

Planning Policy Team
Selby District Council
Civic Centre
Doncaster Road
Selby
YO8 9FT

SENT BY EMAIL
localplan@selby.gov.uk
06/03/2020

Dear Sir / Madam,

SELBY LOCAL PLAN: ISSUES AND OPTIONS

Thank you for consulting with the Home Builders Federation (HBF) on the Selby Local Plan: Issues and Options consultation.

The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.

Question 4: Creating High Quality Places to Live

Have we identified the key issues and opportunities that the Local Plan should seek to address?

The HBF consider that the Council should:

- deliver enough homes of the right size, type and tenure to support the future growth of the district;
- support homes that are well-designed and provide access to open spaces to foster the health and well-being of residents and reduce opportunities for social isolation;
- boost housing supply through a range of housing allocations that would support private, market, custom build, self-build, older peoples housing and gypsy, traveller and Showpeople communities; and
- promote high quality urban design to support the creation of new neighbourhoods, with a range of facilities, open spaces and areas that compliment the existing built environment in the district's towns and villages.

The HBF note that the Council are seeking to make sure that new homes have good space standards, the HBF consider that the Council will need to ensure that they

have appropriate evidence if they wish to introduce policies in relation to the Nationally Described Space Standards (NDSS).

Whilst the HBF consider that it can be appropriate to provide specialist housing. The HBF consider that the Council will need to ensure that they have appropriate evidence if they wish to introduce policies in relation to the M4(2) / M4(3) standards.

The HBF is generally supportive of the use of low carbon and renewable energy, however, the Government has sought to set standards for energy efficiency through the national Building Regulations and is continuing to do so through the Future Homes Standard. Therefore, it is unlikely there will be a need for a planning policy in relation to the need to reduce carbon emissions and climate change.

Are there other issues which we have missed?

The HBF are not aware of any other issues within Selby that have been missed.

Question 5: Levels of Housing Growth

What levels of growth should we be planning for? Please give reasons for your preferred approach.

The HBF consider that the plan should provide for the standard methodology figure as a minimum, and should seek to ensure that there are sufficient sites available to support economic growth, and to provide flexibility in the supply. The HBF consider that this would help to meet affordable housing need, support the local economy, and deliver sufficient homes for local people.

Question 10: Spatial Housing Options

Which do you think is the best way to meet future housing growth? Please give reasons for your preferred approach.

The HBF consider that it is important that the spatial distribution of sites follows a logical hierarchy, provides an appropriate development pattern and supports sustainable development within all market areas.

Question 11: Green Belt

Should we review the Green Belt to support more development around villages? In what circumstances do you think this should be considered?

The HBF consider that the Council should review the Green Belt where it is necessary to ensure that the housing requirement is met and that an appropriate spatial distribution of development is provided.

Question 12: Development Limits

Should we consider the removal of Development Limits in the smaller settlements to support the right scale of development? This would replace the Development Limits with a criteria based approach.

The HBF consider that the Council should create a policy that would support sustainable development of an appropriate scale for the settlement. This could be through the removal of the development limits and the introduction of a criteria-based approach.

Future Engagement

I trust that the Council will find these comments useful as it continues to progress its Local Plan. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry.

The HBF would like to be kept informed of all forthcoming consultations upon the Local Plan and associated documents. Please use the contact details provided below for future correspondence.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J Harding', with a stylized flourish at the end.

Joanne Harding
Local Plans Manager – North
Email: joanne.harding@hbf.co.uk
Phone: 07972 774 229