
Summary Notes of Visit from Selby District Council Officer, Mr Matthew Brown

Matthew Brown (MB) from Selby District Council was welcomed to the Meeting by the Chair and asked to introduce himself to Cllrs and residents in attendance.

MB advised that his role was not in Planning as such, and he was a 'Rural Housing Enabler' which meant his role was to deliver affordable housing in rural areas.... The Selby area was unique as it was predominately rural except for Selby town, Tadcaster and Sherburn.... He was attending tonight's meeting to explain about rural affordable housing strategy in general, and to listen to concerns from residents and finally to hopefully reassure that affordable housing was about finding ways to let people who live in the area find affordable housing and stay in the area

MB continued that although he was not there to specifically talk about the proposed 45 house affordable housing development in Camblesforth, he understood there was local concerns with regard to the development due to a rumour the housing trust concerned might be bringing in 'problem tenants' from other areas. This would not be the case as the Local Housing Initiative meant that first call is to allow local people to apply for the new housing.

His role was to recommend to the Local Authority if an affordable housing development was suitable for a village – he did this by matching SDC policy criteria for such schemes and sometimes a development did not meet this criteria and therefore he did not recommend (the development) .

Chair opened the meeting to residents / Cllrs and the following are summaries of concerns and responses which took place:

MB was asked what would the development do for Camblesforth – it was a 'sizeable development' and many residents were struggling to see how this would benefit the village – MB replied that it was going to help people stay in the village and not move away – young people looking for their first step on the housing ladder – MB repeated that local people would be allocated housing in the first instance. It was his understanding that there were 20 Camblesforth residents currently on the Housing Register and it was these people who would get the first opportunity to apply for the affordable housing. In summary, MB advised that he was confident that at least 75% of the new homes on the development should go to people who already live in the village.

MB has subsequently provided the following information around Camblesforth residents on the housing need register.

Area	One bed	Two bed	Three Bed	Total
Camblesforth	13	4	3	20

Concerns were expressed that this meant at the very least, 25% of the new homes would go to people from outside of the village but also Cllrs / residents questioned if there were indeed that many people in the village wanting new housing and views were expressed that experience has shown that in similar affordable housing developments in Selby most of the new residents came from outside of the area.

MB was asked why was Wakefield Housing interested in Camblesforth / Selby – it was out of their geographical area – MB replied that as a Housing Trust, they could purchase land anywhere. MB continued that the Trust already held housing stock in the Selby District, including Selby itself, Riccall and Flaxley road near Cawood –

MB was asked what was the difference between affordable and social housing.... MB replied "nothing really, except in terms of rent percentage paid"... MB continued that (rural) affordable housing could not be purchased to 100% due to being classified as an Designated Rural Area and if the occupier wished to move in future years, they would have to sell the property back to the Housing Association in perpetuity via the legal agreement S106.

MB was asked when originally passed in 2016, the affordable housing allocation was 40% now it is 100%, why was this the case.... MB replied he was not able to answer this as this was a planning matter.

A resident commented that the development was 'not in keeping with the area'..... many of the residents had been there for more than 60 years and the new development would 'disturb their peace and quiet'..... the types of new houses in the development would overlook existing properties and "will have trampolines, music blaring out and footballs banging against fences"..... this was unfair to the existing residents.

A resident commented that "the access road is a licence to kill"..... another resident expressed concern that "every bit of land was being sold off" in the village and was unsure how 45 houses would fit into the area identified. In addition, local infrastructure would not be able to sustain such a large development with many residents already having problems with the sewage system. MB advised he could not comment on these as they were planning matters, but that residents should ensure these views were expressed to SDC planning. But other consultees such as NYCC Highways, Police, Yorkshire Water input relating to their relevant areas.

Chair (Cllr Yates) advised that whilst he understood what MB had said, he personally felt that there was no benefit to the community as a whole and he can understand why so many people are upset.... Cllr Yates felt the development would soon become a 'problem estate' - his experience is that such housing developments can soon deteriorate and as Chair to the Parish Council he did not want this happening in Camblesforth, adding to the existing problems such as anti-social behaviour in the village

Cllr Coleman agreed and in addition, she was concerned about the impact on the school – and that it simply won't be able to cope with the volume of new pupils such a large development would bring

In summary MB advised that he would be recommending the development as it met the criteria policy of Selby District Council..... there was no family affordable housing in Camblesforth at the moment and he felt existing residents would benefit from the new housing by having first opportunity to take one of the new homes.

It was confirmed that although MB was recommending the development, he was not the decision maker and his report would be taken into consideration along with all other representation (either supporting or objecting) by SDC Planning – MB also commented saying that he assumed the application would go to Planning Committee as the Parish Council had requested, where County Councillors would consider all arguments. In this context, Parish Cllrs agreed that it was important that residents submitted their views to Selby District Council, either in writing or via the Planning Portal.