



**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 – Liz Barker,

Personal Details

Name: Liz Barker

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: 1 Introduction

Question no.: 4

Paragraph:

Comment: The consultation period for this important document and associated documents is much too short. It is impossible for members of the public and Parish Councils to read and assimilate this

huge amount of complex information and evidence in such a short timeframe. The documents must have in excess of 1,000 pages. This consultation should have been done in smaller parts. In addition the consultation period has spanned Christmas and the New Year which makes responding difficult due to other commitments. The process for responding does not appear to be fit for purpose the initial form was a PDF which could not be saved with added text. What happens to those people who do not have access to a computer and cannot travel to view the documents how are these people consulted? There appears to be lack of equity and access to the consultation material which will ultimately affect the ability of areas of the population to respond and which will not gather the views of the catchment population.

Topic / Chapter: 3

Question no.: 13

Paragraph:

Comment: The document "Sites and Policies initial consultation and appendix 2" will not load the maps on any computer I have tried. This document is too large for a domestic computer and should have been divided into individual maps relating to individual villages. This aspect of the consultation is flawed.

Traveller sites should not be considered in Green Belt and if travellers purchase sites in Green Belt and apply for planning permission. The standard rules that apply to everyone applying for permission should apply and permission should be refused.

Topic / Chapter: 3 T2 Promoting Prosperity

Question no.: 19

Paragraph: 3.78 (page 42) is incorrect. The energy centre at Kellingley is still waiting determination by NYCC.

Comment: Provision must be made for full restoration of previous mine sites and waste facilities such as the Womersley Spoil disposal tip. The Minerals and Waste Planning Authority should not grant permission unless there is clear evidence of a financial bond to ensure restoration of tip sites such as the one at Womersley which has breached the Environmental permit and caused pollution of the Principle Aquifer. Impacting hugely on the community and the local business of the Blue Lagoon Diving Centre

Topic / Chapter: 3 T3, Defining Areas for Promoting Development and Protecting Key Assets

Question no.: 22

Paragraph:

Comment: Tightly drawn limits should be applied to maintain the settlement pattern. The plans detailing these current limits cannot be accessed via the website as they will not load, making it very difficult to answer this question more fully.

Topic / Chapter: 3 T3, Defining Areas for Promoting Development and Protecting Key Assets

Question no.: 23

Paragraph:

Comment: Strategic gaps must be determined between villages. Womersley would like to retain a strategic gap between any neighbouring villages.

Topic / Chapter: 3 T4 Infrastructure.

Question no.: 25

Paragraph:

Comment: Serious work to establish broadband in rural areas such as Womersley must be a priority.

5Topic / Chapter: 3 T5, Climate Change

Question no.: 26a

Paragraph:

Comment.: No

We have already greatly exceeded the relevant targets in Selby and yet planning permission continues to be granted for such schemes. Renewable energies have become broader in scope; these targets are no longer applicable. Further renewable energy projects should have minimal adverse impact on the area and be effective in their production of energy.

Topic / Chapter: 3, T5 Climate Change

Question no.: 26b

Paragraph:

Comment.: Why would Selby seek to set targets which exceed those set nationally? This target should be removed and replaced with one which encourages the use of solar panels on existing roofs and alternative energy supplies such as biomass, heat pumps etc.

Topic / Chapter: 3, T5 Climate Change

Question no.: 26c,

Paragraph:

Comment.: If these are outlined in national standards it should not be necessary for Selby to develop local policies.

Topic / Chapter: 3, T5 Climate Change

Question no.: 26d,

Paragraph:

Comment: .No Selby should not identify specific areas, as developers would still apply for permission outside of these areas, so this would be meaningless.

Topic / Chapter: 3, T5 Climate Change

Question no.: 26e

Paragraph:

Comment: Yes setting separation distances is very important, however as wind turbine sizes are increasing all the time, separation distances must reflect the size of the turbine and must take account of safety, amenity, visual impact noise and health issues.

A minimum distance must be set which is linked to the size of the turbine and the number of turbines must be taken into account to prevent cumulative impact. Where properties are situated close to a minimum distance then only one turbine should be allowed. Minimum distances should apply to properties, roads, pathways, bridle paths, public areas and areas used for recreational activity.

Topic / Chapter: 3 Climate Change

Question no.: 26f

Paragraph:

Comment: Renewable energies are changing and developing, therefore any policies developed would need to keep pace and predict these changes. This would be an impossible task. Policies should therefore concentrate on applying generic principles. Areas which may need further thought include air and light pollution and cumulative impact, landscape and visual impact and traffic movement relating to cumulative impact.

Topic / Chapter: 3 Climate Change

Question no.: 26g

Paragraph:

Comment: Does Selby have an up to date comprehensive landscape character assessment? If not then this is a priority. Other areas such as noise conditions and minimum separation distances for wind turbines, issues to do with solar farms, incinerators and anaerobic digesters need addressing. As does the impact of colliery spoil disposal tips and mining and quarrying operations which although the domain of the Minerals and Waste Authority need guidance and input from Selby as many of these are within the area.

Topic / Chapter: 3 Climate Change

Question no.: 26h

Paragraph:

Comment: It is difficult to answer this question without knowing further information; perhaps further consultation should take place on these areas when subjects are identified to be covered by site allocations.

Topic / Chapter: 3, T6 Protecting and Enhancing the Environment

Question no.: 27a

Paragraph:

Comment:. Areas of Womersley are identified as a locally important landscape area, with a conservation area and a scheduled ancient monument and listed buildings within the area. There are also a number of public bridleways and areas of nature conservation and a registered SINC. These are important assets to the village and community and these must be protected. We also have a plethora of wildlife including protected species such as badgers, great crested newts and rare orchids. These are all open to destruction by outside forces such as planning and pollution caused by unregulated activity. The area is popular with walkers and cyclists, horse riders and the Blue Lagoon Diving centre was a haven for wildlife and a recreational facility, sadly this had been decimated by pollution issues from the adjacent Womersley spoil disposal facility. In contrast the Gale Common ash disposal site has been turned into a nature reserve. All these features impact on our community.

Topic / Chapter: 3, T6 Protecting and Enhancing the Environment

Question no.: 27b

Paragraph:

Comment:. Current policies are not sufficient to protect these environmental assets as despite regulation by the Environment Agency and enforcement by NYCC planning department the Principle Aquifer which runs beneath Womersley and specifically the Womersley tip site and the Blue Lagoon has been polluted by leachate from the Womersley spoil disposal site run by UK Coal. It is appreciated that planning is through the Minerals and Waste Authority NYCC, however Selby as the authority to which residents pay their Council taxes must through their policies and through the consultation process be able to impact on the decision making process with this and future planning applications which have had or could have a detrimental impact on the local community.

Topic / Chapter: 3, T6 Protecting and Enhancing the Environment

Question no.: 28 and 29

Paragraph:

Comment: SDC should have a comprehensive list of heritage assets which should identify those that are protected. Womersley is conservation area and has a scheduled ancient monument and listed buildings within the area, St Martin's Church is a 13th century church a grade 1 listed building.

Topic / Chapter 4: Development Management Policies Discussion and review of SDLP policies

Question no.: 35

Paragraph:

Comment:. SDC policies should encourage the re use of assets and should help facilitate the conversion and re use of buildings rather than letting them fall into rack and ruin. There should be policies about the height and extent of development in the countryside. There should be policies to restrict the height of structures and the extent of structures which should include height of wind turbines, height of spoil tip sites etc and restriction on fencing around installations of solar panels in fields and other developments.

Policies should ensure or facilitate where possible collaboration between companies ie those that have voids to fill eg Darrington Quarries (who have to import materials to fill their voids as part of restoration) and companies such as UK Coal who have waste material to tip. Both these sites are adjacent to each other, yet UK Coal say they have no alternative sites to tip. We as a community have agreement from Darrington Quarries for this but UK Coal say this is not possible. Planning should at a strategic level be able to influence this collaborative working.

Topic / Chapter: 4 Development Management Policies Discussion and review of SDLP policies

Question no.: 36

Paragraph:

Comment: Womersley has a very large colliery spoil tip site for Kellingley colliery which is currently still active, however if the planned closure of the colliery is undertaken at the end of 2015 then the site will hopefully be restored. If however restoration does not take place then SDC could be left with a huge bill for restoration. Policies should ensure that sites such as this have a financial bond applied to them prior to planning permission being granted. As this is a minerals and waste site the MWA is the planning authority but SDC are consulted on this and SDC policies apply. These must state a bond is applied. The NPPF technical guidance paragraph 50 supports this in this instance ie A minerals authority can seek a financial bond "where there is evidence of technical and financial failure" in the case of UK Coal there is both, yet a bond is still not in place. A similar site exists close by that of Gale Common which has been restored progressively and is now the site of a nature reserve. Policies must ensure that any sites similar to these have fully funded restoration plans in place.

The SA and DMP relative to the Core strategy are applicable to instances of pollution such as those that have occurred in the above example, specifically the Environmental key/sub objectives 14.1 and 14.3 page 8 of the Selby District Council – PLAN Selby Sites and Policies Local Plan Initial consultation Sustainability Appraisal Report. These must be retained and be robust to ensure they can be used to influence and control development ensuring there is no negative impact on the Environment.

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.

Name - or signature: Liz Barker

Date: 16th 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