

SELBY DISTRICT COUNCIL PLANNING	
29 OCT 2010	26 NOV 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

Haymoor House  
Moor Lane  
South Duffield  
Selby  
YO8 6TA

Mr Terry Heselton  
Principal Planner (LDF Team)  
Selby District Council  
Civic Centre  
Portholme Road  
Selby  
YO8 4SB

Your ref FP/L144/TRH

27<sup>th</sup> October 2010

Dear Sir

Selby District Interim Housing Policy – and Site Ref PHS/17/001

With reference to your letter dated 29<sup>th</sup> September 2010 concerning the above Interim Policy, the Council is aware that I have previously put forward for consideration a parcel of land that I own, which is identified by the above reference and is shown in the current Strategic Housing Land Availability Assessment.

With respect to the “Interim Policy for Control of Housing Development” I would like to make the following general observations for your consideration.

1. The land I own may be suitable for Affordable Housing and I would not object to it being considered for such an allocation providing the commercial terms were acceptable to me. The land could also be made available quickly if there were to be a need for such housing in the area within the short term. However, under the proposed Interim Policy South Duffield is designated under “Other Villages” and development of Greenfield land is to be excluded. Will land allocations for Affordable Housing be constrained by this Interim Policy? Also is there an ongoing review as to where Affordable Housing is required which you can advise me of?
2. Presumably land allocations designated previously will remain within the ongoing Core Strategy review and this Interim Policy will be suspended upon adoption of the new Strategy. I would not want South Duffield to be fettered by this interim ban on Greenfield development going forward in the future as part of the Core Review exercise.
3. The land allocation shown on site ref PHS/17/001 is totally within my ownership and if allocated for any form of housing would not set a precedent for back land development within the village as there is already another example of such development on Meadowfield Drive.
4. On the submission made in August 2008 for the Strategic Land Assessment it was stated that our present property Haymoor House could be demolished if an adoptable road had to be provided to serve any new development. I would like to place on record after taking advice that I believe the width of the existing carriageway and highway verges on Moor

- Lane are such that it should be possible to accommodate any visibility splays on a new junction by minor realignment of the existing carriageway.
5. I do not accept the general statement as stated in Paragraph 1.2 subsection 3, that the practice of developing on garden land (garden grabbing) necessarily alters the character of our villages. Every planning application should be considered on its merits and I suspect the policy of tandem back land developments practiced in the south of England and the impact this has had on the character of some areas is where this concern and change in National policy has originated from. If one looks at many of our villages within the Selby District they have developed their characters over the years by properties being developed on an informal random basis which creates the interest in the street scene. The Council should be very careful with this Interim Policy to ensure they “do not to throw the baby out with the bath water”. Sensitive infill development within all villages will never meet the demand for our general housing which will always need to be in larger land allocations. Whilst current numbers may indicate 10% of housing has been on infill sites within villages natural supply and demand will control what can be built on infill sites within our villages and the Council needs to be careful with this Policy, as it may be counter productive and reduce the numbers of homes being made available within the district. The final Interim Policy adopted should be flexible enough to prevent the “worst excesses of garden grabbing” but allow sensible schemes within all our villages which is where people will want to live. I am not sure that the splitting of settlements into Designated Service villages and Other Villages will achieve this.

I trust my comments will be considered and be of assistance and look forward to any feedback if appropriate.

Yours faithfully

Ron Humphrys