

Response to PLAN Selby

from Janet Flint

TI Providing Homes Q 7 // 3.15-3.16

- a) Do you agree with the proposed approach to the base date?
yes
- b) Do you agree with the broad principles of the calculation method?

Partially - windfall developments should be included as these have provided approximately 60 houses in the last 10years in Appleton Roebuck.

TI Providing Homes Q 8 //3.23

a) Should PLAN Selby over-allocate to allow for any non-delivery on the allocations? By what method and by how much?

No

b) How should PLAN Selby seek to allocate sites in such a way as to secure delivery over the whole plan period?

You must only work with certainties as this is the only way to have a confident, measurable and deliverable plan

TI Providing Homes Q 9 //3.30

a) Is a simple percentage growth across all Designated Service Villages a fair and appropriate starting point for deciding the split between the DSVs?

Yes

b) Bearing in mind issues such as land availability, flood risk and other technical constraints (e.g. highways capacity and access) are there particular criteria that should be taken into account in assessing the final *minimum target* for Designated Service Villages?

Yes – sewerage capacity, surface drainage capacity, adequate transport services, school capacity, shops and general services.

TI Providing Homes Q10 //3.38

The Core Strategy sets the 'rules' for choosing sites; but do you have any views on the relative importance or weight to be attached to the criteria for site selection?

Yes – Sustainability is paramount and consideration must be given to flood risks

T1 Providing Homes Q11 // 3.4

In Tadcaster, three phases are proposed.

Phase 1 and the contingency phase 2 are to be in Tadcaster and will follow the site selection methodology referred to in the previous section. However, how should PLAN Selby determine where the contingency Phase 3 sites should be located?

They should go to the next largest Service Centre i.e. Sherburn in Elmet

T2 Promoting prosperity Q17 // 3.69

What should the approach to employment land be in the rural areas, including the Designated Service Villages?

There should be agricultural support and diversification, conversion of disused agricultural buildings

T3 Defining Areas for Promoting Development and Protecting Key Assets Q22 // 3.113

Should the Development Limits be drawn tightly to maintain the settlement pattern, or loosely around the settlements to enable sympathetic development?

They should be drawn tightly so that it is clear to everyone involved where development can take place.

T4 Infrastructure Needs Q25 // 3.122

Are there any infrastructure requirements that have not been identified, including small scale and local needs?

Yes – Sewerage capacity and surface drainage need to be treated as separate concerns as these are major problems for some communities

T5 Climate Change and Renewable Energy Q26 // 3.128

Is it necessary for PLAN Selby to consider:

- a) Providing a revised target for the plan period to 2027 for installed renewable energy?

Yes

- b) Reviewing the 10% onsite requirement?

Yes

c) Including specific requirements for sustainable building design such as Code for Sustainable Homes and BREEAM, subject to local viability testing?

Yes

d) Identifying suitable areas for renewable and low-carbon schemes by technology? e.g. wind, solar, hydro?

Yes to Solar and Hydro No to Windfarms and fracking

e) Identifying separation thresholds? What might they be?

Distance and screening

h) How should each of the site allocations (to be identified in later stages) deal specifically with climate change and renewable energy issues?

By using adequate consecutive testing with the most rigorous methods available to ensure sustainability and a healthy environment

Chapter 4 Development Management Policies Discussion and review of SDLP policies Q 32 // 4.12

a) Should PLAN Selby include further policies for any of the following?

- travel plans
- parking standards
- active traffic management
- integrated demand management
- capacity improvements
- electric vehicle charging points
- cycle routes
- car parking

Yes – Car parking – all new builds should have a minimum of 2 off street parking spaces and electrical charging points installed.

Chapter 4 Development Management Policies Discussion and review of SDLP policies Q35 // 4.23

What policies should PLAN Selby include to manage development in the countryside?

Farmers should be given every assistance and opportunity to grow, develop and diversify to avoid the need to sell land to survive.

The Green Belt must be untouchable.

Chapter 5. Settlements Q41 // 5.51

a) How should Appleton Roebuck grow and develop?

Within the confines of the already over-stretched sewerage and surface drainage services. 60 new houses over the last 10 years have already created and exacerbated sewerage problems and added to flooding problems