

**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 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	<input type="text"/>	<input type="text" value="Andrew Rollinson"/>
Address	<input type="text"/>	<input type="text" value="Rollinson Planning Consultancy"/>
Postcode	<input type="text"/>	<input type="text"/>
Telephone no.	<input type="text"/>	<input type="text"/>
Email address	<input type="text"/>	<input type="text" value="andy@rollinsonplanningconsultancy.co.uk"/>

It will be helpful if you can provide an email address so we can contact you electronically

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

The strategic aims and objectives set out at the beginning of Chapter 2 are given broad support.

(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

The listed topics are considered appropriate. The provision of new homes and the promotion of opportunities for prosperity are regarded as being, by far, the most important issues facing the District.

(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	Topic 1 / Providing Homes	
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Question no.	Questions 8, 9, 10 and 14	Paragraph	
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This issue is considered to be the most fundamental one facing the District going forward from here. It is acknowledged that the adopted Core Strategy identifies the overall housing requirement.

It is considered that the Plan should place more stress on the fact that the housing numbers proposed are minimums. As is noted in the NPPF it is important to create choice and competition in the market for new housing land. On this basis it is felt that it would be prudent for the Plan to seek to over allocate and thus create some certainty for land owners and housing providers in the future.

Clearly economic factors will be a strong determining factor in the actual delivery of new housing but it is incumbent on the planning process to ensure that, should economic conditions allow, sufficient land is available to meet the need.

Question 10 refers to 'rules'; this may be a semantic point but it is suggested that the word 'policies' would be a more appropriate one.

With regard to question 14, the Council does not need to develop detailed local policies for the determination of planning applications as part of the Plan's preparation. The NPPF sets out detailed policies on a wide range of issues and these can be supplemented by Supplementary Development Documents (SPDs) as and when appropriate. These can be more responsive to local requirements and needs than this Plan which will set policies until 2027.

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Topic / Chapter	Topic 3 Defining Areas for New Development	
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Question no.	Question 22	Paragraph	
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It is considered critical that new development limits are not set so tightly around the designated service centres in the rural parts of the District to 'strangle them'. Historically, this has sadly been the case whereby limits have been drawn so tightly around settlements to prevent well planned growth and the evolution of villages. These settlements need 'room to grow' and to evolve if they are to retain and enhance the services and facilities that they provide and to thrive.

(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.

Question 32.

The matters raised in this question are more appropriately dealt with through SPDs than a Plan which will effectively dictate development requirements until 2027. This approach can be more responsive to changes in circumstances.

Question 54.

North Duffield needs incremental growth opportunities beyond the existing very restrictive development limit if it is to prosper and maintain and enhance its existing range of services and facilities.

(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

Dated

18th 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

Post to: Policy and Strategy Team, Selby District Council, Civic Centre,
Doncaster Road, Selby YO8 9FT