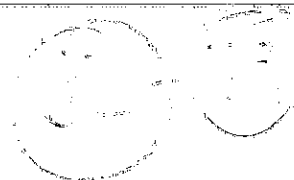


**Helen Gregory**

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**From:** Helen Gregory  
**Sent:** 28 December 2012 15:21  
**To:** Ian Reynolds  
**Cc:** Ryan King  
**Subject:** RE: Core Strategy Re: 7th Set of Changes



Thank you Councillor Reynolds.

Unfortunately, my computer does not recognise the file type. Is it possible that you could re-send it as a 'word' document?

Kind regards, Helen



**HELEN GREGORY**  
Policy Officer

Tel 01757 705101 Email [info@selby.gov.uk](mailto:info@selby.gov.uk) Web [www.selby.gov.uk](http://www.selby.gov.uk)  
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**From:** Ian Reynolds  
**Sent:** 28 December 2012 13:56  
**To:** Helen Gregory  
**Subject:** Core Strategy Re: 7th Set of Changes

Dear Helen,

I am attaching representations / objections on behalf of Coun. Casling and myself.

Yours sincerely

Coun. Ian Reynolds

CORE STRATEGY  
Re: 7<sup>th</sup> Set of Proposed Changes

Proposed Policy/  
Change Paragraph/  
Number section

PC7.8      Policy CPI  
              Part A(b)

We OBJECT to the proposed change which will stifle development within the development limits of the secondary villages. We suggest that residential development in respect of any site within development limits (including gardens) should be allowed subject to compliance with Village Design Statements or local vernacular. Such 'windfall sites' can only help achieve total housing numbers required

PC7.10     Para 4.47  
              (CP1A)

We OBJECT to the wording as residential development in the secondary villages is important to maintain their viability. There is no reason why development should be more restrictive provided it is within the defined development limits. The redevelopment of farmsteads and gardens have, in the past, contributed hugely to 'windfall sites' and consequentially housing numbers. Any residential development should comply with village Design Statements or local architectural features but other restrictions are not necessary.

PC7.21     CP5

We OBJECT to any financial contribution to affordable dwellings from sites for small scale developments. This will simply result in a reduction of such developments to the detriment of overall housing numbers. The 40% target elsewhere for affordable developments is seriously flawed. A number of 'needs surveys' submitted in the recent past with planning applications, bear this out. A requirement for 409 affordable dwellings per annum is inconsistent with an overall requirement for 450 D.P.A through the plan period.

Review of Development Limits

We support the reviews of the development limits of all settlements including the secondary villages and endorse the views that the approach in Policy CP1A which restricted development on garden land is overly restrictive. We agree with the Council's position statement of 31<sup>st</sup> August 2012 which suggested amending Policy CP1A to remove the differentiation between the treatment of garden land on D.S.V's and Secondary Villages. We agree with the view that restrictions in Secondary Villages should be lifted to make them equal to D.S.V's

Green Belt Policy

The importance of the Green Belt cannot be overstressed and any review of the same must be objectively undertaken. It must not be used as any excuse to review boundaries of settlements simply to allow residential development to take place. The Inspector suggested some re-phrasing in the Policy CPxx. The Inspector considers that the identification of Escrick as a D.S.V is soundly based but suggests that Policy CP1A (a) be annotated to clarify that Escrick is 'largely' surrounded by Green Belt and any development on Green Belt land would have to accord with Policy GBxx and the result of any Green Belt reviews. The word 'largely' is difficult to understand as the village is entirely surrounded by Green Belt. The York Green Belt is principally required to protect the approaches to the ancient City of York and its setting. It was only from 1996 that parishes to the

North of Escrick have been excluded from Selby District but the importance of the Green Belt around Escrick is in no way diminished.

In the light of the above we contend that the proposed wording of Policy CPxx Green Belt is not strong enough and is against the spirit of the Inspectors view that boundaries (of the Green Belt) should not be amended to simply accommodate development, that in any event might be more appropriately located elsewhere. The proposed Revision C (i) (ii) and (iii) quite specifically conflicts with the views of the Inspector with regard to Escrick. This wording invites 'the development of limits of Escrick to be reviews as very obviously 'exceptional circumstances' will be argued by landowners.

We therefore strongly OBJECT to the rewording and to the alteration of Paragraph E (was F). In this case the deletion of the words 'sites considered for removal from' weakens seriously the aims of the Policy. We contend that these alterations are specifically designed with Escrick in mind and yet would do nothing to help the housing requirements of Selby District.

We fully appreciate that the Core Strategy in intended to set the principles for a Green Belt review but consider that the suggested amendments to Policy GBxx are ill conceived. Policies amend at dealing with the problems at Tadcaster unfortunately will open the flood gates for development elsewhere.

Coun. Ian Reynolds  
Coun. Elizabeth Casling