

1 BRIDGE STREET, TADCASTER  
NORTH YORKSHIRE, LS24 9AW

01 April 2010

Telephone: (01937) 835303

Fax: (01937) 530435

e-mail: mail@bartles.co.uk

web: www.bartles.co.uk

Planning & Development - Forward Planning  
Selby District Council  
The Civic Centre  
Portholme Road  
Selby  
YO8 8SB

01757 - 292080

SELBY DISTRICT COUNCIL PLANNING	
6 APR 2010	26 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

Dear Sirs

## SELBY CORE STRATEGY

We write generally in support of the core strategy document released for consultation.

The thrust of the policy is generally correct but issue is raised in respect of a few points as under.

In CP1 (A) the matter of flood risk requires further recognition or at least to appear earlier in relation to sub para (a).

Sub para (c) requires widening and a recognition of the possibility of local infill opportunities arising in non service villages along with positive approach to the conversion of vernacular farm buildings.

Meanwhile CP1 (B) requires adjustment to bring forward the references to flood risk to the introduction to the item.

Para CP1 (C) specifying the 50% allocation to targeting previously developed land is too restraining and given the limited resource for this and the expectation that many of these opportunities may well have been developed means that the target and dates may be unrealistic. In practice also many of these sites may not be readily deliverable whereas greenfield may generally be more readily available. It is proposed that a percentage figure should be replaced with a monitoring brief.

Likewise care is required to not rely on earlier overprovision of supply which has not been discounted for earlier years.

In policy CP2 (B) there is highlighted the expectation of delivery of 1,000 dwellings with northwest extension and also 45 ha of industrial allocation to the east both aspects likely to be candidates for careful scrutiny and possible discounting for flood risk. There is no recognition of this.

Cont'd...



The reliance of the former BOCM site and river hinterland should in our view be discounted in recognition of the un-quantified flood risk. Notwithstanding that the assessment has been commissioned it seems that too great a reliance has been made of this previously unallocated site.

Under CP2(C) the expectation of limited housing requirement in Tadcaster is not supported on the ground and primarily it seems any provision and recent considerable under provision should be more fully factored into the document.

Policy CP4 should in our view be fully market led and that developers should expect to have a relatively free hand to identify where demand lies.

In CP5 the idea of commuted sums in areas outside Selby is supported but the extent of provision of affordable house by corollary makes the remainder less affordable and care should be taken to reduce the ratio to the absolute minimum and subject to very strict assessment on needs and subsequent adjustment.

CP8 on infra-structure provision must not be so explicitly worded with substitution of the word 'must' by 'expected' and which should look interalia at scheme economics in each case and the judgement of viability as a consequence.

As to CP9 issue is taken with regard to (i) for flood risk which should be highlighted in this paragraph; (iii) should include for encouraging any business opportunity in Tadcaster. (iv) is self defeating with intensification generally constraining of vehicle access and servicing provision on many new sites being over constrained.(v, vi &vii) are supported. (viii) supported with connections into the Moor Lane trading estate to be promoted. (ix) requires adjustment so that reuse is not supported, with these sites generally unsustainable, but merely permitted when appropriate users are identified.

Specifically provision of more flexible smaller medium scale development at Sherburn should be highlighted as a specific aim.

Yours faithfully

Brian Bartle