



Ryan King

From: Tracey Williams [REDACTED]
Sent: 21 December 2012 15:59
To: LDF
Cc: Charlotte Blinkhorn
Subject: Selby District Council Submission Draft Core Strategy 7th Set of Proposed Changes (Nov 2012)

Follow Up Flag: Follow up

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Attachments: let.052.CB.AM reps seventh set of changes to core strategy.pdf

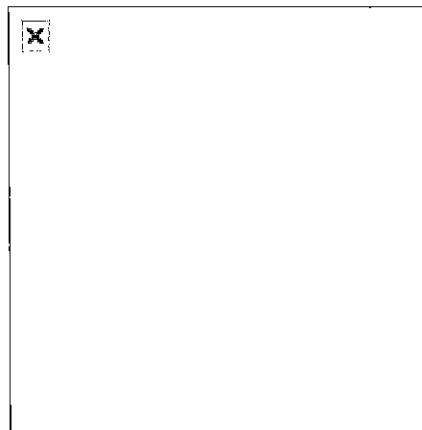
Dear Sirs

Please find attached letter.

Kind regards

Tracey
Sent on behalf of Charlotte Blinkhorn

Tracey Williams
PA
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Dear Sirs

**SELBY DISTRICT COUNCIL SUBMISSION DRAFT CORE STRATEGY
SEVENTH SET OF PROPOSED CHANGES (NOVEMBER 2012)**

We write to enclose our comments relating the seventh set of proposed changes to Selby Core Strategy. Our comments are submitted on behalf of Connaught Consultancy LLP. Connaught own land at Hodgsons Lane in Sherburn in Elmet and we have represented them in respect of the Core Strategy and the ongoing examination. This letter should be read in conjunction with our previously submitted representations to each stage of the process.

Our comments are as follows:

Policy CP2

We support the policy clarification that windfalls are additional to the identified housing requirement and therefore the allocations paper should provide for the 450 dwellings per annum as a minimum target and any windfalls shall be delivered above this. This is the correct approach as NPPF Paragraph 48 allows the inclusion of windfalls within a five year supply providing there is compelling evidence that they have, and will continue to, consistently come forward. We support the Council's view that the evidence is not sufficient and therefore no allowance is made. Given the need to deliver increased housing within the Borough, for the plan to be sound, it should positively plan to deliver housing with windfalls allowing for additional growth.

We support the footnote to policy CP2 noting that the figure of 105 dwellings per annum from windfalls is to be additional to the 450 dwellings per annum, but we suggest that the footnote is also placed on the trajectory to make the same point if windfalls are to be included in housing supply trajectory.

With respect to the figure of 450 dwellings per annum itself, this has been previously debated, and we would reiterate our views that the figure ought to be increased to plan positively for the delivery of housing to meet the needs of Selby and also neighbouring boroughs.

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We trust the above points will be taken into consideration.

Kind regards



Charlotte Blinkhorn