



LDF Team
Selby District Council
Civic Centre, Portholme Road
Selby
YO8 4SB

EMAILED AND POSTED

21 February 2011

Dear Sir or Madam

**RE: SELBY LOCAL DEVELOPMENT FRAMEWORK
SUBMISSION DRAFT CORE STRATEGY PUBLICATION VERSION (JANUARY
2011)
REPRESENTATIONS ON BEHALF OF MR AND MRS DON STEPHENSON**

Following the publication of the Submission Draft Core Strategy (Publication Version) for the emerging Local Development Framework (LDF), Spawforths have been instructed by our client, Mr and Mrs Stephenson to make representations to this document on their behalf. Mr and Mrs Stephenson has land interests in Osgodby and currently own part of Tindalls Farm, identified as a Phase II Housing Allocation in the existing Selby Local Plan and in the Site Allocations DPD Issues and Options document as BARL 003.

Mr and Mrs Stephenson welcome the opportunity to input into the Core Strategy and the decision to publish the Draft Core Strategy for consultation. Mr and Mrs Stephenson believe this is beneficial to all parties and should resolve how best to further the role of the District of Selby.

We would like to make representations on the following elements of the consultation document:

- Policy CPI – Spatial Development Strategy
- CPIA - Management of Residential Development in Settlements
- Policy CP2 – The Scale and Distribution of Housing
- Policy CP5 – Affordable Housing

Mr and Mrs Stephenson generally support the Core Strategy and the legal compliance and soundness of the document. We consider the Core Strategy is found on a robust evidence base and is justified; the document and the policies contained within it are effective and deliverable and are consistent with national policy. In its current form, Mr and Mrs Stephenson considers that the Core Strategy generally meets the tests of soundness set out in PPS12 (Planning Policy Statement 12) paragraphs 4.36-4.47, 4.51 and 4.52.

In supporting the Core Strategy we would like to make the following comments in respect of the following policies in the document.

Policy CPI – Spatial Development Strategy

Mr and Mrs Stephenson support the spatial development strategy and settlement hierarchy identified in Policy CPI, which seeks to direct the majority of new development to the Principal Town as the first priority for growth, with further development in settlements designated as Local Service Centres and Designated Service Villages which have some scope for additional residential and small-scale employment growth to support rural sustainability. This approach is consistent with PPS7 which encourages some development in villages with good services in order to help sustain them. This sequential approach conforms to the approach adopted in the RSS, therefore it is legally compliant in accordance with the key tests of soundness explained in PPS12 (Planning Policy Statement 12) paragraphs 4.36-4.47, 4.51 and 4.52.

We support the settlement hierarchy and development strategy identified in paragraph 4.17 which confirms the adjoining villages of Barlby/Osgodby as Designated Service Villages. Paragraph 4.17 states:

“In view of the close proximity of Selby to the adjoining villages of Barlby/Osgodby, Brayton and Thorpe Willoughby and the interdependent roles of these settlements, it is anticipated that these villages will fulfil a complimentary role to that of Selby. These villages are relatively more sustainable than other Designated Service Villages because of their size, the range of facilities available and because of their proximity to the wider range of services and employment opportunities available in Selby.”

Together, these villages have a very important role in the settlement hierarchy and we consider that growth in Osgodby and Barlby will complement the focus on Selby in the spatial development strategy and balances the need for some housing growth within this Designated Service Village.

CPIA - Management of Residential Development in Settlements

Policy CPIA recognises that there should be some scope for continued growth in villages to help maintain their viability and vitality.

Whilst Mr and Mrs Stephenson consider that the Tindall's Farm site is a sequentially preferable site and should be allocated for housing in the emerging Allocations Issues and Options DPD, they support policy CPIA which provides greater clarity about the way proposals for speculative windfall residential development will be managed, by identifying the types of residential development that will be acceptable in different settlement types. The policy reflects changes in national guidance and supports development in the most sustainable locations and maintains the vitality and longer term sustainability of all settlements.

Importantly, this policy now recognises that the conversion or redevelopment of existing farmsteads, in Osgodby (Designated Service Village) are acceptable in principle, subject to the policy criteria contained in Policy CPIA. This addresses a number of anomalies in the existing development plan, for example regarding the treatment of proposals for converting buildings (including intensive livestock units) to residential use and development on farmyards and open areas which may be acceptable where this improves the appearance of the area.

Mr and Mrs Stephenson also support paragraph 4.26 of the Core Strategy which states:

“In addition to conversions, replacement dwellings and redevelopment of previously developed land, appropriate scale development on greenfield land may therefore be acceptable in Designated Service Villages, including the conversion/ redevelopment of farmsteads, subject to the requirements of Policy CPIA. Housing allocations of an appropriate scale will be identified through the Site Allocations DPD.”

Policy CP2 – The Scale and Distribution of Housing

Mr and Mrs Stephenson support the housing requirement target of 440 dpa providing a target of 4864 dwellings between 2010 and 2016 and the distribution and scale of this housing, identified in Policy CP2.

Although it is the intention to revoke the Regional Spatial Strategy, the net housing requirement of 440 dwellings per annum established in the RSS is still the most appropriate housing target on which to base this Core Strategy. The distribution of housing is based on a robust evidence base and is primarily influenced by the evidence on the scale of housing growth from the Regional Spatial Strategy and the location of housing need as indicated in the Strategic Housing Market Assessment. The policy makes provision for about a quarter of planned growth in the district to be located within Designated Service Villages.

Policy CP5 – Affordable Housing

Policy CP5 affordable housing adopts a prescriptive approach which is very specific in regards to the level and tenure mix of affordable housing on sites, which does not recognise the need to permit a degree of flexibility as local needs can often change over time.

In this respect, the Core Strategy is unsound and not consistent with the evidence base. In order to make it sound, the following changes are suggested:

- The policy should be amended to reflect the evidence base and should not be fixed and incorporate flexibility.

Mr and Mrs Stephenson recognise that the policy now has regard to abnormal costs, economic viability and other requirements which will be a matter for negotiation at the time of a planning application and they are generally supportive of this approach in the policy.

We trust you will take due consideration of these representations and comments in the evolution of the Core Strategy. Mr and Mrs Stephenson would also like to participate in the Examination by written representations.

Should you have any queries or require any further information please do not hesitate to contact us. We trust you will confirm receipt of these representations.

Yours faithfully

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