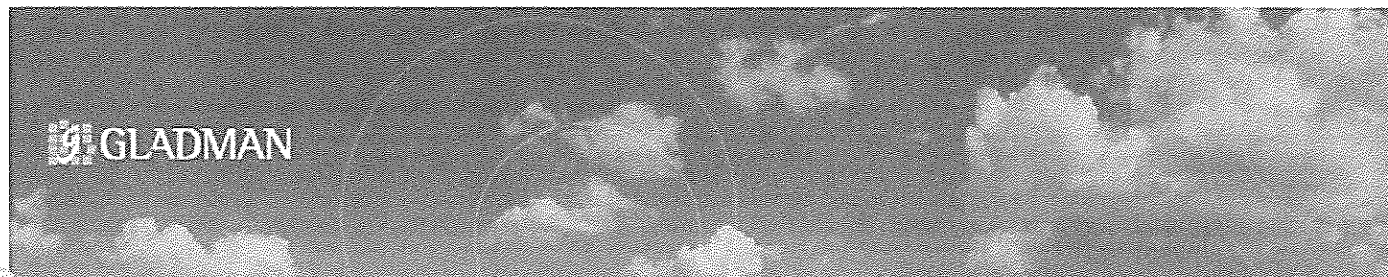


54 (1)

**Jayne Darley**

---

**From:** Richard House <R.House@gladman.co.uk>  
**Sent:** 14 January 2015 16:20  
**To:** LDF  
**Subject:** PLAN Selby Consultation  
**Attachments:** Plan Selby Gladman reps.pdf; Tadcaster Kelcbar Hill - SHLAA submission form.pdf; Tadcaster Kelcbar Hill - SHLAA submission location plan.pdf; Selby Cross Hills Lane - SHLAA submission form.pdf; Selby Cross Hills Lane - Location Plan.pdf



Please find attached submissions from Gladman Developments in respect of the PLAN Selby Initial Consultation. Two 'call for site' submissions are also attached.

I would be grateful if you could confirm safe receipt by email.

Regards

Richard House

Richard House BA (Hons) MRTPI  
Policy Planner  
Gladman Developments

01260 288982 (Direct Dial)  
07930 212872 (Mobile)  
Email [r.house@gladman.co.uk](mailto:r.house@gladman.co.uk)

Gladman Developments | Gladman House | Alexandria Way | Congleton | Che  
T: 01260 288800 |  
[www.gladman.co.uk](http://www.gladman.co.uk)

**GLADMAN DEVELOPMENTS LIMITED**

**REPRESENTATIONS ON SELBY DISTRICT COUNCIL  
PLAN SELBY: THE SITES AND POLICIES LOCAL PLAN  
JANUARY 2015**



## **1. INTRODUCTION**

- 1.1 This representation is made by Gladman Developments Limited (GDL). GDL specialises in the promotion of strategic land for residential development with associated community infrastructure and has land interests in the District at Selby and Tadcaster. GDL has considerable experience in the development industry in a number of sectors including residential and employment development. From that experience, it understands the need for the planning system to provide local communities with the homes and jobs that they need to ensure that they have access to a decent home and employment opportunities.
- 1.2 GDL has considerable experience in contributing to the Development Plan formation process, having made representations on numerous local planning documents throughout the UK and having participated in many local plan public examinations. It is on the basis of that experience that our comments are made in this representation.
- 1.3 GDL very much appreciates the opportunity to comment at this very early stage in the preparation of the Selby Site and Policies Local Plan. Our comments relate generally to questions concerning the number of dwellings to be provided, the site selection process, the phasing of site release at Tadcaster, the use of settlement development limits, the safeguarding of land currently in the Green Belt and general development control policies.

## **2. T1: PROVIDING HOMES**

**Q7 a) Do you agree with the proposed approach to the base date?**

**b) Do you agree with the broad principles of the calculation method?**

- 2.1 GDL considers that the use of an updated base date of March 2015 is a sensible approach to the calculation of the amount of land that needs to be allocated. However, as noted in paragraph 3.16 of the consultation document, the Core Strategy housing targets should be regarded as the minimum requirement as more up-to-date information becomes available (e.g. updated Strategic Housing Needs Assessment (SHMA); DCLG household projections etc).
- 2.2 The intention to undertake a new SHMA to inform PLAN Selby is noted and consequently a new objectively assessed need for housing will emerge in due course. In accordance with National Planning Policy Framework (NPPF), the Plan will need to take this into account in considering the amount of housing required to be provided over the plan period.
- 2.3 The Council will be aware that Paragraph 47 of the NPPF requires that, in order to boost significantly the supply of housing, local authorities should; “use their evidence to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the Framework.” Paragraph 14 of NPPF states that “Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

- specific policies in this Framework indicate development should be restricted.”

2.4 This is reinforced by Paragraph 158 of NPPF which establishes that Local Plans “must be based on adequate up-to-date evidence about the economic, social and environmental characteristics and prospects of the area. Local Planning Authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated and they take full account of relevant market and economic signals.”

2.5 GDL does not agree with the broad principles of the calculation methodology. Paragraph 47 of NPPF requires an additional buffer to be provided moved forward from later in the plan period. The buffer should be 5%, or 20% if there has been a persistent under delivery of housing. This is to ensure that there is a realistic prospect of achieving a rolling five year supply of land and to create choice and flexibility in the land market. In the case of Selby where there has been a persistent under delivery of housing against targets, the buffer to be provided should be 20%.

2.6 In addition the calculation should take into account the backlog in housing completions that has occurred since 2011. This backlog should be provided for in the first five years of the Plan where possible, as advised in Planning Practice Guidance<sup>1</sup>.

**Q8 a) Should PLAN Selby over allocate to allow for any non-delivery on the allocations? By what method and by how much?**

**b) How should PLAN Selby seek to allocate sites in such a way as to secure delivery over the whole plan period?**

**c) Is there opportunity to have contingency sites in case others are not delivered elsewhere in the District? How might the contingency sites release be managed to maintain a 5 year housing land supply?**

2.7 GDL considers it essential that Local Plans are flexible and indeed one of the tests of soundness are that they are effective. It is not appropriate to rely on a review of the Plan to handle uncertainty. The failure of strategic housing sites to deliver in the way originally anticipated is a key element of contingency planning. Indeed, given the importance placed on housing delivery generally, it is essential that housing-related contingency is provided for in a plan, rather than relying on a subsequent review, to ensure that housing delivery is not unacceptably and unnecessarily delayed.

2.8 Furthermore GDL considers that extreme caution needs to be taken in respect of sites with planning permission and remaining plan allocations in realistically assessing housing land supply. It should not be assumed that all such sites will come forward for development in the next five years as some will be subject to development constraints such as infrastructure requirements, multiple ownerships and market conditions.

2.9 As referred to in Planning Practice Guidance<sup>2</sup> the following factors need to be taken into account in respect of sites with planning permission and allocated sites in calculating the housing land supply:

---

<sup>1</sup> PPG 3-035-20140306

<sup>2</sup> PPG 3-020-20140306 – 3-023-20140306

- There must be confidence that there are no legal or unresolved land ownership issues, such as multiple ownerships;
- The existence of planning permission does not necessarily mean the site is available;
- There must be a reasonable prospect that the development will be developed at a particular point in time, including taking into account the capacity to sell the development;
- The assessment must consider constraints, including environmental constraints, and actions to overcome these;
- Lead in times, build out rates and information from developers and agents is important.

2.10 In order to provide a satisfactory level of contingency, GDL considers that PLAN Selby should allocate additional housing allocations with the capacity to deliver a minimum of 20% additional dwellings over and above the Core Strategy requirement. This would be consistent with the 20% buffer required by NPPF, referred to in Paragraph 2.5 above.

2.11 As referred to above, PLAN Selby will also need to take into account the findings of the new SHMA that the Council intends to undertake. This may have the effect of increasing the objectively assessed need for the District and additional housing allocations may be required as a result.

**Q.10 The Core Strategy sets the 'rules' for choosing sites; but do you have any views on the relative importance or weight to be attached to the criteria for site selection?**

2.12 In selecting sites for allocations, the fundamental objective should be to identify sites which are available and deliverable. Brownfield sites are more likely to have constraints that delay their delivery or may only be viable if requirements for affordable housing provision are waived. Greenfield sites will be less likely to have such constraints, will usually deliver the expected proportion of affordable housing and are critical in maintaining a rolling 5 year supply of housing land. NPPF does not prioritise brownfield sites over greenfield; the critical factor in selecting sites for allocation is that they are sustainable.

**Q.11 In Tadcaster, three phases are proposed.**

**Phase 1 and the contingency phase 2 are to be in Tadcaster and will follow the site selection methodology referred to in the previous section.**

**However, how should PLAN Selby determine where the contingency Phase 3 sites should be located?**

2.13 The Core Strategy requires three phases of sites to be identified in Tadcaster to ensure delivery in the light of land availability issues. Such sites are only to be released if the earlier phases do not deliver within specified timescales. The first two phases will involve sites in or around Tadcaster but phase 3 sites could be located elsewhere.

2.14 PLAN Selby proposes to allocate phase 1 and 2 sites in Tadcaster, however it is proposed that phase 3 sites will be identified elsewhere. Phase 3 sites will be released if Phase 1 and 2 sites (and windfalls) have delivered less than half of the minimum dwelling requirement for Tadcaster after 3 years of the release of phase 2.

2.15 Given the very low level of housing completions that have taken place in Tadcaster in recent years and the urgent need to meet housing needs generated from within the town, GDL considers that only in the last resort should the phase 3 sites be located in settlements other than Tadcaster. The allocation of phase 3 sites in other settlements will clearly not meet the housing needs for Tadcaster nor will they assist in the objective of regenerating the town. Phase 3 sites should therefore only be identified in and around Tadcaster and where necessary the Council should utilise the statutory powers at its disposal, including compulsory purchase, to ensure that these sites come forward for development.

**3. T3 DEFINING AREAS FOR PROMOTING DEVELOPMENT AND PROTECTING KEY ASSETS**

**Q.22 Should the Development Limits be drawn tightly to maintain the settlement pattern, or loosely around the settlements to enable sympathetic development?**

3.1 Development limits are currently defined in the 2005 Selby District Local Plan which predates the National Planning Policy Framework (NPPF). GDL submits that settlement boundaries should not be used in PLAN Selby as a mechanism to restrict otherwise sustainable development from coming forward. The settlement boundaries are based on an out of date Local Plan which fails to plan positively for current and projected objectively assessed housing need.

3.2 GDL refers to the National Planning Policy Framework (NPPF) which makes it clear that development which is sustainable should go ahead without delay. The use of settlement limits to arbitrarily restrict suitable and sustainable development from coming forward on the edge of settlements would not accord with the positive approach to growth required by NPPF. Planning Practice Guidance<sup>3</sup> also advises that "all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence".

3.3 The use of development limits appears to be based on the old PPS7 approach to countryside protection, which adopted a restrictive stance to development in the rural areas by only permitting certain types of development. There is nothing in NPPF which states that development in the open countryside should be restricted in the extensive manner which this proposed policy suggests. Instead, GDL suggests that the policy should take a more permissive stance. In reality, if perpetuated in PLAN Selby, the definition of development limits creates a 'presumption against development' in those areas beyond them. GDL recommend that the policy needs to be significantly revised to provide a more permissive approach to development in the open countryside.

3.4 Greenfield sites on the edge of settlements, but lying outside of the currently built up area may offer opportunities for sustainable development which could help meet the housing needs of Selby and help achieve NPPF's objective to 'significantly boost the supply of housing' and would accord with the presumption in favour of sustainable development.

---

<sup>3</sup> PPG Rural Housing Ref 50-001-20140306

**Q.24 How should PLAN Selby determine how much Safeguarded Land should be designated for potential future use?**

- 3.5 GDL strongly supports the intention to review Green Belt boundaries in PLAN Selby and to identify safeguarded land for development beyond the plan period (2026). This is in accordance with NPPF para 85 which advises that in their local plans, local planning authorities should identify areas of 'safeguarded land' between urban areas and the Green Belt in order to meet longer term development needs well beyond the plan period in order that Green Belt boundaries need not be altered again in the next Local Plan.
- 3.6 In Selby, the boundaries of the Green Belt are currently tightly drawn around the western edge of the settlement of Tadcaster and wholly around Sherburn-in-Elmet and consequently the amount of safeguarded land required to be identified will largely be dependent upon the longer term development needs of these two towns. This will particularly be the case for Tadcaster, where it is already recognised that a review of the Green Belt is required in PLAN Selby because of ongoing land availability issues in those areas surrounding the town that are outside of the Green Belt.
- 3.7 Given that the objectively assessed housing need for the District will shortly be reviewed within the next five years through the undertaking of a new SHMA, it would be appropriate for Green Belt boundaries and safeguarded land to be defined in PLAN Selby for the period up to 2035 as a minimum in order to accord with NPPF.
- 3.8 In order to determine the amount of land required to be safeguarded, it will be necessary to extrapolate the growth requirements for Tadcaster and Sherburn-in- Elmet (and any other smaller settlement with growth potential within the Green Belt) for the period 2026 to 2035, having regard to the amount of development that potentially could be accommodated in these settlements on land not currently designated as Green Belt.

**Q.25 Are there any infrastructure requirements that have not been identified, including small scale and local needs?**

- 3.9 Appendix 1 of the Infrastructure Delivery Plan should include the proposed spine road through allocation SEL1 in the 2005 Selby Local Plan. This road will provide wider benefits to the whole town by providing relief to Leeds Road and consequently the costs of the road should be borne on a proportional basis by all development sites in the town.

**4. DEVELOPMENT MANAGEMENT POLICIES**

**Q.31 Should PLAN Selby include policies for setting specific house types and sizes, tenures and specialist housing such as care homes and self builds?**

- 4.1 GDL considers that PLAN Selby should assess housing mix requirements based on the most up to date evidence base, however this should be updated annually to ensure that the housing mix in later years of the plan period remains up to date.
- 4.2 PLAN Selby should however take into account that ensuring viability and deliverability is a key element of the NPPF, specifically paragraph 173 which states 'To ensure

viability, the costs of any requirement likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.’

4.2 GDL therefore suggests that the housing mix should be appropriately monitored on an annual basis, providing a flexible approach in line with up to date evidence. It should not be subjected to a level of constraint which may affect the viability of the proposal from being delivered and therefore should be determined on a site by site basis. Policies concerning housing mix should not in any way inhibit the ability of developers to deliver housing to meet local demand.

- Q. 33 a) Should PLAN Selby have more detailed general policies on design by being more specific about the minimum design standards it will seek to achieve, including policy on development density, environmental and quality design benchmarks (such as BREEAM, Lifetime Homes, Secure by Design etc)?**
- b) Should PLAN Selby establish design requirements in the new allocated sites that consider the layout, orientation and aesthetic of development proposals?**

4.3 With regard to design standards, GDL considers that there is no justification for the inclusion of policies that require developments to perform to higher design standards than are set out in the Building Regulations. The Government, through the Ministerial Statement by Stephen Williams MP (13<sup>th</sup> March 2014) and through the recent consultation on Housing Standards Review, has made it clear that energy efficiency of dwellings should be addressed solely by means of the Building Regulations.

4.4 In formulating design policies, it is important that PLAN Selby takes into account the guidance in NPPF which states that ‘design policies should avoid unnecessary prescription or detail’<sup>4</sup> and that ‘Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.’<sup>5</sup> Whilst in some cases the preparation of development briefs for larger complex sites might be appropriate, this should not be regarded as routine for every allocated site.

4.5 In respect of density GDL considers that a policy stipulating a blanket housing density target across the District would not be appropriate. Instead the appropriate density of development for individual sites should be decided in consultation with the developer based on the particular characteristics of each site.

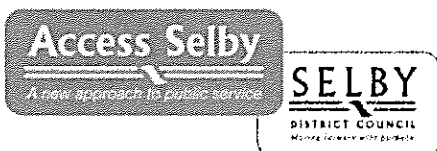
**5. NEXT STEPS**

5.1 GDL trusts that the above comments will be of assistance and will be taken into account in the preparation of proposals for policies and site allocations which is scheduled for publication and consultation later this year.

---

<sup>4</sup> NPPF Para 59  
<sup>5</sup> NPPF Para 60





Official Use Only  
Site Ref

## 2013 Strategic Land Availability Assessment 'Call for Sites' Form

As part of the Council's Local Planning functions we are inviting developers, landowners and the wider public the opportunity to put forward potential development sites. This work will inform documents such as the Strategic Housing Land Availability Assessment (SHLAA), and future Land Allocations Plans, which will identify where new housing, employment and other significant development will be placed. The Council is seeking land for all development types – not just housing.

This 'Call for Sites' will update information already held in existing databases. This means that we require information about all potential development sites – new and existing. If you have previously submitted a site we request you re-submit your site to ensure we have the fullest, up-to-date information. The Council will assume that existing sites are no longer available if you do not re-submit your site with up-to-date information.

Note: This study looks at land availability, but does not itself imply those sites will be allocated for development, or that planning applications will be considered favourably. Submitting details of a particular site does not guarantee that the Council will support or allocate the site for development.

**GUIDANCE NOTES:** *Before completing this form, please read the following notes:*

- ❖ All sections of this form **MUST** be completed. The Council will not follow up incomplete forms. Missing information is likely to result in your site being considered unavailable or unachievable and therefore lacking development potential.
- ❖ A separate form **MUST** be completed for each site (a photocopy is acceptable)
- ❖ You **MUST** include an Ordnance Survey based plan that includes the following:
  - A suitable scale to identify exact boundaries.
  - Location details for easy identification: grid references and field numbers are not sufficient. Two road names is usually appropriate.
  - The site clearly outlined in red.
  - Mark the type and location of any existing use(s) on the site.

If you own more land/multiple sites then you must either:

- group sites to create one single large site, OR
- use a separate form and map for each site you wish to submit, OR
- if you own land that you **DO NOT** wish to promote for development, highlight additional land in your ownership on the same map in **BLUE** outline.

**1. Land Owner Details**

Please provide your contact details, and those of your agent if applicable.  
Where provided, we will use your agent's details as our primary contact.

	Your details (mandatory)	Your agent's details (optional)
Name	Miss Sian Gulliver	Ian Cartwright
Organisation (where relevant)	Gladman Developments Ltd	Carter Jonas
Address	Gladman House Alexandria Way	Third Floor Carlton Tower 34 St Paul's Street
Town	Congleton	Leeds
County	Cheshire	
Postcode	CW12 1LB	LS1 2QB
Telephone No.	01260 288954	0113 203 1065
Email address	s.gulliver@gladman.co.uk	

**2. Site Details**

Please provide details of the site you are proposing. If you are promoting more than one site, please use a separate form for each.

Site name (please be explicit, not just 'site at Selby')	Land at Kelcbar Hill, Tadcaster		
Address	Kelcbar Hil		
Town	Tadcaster		
County	North Yorkshire		
Postcode	LS24 9NX		
Ordnance Survey Grid Ref (if known)	Easting:		Northing:
Site size (in hectares)	35.86		
What is your interest in the site? (please tick one)	Owner	<input type="checkbox"/>	Lessee
	Option held	<input checked="" type="checkbox"/>	Other
	If other, please state:		

<b>3. Site Ownership Details</b> <i>Please provide the site ownership details.</i>	
Are you (delete as appropriate):	Site promoter
If the site is in multiple ownership, please provide the name, address and contact details of any other landowner(s):  <i>If the site is in multiple ownerships, please indicate the boundaries of individual ownerships on your site plan.</i>	Mr Thomas Edward Fielden
If the site is not in your sole ownership, please confirm that all the other landowner(s) have been informed of this site submission and agree to the content?	YES  <i>Without their consent the site will be considered "unavailable"</i>
Is the site subject to any tenancy or operational requirements? If yes, what are they?	None.

<b>4. Site characteristics and condition</b> <i>Please provide details of the characteristics and physical condition of the site.</i>		
<b>Highways</b>		
Is the site accessible directly from the highway network? <i>(please tick)</i>	Yes, access to the site already exists	
	Yes, site is adjacent to a highway but no formal access is available	✓
	Yes, via 3 <sup>rd</sup> party land (agreement/right of access exists)	
	No, via 3 <sup>rd</sup> party land (NO agreement/right of access exists)	
<b>Current site use</b>		
Is the site currently in active use?	YES	
If yes, what is/are the current use(s) of site?	Agriculture	
What would be the timetable for the existing use(s) to cease?	To be confirmed	

If the site is vacant, what was the last known use(s) and what year was it last used?	Not applicable
What are the neighbouring land uses?	Agriculture and residential
How many buildings are on the site?	No
What proportion of the site is made up of buildings?	0%
What proportion of the site is open land?	0%
What proportion of the site is currently in active use?	100%
What proportion is greenfield (not previously developed)?	100%
What proportion is previously developed land and cleared?	0%
What proportion is previously developed land and not cleared?	0%

### 5. Planning permission

Is there an extant planning permission on the site?	NO
Is there a pending application on the site?	NO
Is there a lapsed permission on the site?	NO
If yes, to any of the above, what was/is the permission for? <i>(Please provide application references)</i>	

### 6. Viability

What level of market interest from developers/house builders has the site had? <i>(please tick all that apply).</i>		
Site is owned by a developer		Comments <i>(please provide details of marketing, sales etc if applicable)</i>
Site is under option to a developer	✓	
Site marketed - enquiries have been received / offers for purchase		
Site is being marketed - no offers		
None		

<p>Have you undertaken a viability assessment? If yes:</p> <ul style="list-style-type: none"> <li>- What were the key assumptions?</li> <li>- What was the outcome?</li> <li>- Has it been independently assessed i.e. through District Valuer?</li> </ul> <p><i>If available, please supply any supporting evidence. Personal/financial information will be kept confidential.</i></p>
<p>No viability assessment has been undertaken.</p>

<b>7. Physical Constraints to Development</b>				
<i>Please tell us about any known constraints that may affect development of the site, details of any action required, how long it may take and what progress has already been made. If you have additional comments to make please provide them in Question 10.</i>				
Type of Constraint	Yes	No	Not known	Further information / comments
Third Party land required		✓		
Legal / ownership / tenancy		✓		
Ransom strips, covenants		✓		
Existing use requires relocation		✓		
Highway / access		✓		
Public right of way (eg location)		✓		Any public rights of way will be retained in the masterplan.
Water supply (eg service location / availability)		✓		
Drainage (eg mains issues / distribution)		✓		

Flood risk	✓			The north-eastern part of the site, adjacent to the River Wharfe, is within flood zone 3.
Electricity supply (eg service availability / pylon issues)		✓		
Gas supply (eg service availability / mains issues)		✓		
Telecoms (eg mast location)		✓		
Contamination / pollution / hazardous risks		✓		
If other, please state:				
Please provide any relevant information of likely measures to overcome any identified constraints:				
If constraints cannot be mitigated against, what proportion of the total site area would, in your opinion, be available for development?				
<p>The proportion of the site that would be available for development would depend on outcomes of flood mapping by the Environment Agency.</p>				
<b>8. Site availability</b>				
<i>Please indicate when the site may, in your opinion, realistically be available, taking into account information provided above.</i>				
When do you believe the site could be first made available for development? (please tick ONE box only)	0 – 5 years			✓
	6 – 10 years			

	11 – 15 years	
	16+ years	
<b>Have any discussions with any of the following already taken place?</b>	<b><i>What was the outcome of those investigations? Please provide details and any reference numbers/contacts and copies of information and/or correspondence.</i></b>	
Yorkshire Water <i>(supply, waste water treatment / drainage)</i>	Request for information on location of existing infrastructure – response received.	
National Grid	Request for information on location of existing infrastructure – response received.	
Gas Providers	Request for information on location of existing infrastructure – response received.	
Drainage Board	No.	
Highways Agency <i>(strategic road network)</i>	No.	
North Yorkshire County Council (NYCC) Highways Authority <i>(impact / capacity on highways network)</i>	Request for highway search request – response received.	
Other NYCC services <i>(eg Education, Minerals and Waste)</i>	No.	
Environment Agency <i>(flood risk)</i>	No.	
Other relevant agency/body <i>(please state)</i>		

### 9. Proposed Use

Please indicate preferred use(s) that you would like the site to be considered for. Please tick all that apply.

Taking account of any constraints within the site, requirement for infrastructure, Local Plan policies or any other considerations, what do you consider could be reasonably provided on the site? Please provide an explanation why any preferred use of the land would be acceptable.

<b>Use Type</b>	<b>Tick</b>	<b>Further information</b>
Residential (No. of houses, type and tenure)		X dwellings
Employment (Type, floorspace)		Retail:
		Commercial:
		Industrial:
Traveller / Showmen Pitches		
Open space / Community Use	✓	Subject to masterplanning
Leisure		
Other		



**10. Any Other Information**

*Please tell us of any other information you consider relevant to the site, if not already covered above. Continue on a separate sheet if necessary.*

The site is within the green belt.

**11. Is your site an existing site already registered with the Council through the previous SHLAA (or Sites Allocations DPD):**

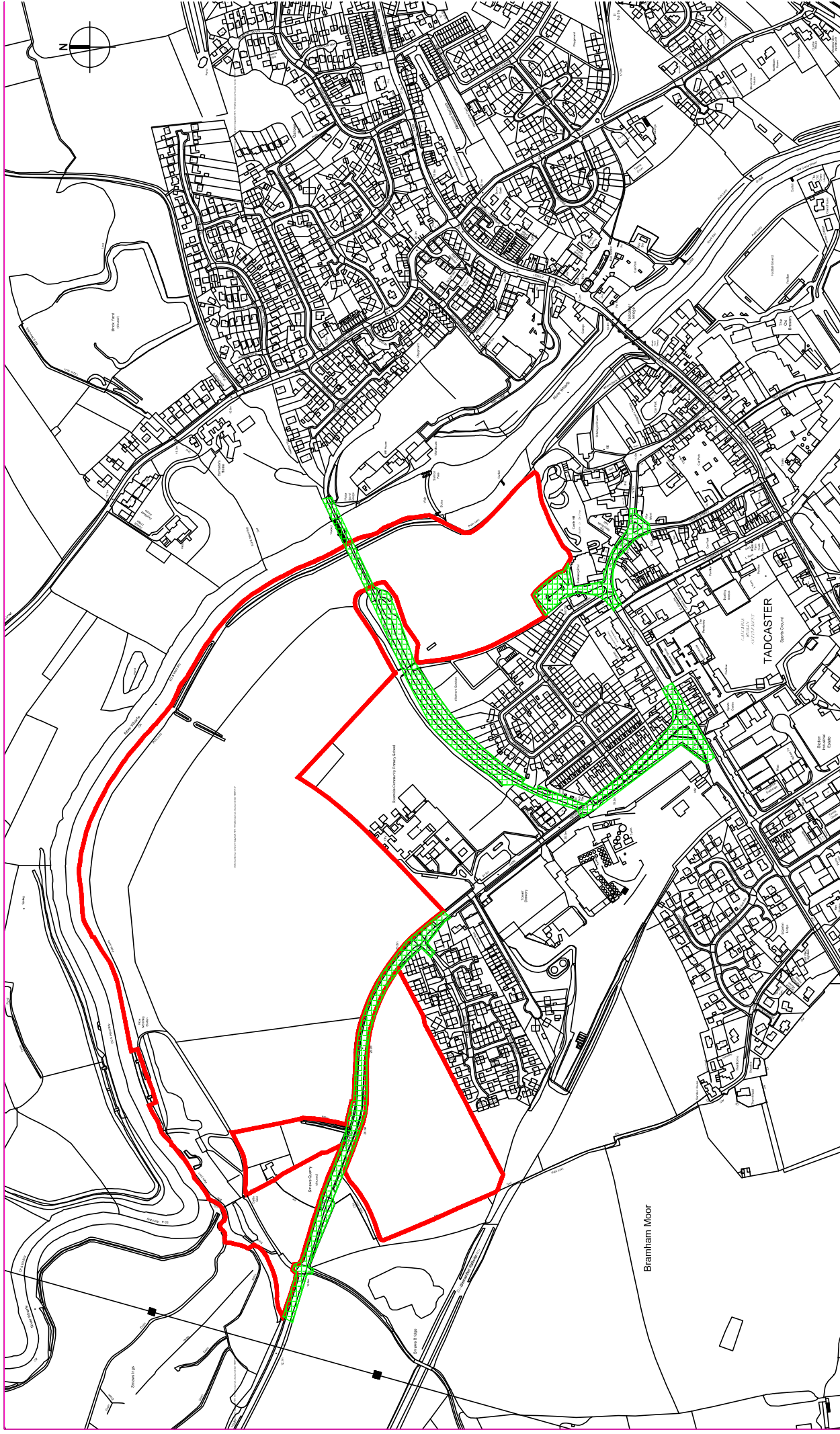
SHLAA (or Sites Allocations DPD) reference if existing site	PHS/73/013 (SHLAA, 2011)
---	--------------------------


**12. Signature and Date**

Signed	Date: 12/01/15
--------	----------------

Please return this form and accompanying information by **5pm on 11 October 2013** by email or post.

Return by email to:	Return by post to:
ldf@selby.gov.uk	Policy and Strategy Team Selby District Council Civic Centre Doncaster Road Selby YO8 9FT



 <p><b>GLADMAN</b> Gladman House, Alexandra Way Completion Business Park Completion, Cheshire CW12 1LB Tel: 01246 288800 Fax: 01246 288801 www.gladman.co.uk</p>		<p>Project</p> <p><b>KELCBAR HILL, TADCASTER</b></p>		<p>Issue date</p> <p>13-11-14</p>
<p>Revision notes</p> <p>A 09/12/14 JAL Northern Boundary adjacent river amended</p>		<p>Scale(s)</p> <p>1:5000@A3</p>		<p>Drawn by</p> <p>JAL</p>
<p>Status</p> <p>Rev Date By</p>		<p>Revision notes</p> <p>By</p>		<p>Drawing No</p> <p>2014-144-100-A</p>
<p>Information</p> <p><b>INFORMATION</b></p>		<p>Title</p> <p><b>LOCATION PLAN</b></p>		



Official Use Only  
Site Ref

## 2013 Strategic Land Availability Assessment 'Call for Sites' Form

As part of the Council's Local Planning functions we are inviting developers, landowners and the wider public the opportunity to put forward potential development sites. This work will inform documents such as the Strategic Housing Land Availability Assessment (SHLAA), and future Land Allocations Plans, which will identify where new housing, employment and other significant development will be placed. The Council is seeking land for all development types – not just housing.

This 'Call for Sites' will update information already held in existing databases. This means that we require information about all potential development sites – new and existing. If you have previously submitted a site we request you re-submit your site to ensure we have the fullest, up-to-date information. The Council will assume that existing sites are no longer available if you do not re-submit your site with up-to-date information.

Note: This study looks at land availability, but does not itself imply those sites will be allocated for development, or that planning applications will be considered favourably. Submitting details of a particular site does not guarantee that the Council will support or allocate the site for development.

**GUIDANCE NOTES:** *Before completing this form, please read the following notes:*

- ❖ All sections of this form **MUST** be completed. The Council will not follow up incomplete forms. Missing information is likely to result in your site being considered unavailable or unachievable and therefore lacking development potential.
- ❖ A separate form **MUST** be completed for each site (a photocopy is acceptable)
- ❖ You **MUST** include an Ordnance Survey based plan that includes the following:
  - A suitable scale to identify exact boundaries.
  - Location details for easy identification: grid references and field numbers are not sufficient. Two road names is usually appropriate.
  - The site clearly outlined in red.
  - Mark the type and location of any existing use(s) on the site.

If you own more land/multiple sites then you must either:

- groups sites to create one single large site, OR
- use a separate form and map for each site you wish to submit, OR
- if you own land that you **DO NOT** wish to promote for development, highlight additional land in your ownership on the same map in **BLUE** outline.

**1. Land Owner Details**

Please provide your contact details, and those of your agent if applicable.  
Where provided, we will use your agent's details as our primary contact.

	Your details (mandatory)	Your agent's details (optional)
Name	Miss Sian Gulliver	
Organisation (where relevant)	Gladman Developments	
Address	Gladman House Alexandria Way	
Town	Congleton	
County	Cheshire	
Postcode	CW12 1LB	
Telephone No.	01260 288954	
Email address	<a href="mailto:s.gulliver@gladman.co.uk">s.gulliver@gladman.co.uk</a>	

**2. Site Details**

Please provide details of the site you are proposing. If you are promoting more than one site, please use a separate form for each.

Site name (please be explicit, not just 'site at Selby')	Land at Cross Hills Lane, Selby		
Address	Cross Hills Farm Cross Hills Lane		
Town	Selby		
County	North Yorkshire		
Postcode	YO8 4RU		
Ordnance Survey Grid Ref (if known)	Easting:		Northing:
Site size (in hectares)	66.91		
What is your interest in the site? (please tick one)	Owner	<input type="checkbox"/>	Lessee
	Option held	<input checked="" type="checkbox"/>	Other
	If other, please state:		

<b>3. Site Ownership Details</b> <i>Please provide the site ownership details.</i>	
Are you (delete as appropriate):	Site promoter
<p>If the site is in multiple ownership, please provide the name, address and contact details of any other landowner(s):</p> <p><i>If the site is in multiple ownerships, please indicate the boundaries of individual ownerships on your site plan.</i></p>	<p><i>Continue on a separate sheet if necessary</i></p> <p>With reference to the red line plan, ownerships are:</p> <ol style="list-style-type: none"> <li>1. North Yorkshire County Council County Hall Northallerton North Yorkshire DL7 8AD</li> <li>2. Mr Keith Alan Heselwood 26 Peppermint Way Selby YO8 4QY</li> <li>2. Mr Brian Dennis Heselwood 41 Bainbridge Drive Selby</li> <li>2. Mr Ian George Heselwood Crosshills Farm Crosshills Lane Selby YO8 4RU</li> <li>3. Mr Stephen Edward Campey Southlands Lodge Thorpe Willoughby North Yorkshire</li> </ol>
<p>If the site is not in your sole ownership, please confirm that all the other landowner(s) have been informed of this site submission and agree to the content?</p>	<p style="text-align: center;">YES</p> <p><i>Without their consent the site will be considered "unavailable"</i></p>
<p>Is the site subject to any tenancy or operational requirements? If yes, what are they?</p>	<p>None.</p>

<b>3. Site characteristics and condition</b>		
<i>Please provide details of the characteristics and physical condition of the site.</i>		
<b>Highways</b>		
Is the site accessible directly from the highway network? (please tick)	Yes, access to the site already exists	
	Yes, site is adjacent to a highway but no formal access is available	✓
	Yes, via 3 <sup>rd</sup> party land (agreement/right of access exists)	
	No, via 3 <sup>rd</sup> party land (NO agreement/right of access exists)	
<b>Current site use</b>		
Is the site currently in active use?	YES	
If yes, what is/are the current use(s) of site?	Agriculture	
What would be the timetable for the existing use(s) to cease?	To be confirmed	
If the site is vacant, what was the last known use(s) and what year was it last used?	N/A	
What are the neighbouring land uses?	Agriculture and residential	
How many buildings are on the site?	4	
What proportion of the site is made up of buildings?		%
What proportion of the site is open land?		%
What proportion of the site is currently in active use?		%
What proportion is greenfield (not previously developed)?		100%
What proportion is previously developed land and cleared?		%
What proportion is previously developed land and not cleared?		%

4. Planning permission	
Is there an extant planning permission on the site?	NO
Is there a pending application on the site?	NO
Is there a lapsed permission on the site?	NO
If yes, to any of the above, what was/is the permission for? <i>(Please provide application references)</i>	N/A

5. Viability		
What level of market interest from developers/house builders has the site had? <i>(please tick all that apply).</i>		
Site is owned by a developer	Comments <i>(please provide details of marketing, sales etc if applicable)</i>	
Site is under option to a developer		✓
Site marketed - enquiries have been received / offers for purchase		
Site is being marketed - no offers		
None		
Have you undertaken a viability assessment? If yes: <ul style="list-style-type: none"> <li>- What were the key assumptions?</li> <li>- What was the outcome?</li> <li>- Has it been independently assessed i.e. through District Valuer?</li> </ul> <i>If available, please supply any supporting evidence. Personal/financial information will be kept confidential.</i>		
No.		

## 6. Physical Constraints to Development

Please tell us about any known constraints that may affect development of the site, details of any action required, how long it may take and what progress has already been made. If you have additional comments to make please provide them in Question 10.

Type of Constraint	Yes	No	Not known	Further information / comments
Third Party land required		✓		
Legal / ownership / tenancy		✓		
Ransom strips, covenants		✓		
Existing use requires relocation		✓		
Highway / access		✓		
Public right of way (eg location)		✓		Any public rights of way will be retained in the masterplan.
Water supply (eg service location / availability)		✓		
Drainage (eg mains issues / distribution)		✓		
Flood risk		✓		Work is continuing with the Environmental Agency to establish what mitigation measures could be used on site.
Electricity supply (eg service availability / pylon issues)		✓		
Gas supply (eg service availability / mains issues)		✓		
Telecoms (eg mast location)		✓		



Contamination / pollution / hazardous risks		✓		
If other, please state:				
Please provide any relevant information of likely measures to overcome any identified constraints:				
N/A				
If constraints cannot be mitigated against, what proportion of the total site area would, in your opinion, be available for development?				
Dependent on Environment Agency flood mapping results.				
<b>7. Site availability</b>				
<i>Please indicate when the site may, in your opinion, realistically be available, taking into account information provided above.</i>				
When do you believe the site could be first made available for development? <i>(please tick ONE box only)</i>	0 – 5 years	✓		
	6 – 10 years			
	11 – 15 years			
	16+ years			
Have any discussions with any of the following already taken place?	<b><i>What was the outcome of those investigations? Please provide details and any reference numbers/contacts and copies of information and/or correspondence.</i></b>			
Yorkshire Water <i>(supply, waste water treatment / drainage)</i>	Request for information on location of existing infrastructure. Response received.			
National Grid	Request for information on location of existing infrastructure. Response			

	received.
Gas Providers	Request for information on location of Existing infrastructure. Response received.
Drainage Board	No
Highways Agency <i>(strategic road network)</i>	N/A
North Yorkshire County Council (NYCC) Highways Authority <i>(impact / capacity on highways network)</i>	Yes. On-going contact with Tim Coyne.
Other NYCC services <i>(eg Education, Minerals and Waste)</i>	No
Environment Agency <i>(flood risk)</i>	Yes. On-going contact with Daniel Normandale.
Other relevant agency/body <i>(please state)</i>	

## 8. Proposed Use

Please indicate preferred use(s) that you would like the site to be considered for. Please tick all that apply.

Taking account of any constraints within the site, requirement for infrastructure, Local Plan policies or any other considerations, what do you consider could be reasonably provided on the site? Please provide an explanation why any preferred use of the land would be acceptable.

<b>Use Type</b>	<b>Tick</b>	<b>Further information</b>
Residential (No. of houses, type and tenure)	✓	900 dwellings.
Employment (Type, floorspace)		Retail:
		Commercial:
		Industrial:
Traveller / Showmen Pitches		
Open space / Community Use	✓	Subject to masterplanning
Leisure		
Other		

**9. Any Other Information**

*Please tell us of any other information you consider relevant to the site, if not already covered above. Continue on a separate sheet if necessary.*

One third of the submission site was previously allocated as a "Phase 2" housing site for 450 dwellings in the Selby District Local Plan. The allocation reference was SEL/1 and occupied Lane, on agricultural land between Cross Hills Lane to the north and Selby Dam to the south. A copy of the proposals map identifying the allocation is attached as Appendix 1.

The previous allocation of the site for housing confirms the suitability of the site for residential development. The site forms a sustainable and logical extension to the existing urban form of Selby and would contribute significantly to the housing requirement of the settlement. The site is capable of delivering community benefits such as open space and would provide a large number of affordable dwellings. The site is available and achievable now and, potentially, could deliver dwellings towards the end of the five-year period. The majority of the dwellings would, however, be delivered during the 6-10 year period.

**10. Is your site an existing site already registered with the Council through the previous SHLAA (or Sites Allocations DPD):**

SHLAA (or Sites Allocations DPD) reference if existing site	PHS/19/023 (SHLAA), SELB 001 (SADPD)
---	---

**11. Signature and Date**

Signed:	Date: 12/01/2015
---------	------------------

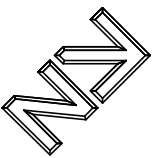
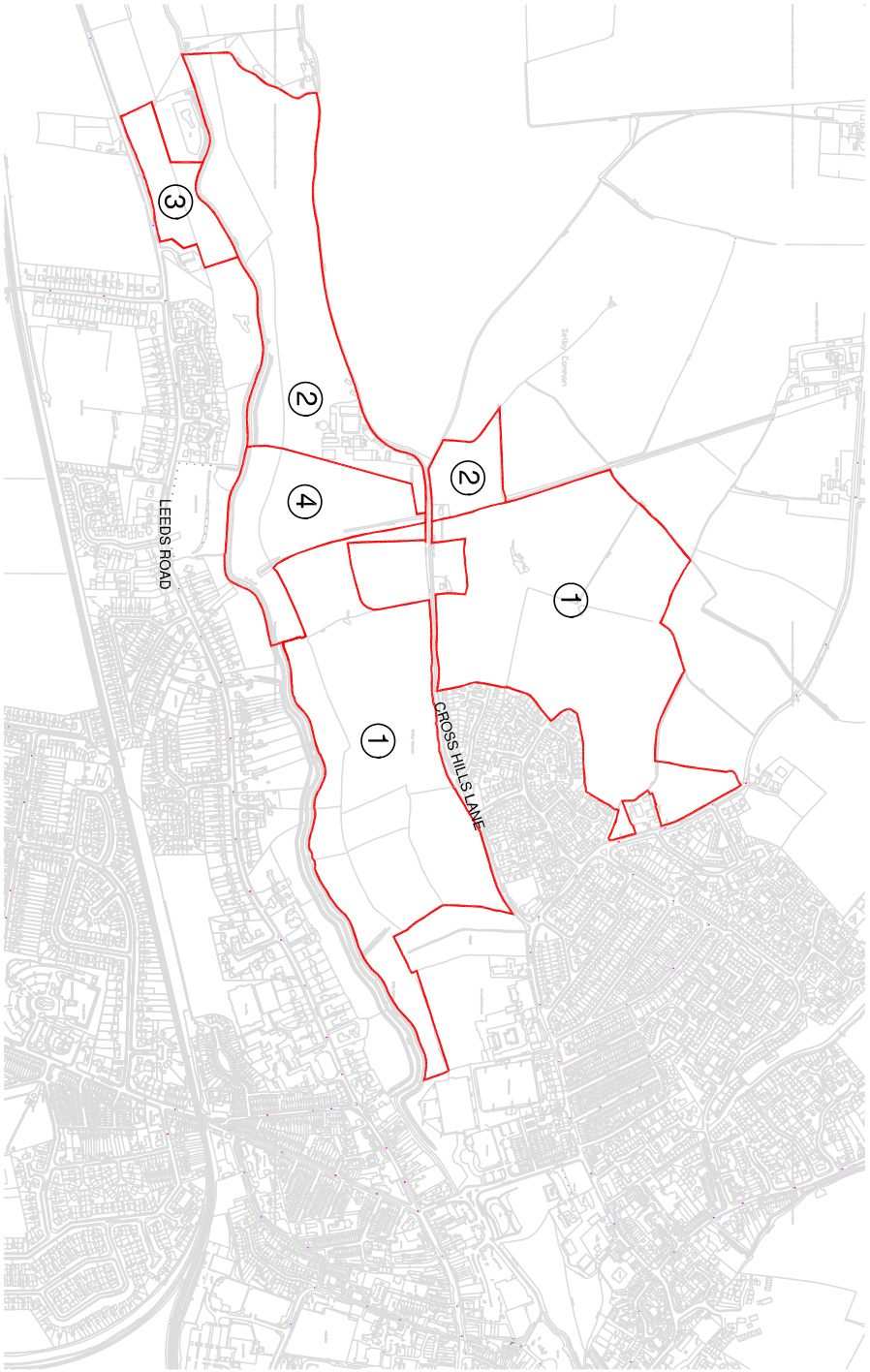
Please return this form and accompanying information by **5pm on 11 October 2013** by email or post.

Return by email to:	Return by post to:
ldf@selby.gov.uk	Policy and Strategy Team Selby District Council Civic Centre Doncaster Road Selby YO8 9FT



**GLADMAN**

Gladman House, Alexandra Way  
Congleton Business Park  
Congleton, Cheshire  
CW12 1LB  
Tel: 01260 288800  
Fax: 01260 288801  
www.gladman.co.uk



Rev	Date	By	Revision notes
*	*	*	*

Status

Project	<b>LEEDS ROAD SITE, SELBY PHASE 1</b>
Title	<b>CALL FOR SITES PLAN</b>

Drawn by EH	Issue date 01-10-13
Scale(s) 1:1,000 @ A3	
Drawing No 2012-013-SHLAA 001	

**Jayne Darley**

---

**From:** Richard House <R.House@gladman.co.uk>  
**Sent:** 14 January 2015 16:29  
**To:** LDF  
**Subject:** PLAN Selby  
**Attachments:** FINAL\_PLANSELBY\_Online\_PDF\_Rep\_Form.pdf



Further to my earlier email regarding the above please find attached the comments form which I omitted in error.

Regards

Richard House BA (Hons) MRTPI  
Policy Planner  
Gladman Developments

01260 288982 (Direct Dial)  
07930 212872 (Mobile)  
Email [r.house@gladman.co.uk](mailto:r.house@gladman.co.uk)

Gladman Developments | Gladman House | Alexandria Way | Congleton | Cheshire  
T: 01260 288800 | [www.gladman.co.uk](http://www.gladman.co.uk)



**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	Richard House	
Address	Gladman Developments Ltd Gladman House Alexandria Way Congleton Cheshire	
Postcode	CW12 1LB	
Telephone no.	1,260,288,982	
Email address	r.house@gladman.co.uk	

## 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 attached representations

(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 attached representations

(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

R House

Dated

14th January 2015

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

**Completed comments forms must be received by the Council  
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