

Consultation Comments on Preferred Options Local Plan

As a parish council representing the 'Smaller Villages' of Bolton Percy, Steeton and Colton, we are most interested in Windfall developments and potential flooding impact. As a PC our main challenges are around further planning development of the villages outside existing footprint and also flooding in Bolton Percy (3 houses flooded in January 2021).

Our concern is that by doing away with Development Limits for Smaller Villages (Preferred Approach SG4 – Development Limits) and relying on four criteria (Preferred Approach HG4 – Windfall Developments), our future planning policy will be weaker than what is in place currently.

We therefore have two critical points that we feel would equally apply to all Smaller Villages across the Selby district and one further point relating to the redefinition of the conservation area around Bolton Percy:

Point 1 - Development Limits

'Preferred Approach SG4 – Development Limits

B. They will not be defined around the Smaller Villages in order to support development of a very small scale development commensurate with the character of the individual settlement in accordance with preferred approach HG2.'

We strongly believe these should be defined for Smaller Villages to guard against expansion of the village footprint.

Point 2 - Additional criteria for Smaller Village Windfall development adjacent to built up areas

'Preferred Approach HG2 -Windfall Developments

B. In the Smaller Villages, providing they are, for conversions, replacement dwellings, redevelopment of previously developed land, the in-filling of gaps within a continuous frontage, within the main built up area of the settlement. Support for the very small scale development of 5 dwellings or fewer adjacent to the built up areas will also be supported where:

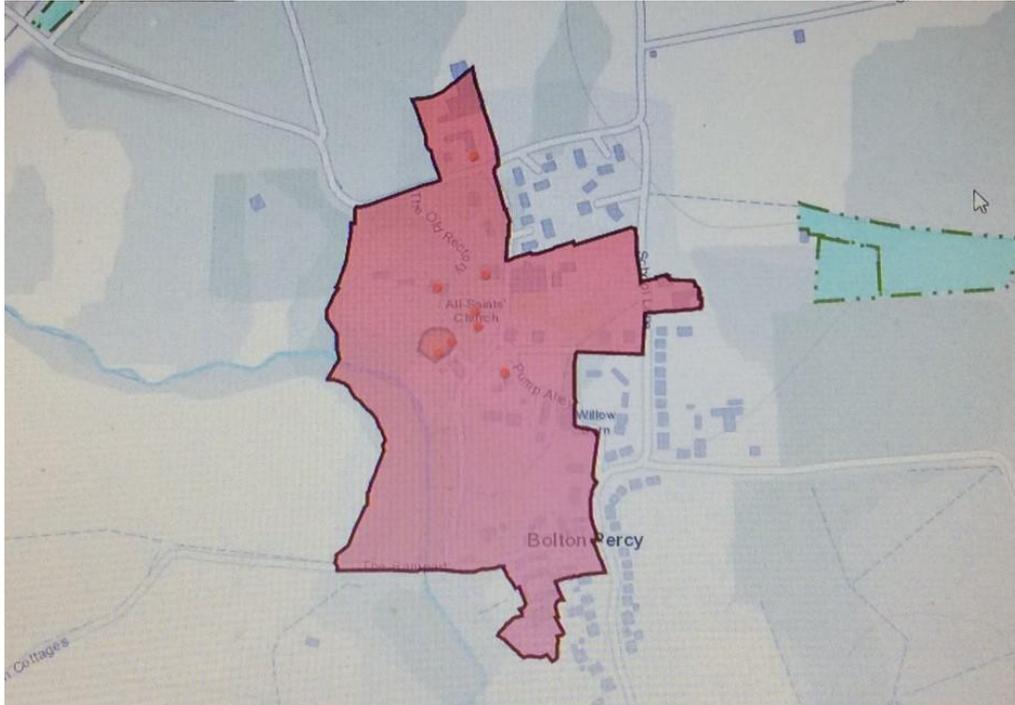
- 1. it represents the organic growth of the village; and*
- 2. is of a high quality of design which reflects the character and form of that part of the village; and*
- 3. respects the intrinsic character of the countryside; and*
- 4. does not in itself, or in association with other developments, result in a cumulative level of development which is harmful.'*

Add an additional criteria to ensure Smaller Village flooding risk is not increased:

- 5. must not increase the flood risk to the village***

Point 3 – Redefinition of the Conservation area around Bolton Percy

The current Conservation area is outlined below and was set in 1995.



We believe it now needs to be redefined and extended.