



Selby District Council  
 Policy and Strategy Team  
 Selby District Council  
 Doncaster Road  
 Selby  
 YO8 9FT

By email  
 ldf@selby.gov.uk  
 let.001.DS.22280001

19 January 2015

Dear Sir / Madam

**LAND AT STATION ROAD, HENSALL, GOOLE – REPRESENTATIONS ON  
 THE INITIAL CONSULTATION ON THE SITES AND POLICIES LOCAL PLAN**

We write on behalf of our client, JNS Construction Company, in respect of the above site and the preparation of the Site and Policies Local Plan. Please see the attached site location plan.

**Site Context**

The site is located on the edge of Hensall village and is located opposite and adjacent to existing residential development. The site is within a 5 minute walk of Hensall Train Station to the south.

The site is currently located within a 'Strategic Countryside Gap' and outside the 'Development Limits' of Hensall as designated by the Selby District Local Plan (2005). These designations currently restrict the potential of the site to provide additional housing in a sustainable location.

We note the Council's target to deliver at least an additional 450 new homes per year up to 2027. In our view, the subject site is a suitable location to accommodate residential development in the future.

**Adopted Core Strategy**

We refer to Section 5 of the Core Strategy which outlines the Council's approach to the scale and distribution of housing. Paragraphs 5.14 and 5.16 of the Core Strategy state:

*"One of the main issues arising from the evidence base and previous consultations is the general preference for a more dispersed housing distribution .....One of the main issues for the Strategy is therefore balancing the need for some housing growth in lower order settlements while capitalising on the infrastructure and services available in the main town,*

*Selby*".

Despite this, the supporting text to Core Strategy Policy SP5 '*Scale and Distribution of Housing*' states that only limited residential development is considered appropriate in Secondary Villages and there will be no allocations for market housing in these Villages.

Paragraph 5.42 of the Core Strategy estimates that 105 dwellings per annum will be delivered as 'windfall sites' and these sites '*provide additional flexibility to significantly boost housing supply and surpass the minimum need identified*'.

It is considered that the exclusion of subject site from the Strategic Countryside Gap designation and the inclusion within the Development Limits at Hensall would enable the site contribute to the Council's housing supply over the plan period. The site could provide additional windfall housing supply.

#### **Initial Consultation on the Sites and Policies Local Plan**

We note and welcome the intention to review the boundaries of the Strategic Countryside Gaps and the Development Limits. We request the subject site is included within this future review exercise. The site is a natural extension to the existing built up area of Hensall and is a logical location to accommodate much needed additional housing over the Core Strategy's plan period due to its sustainable location within 5 minute walk of Hensall train station.

In direct response to Question 22 and 23 of the Consultation document on the Sites and Policies Local Plan, in our view the current Development Limits around Hensall are drawn too tightly and the Strategic Countryside Gap between the built up areas of Hensall (North) and Hensall Station (Hensall South) is unnecessary.

Paragraphs 34 and 35 of the National Planning Policy Framework encourages plans to exploit opportunities for and maximise the use of sustainable modes of transport. The Strategic Countryside Gap and Development Limit effectively sterilise this area including the subject site from development and limit the potential to maximise use of the train station.

We question the need for the designation of this area as a Strategic Countryside Gap as there are sufficient policies such as Core Strategy Policies SP2 and SP4 which would enable the Council to control future housing proposals in this area.

Any housing development on the site will not be intrusive as it could be integrated into the area with a high quality landscaping scheme and retention of the mature boundary planting and trees. In effect, housing on the site could be integrated more successfully into the area than the existing housing located opposite the site.

The requested revisions to the policy context of this site would enable it to respond to housing needs in the area and ensure it is not overly burdened by

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planning policy. This would be in accordance with national policy.

We trust this letter will be taken into account in the preparation of the Sites and Policies Local Plan.

Please let me know if you require any further information on the site and / or have any queries in relation to this matter.

Yours faithfully



David Smith

Enc: Site location plan; Consultation form.  
cc:



### 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](http://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	JNS Construction c/o agent	David Smith
Address		Indigo Planning Toronto Square Leeds
Postcode		LS1 2HJ
Telephone no.		
Email address		david.smith@indigoplanning.com

It will be helpful if you can provide an email address so we can contact you electronically

**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

Please see the attached letter from Indigo Planning dated 19 January 2015.

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Topic / Chapter

Question no.  Paragraph

Please see the attached letter from Indigo Planning dated 19 January 2015.

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

**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

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Topic / Chapter

Question no.  Paragraph

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

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

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

**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.

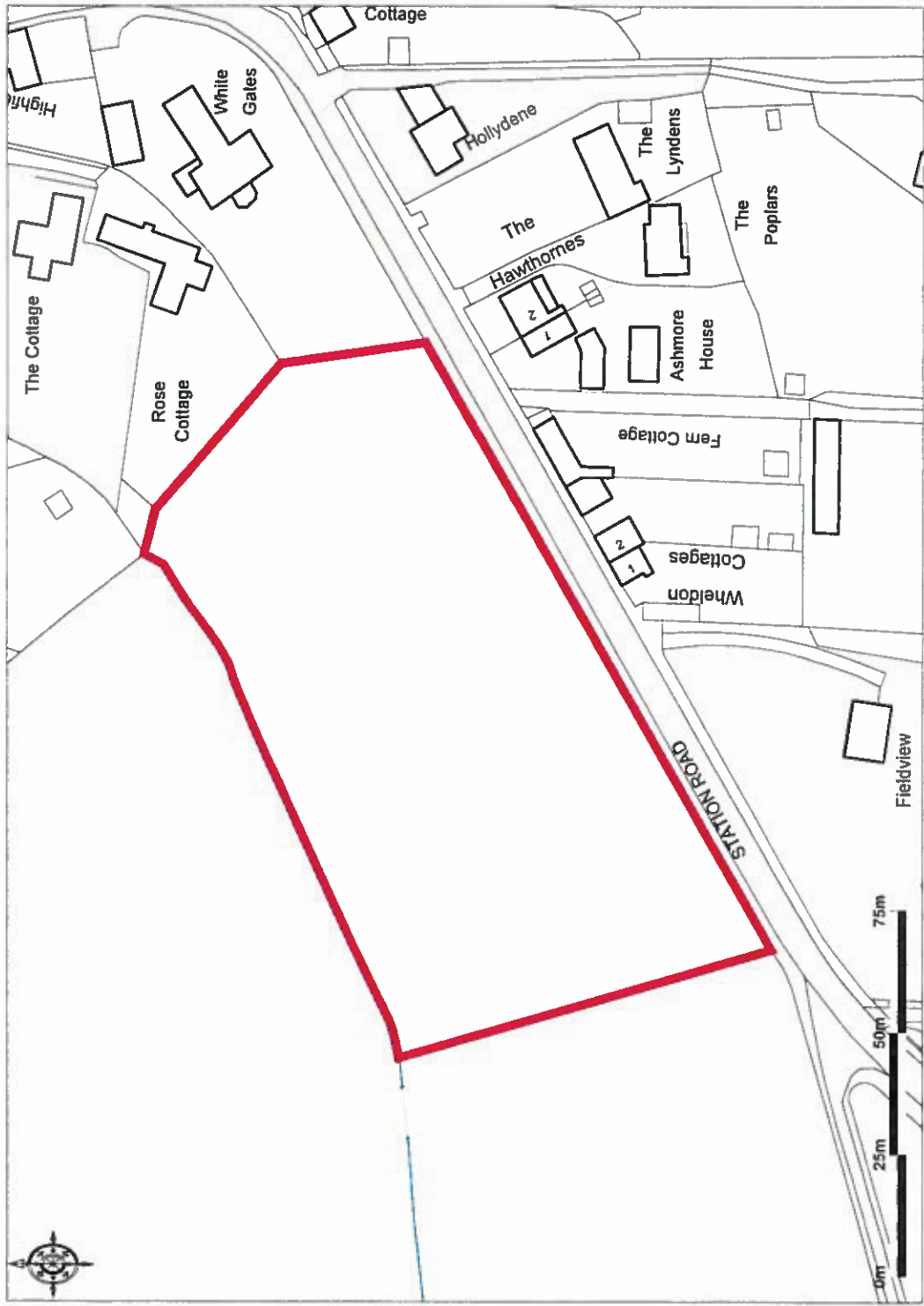
Signed \_\_\_\_\_ Dated 19.1.15

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

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no later than 5pm on Monday 19th January 2015**

**Email:**        [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)

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



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<b>Key</b> <span style="color: red;">—</span> Site boundary	<b>Project</b> Station Road, Hensall, Goole	<b>indigo</b> Indigo Planning Limited Toronto Square Leeds LS1 2HU T 0113 380 0270 F 0113 380 0271 info@indigo-planning.com	
	<b>Title</b> Site location plan	<b>LPA</b> Selby District Council	Date: 19.01.15 Scale: 1:1250 @ A4 Project No: 22280001 Drawing No: 22280001.1 Drawn By: NM
<b>Client</b> JNS Construction Company			