



**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	Melissa Madge	
Address	MM Planning,	
Postcode		
Telephone no.		
Email address		

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.	5	Paragraph

Agree with the objectives listed on the basis that they are generalised headings that will be expanded upon later in the document and/or subsequent drafts.

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

Topic / Chapter	3: Key Issues	
Question no.	6	Paragraph

Again these topics are over generalised but would seem to cover all development issues that would ultimately need to have specific policy guidance published.

c) This question is irrelevant as none of the policy issues that will be covered are more or less relevant than each other.

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Topic / Chapter

Question no.

Paragraph

a) Yes PLAN Selby should look to over allocate to allow for non-delivery on allocations. Rather than opting for 1 of the 4 options set out in Paragraph 3.23 though surely it would be better to look at allocating more smaller sites. The representatives of the housing industry have made it clear time and time again at the working groups that they will only be looking to delivery 30 - 50 units per annum on large sites and that this figure does not double if there is more than one builder. By making allocation sites larger you would only be prolonging the delivery period of those sites and not increasing annual delivery.

b) The market will secure delivery over the plan period. House builders will not saturate any given market place.

c) Doe Policy SP6 not already deal with this issue?

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Topic / Chapter

Question no.

Paragraph

a) Yes a simple percentage growth across the DSVs would seem a fair and appropriate starting point. Regard would then need to be had to settlement growth over recent years. Some DSVs have seen considerable growth over recent years which have already resulted in a significant percentage increase, resulting in them having less capacity for further growth without significant detriment to the character of those specific DSVs.

b) I would agree that land availability, highway capacity, etc need to be considered need to be considered when assessing the final minimum target for DSVs. The issue of flood risk is however a troublesome one. A number of DSVs are potentially severely constrained by flood zones. However new development is constructed to combat any risk and to make these developments safer for their residents. New development in flood risk areas will therefore be better able to cope with a flood event if it was to occur and their residents are less likely to suffer less loss and damage than occupiers of existing properties.

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Signed

Melissa Madge

Dated

15.1.15

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Topic / Chapter

Question no. Paragraph

The type of uses allowed on specific allocation sites should not be restricted unless there are good reasons to do so. Industry and business is changing all the time and PLAN Selby should not be a tool to prevent or constrict growth. Policy should perhaps also be flexible enough to allow for supporting uses to be allowed on new employment allocations, such as childcare, leisure uses, cafes, etc.

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Topic / Chapter

Question no. Paragraph

Those sites as identified as being available for employment land purposes should be encouraged if it is appropriate to do so through site allocation. More general policy should however also be included that would allow for employment generation or expansion within DSV to support the rural economy in line with the NPPF.

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Topic / Chapter 3:Key Issues

Question no. 19 Paragraph

Given the scale of Drax and Eggborough power stations it would seem sensible to have specific policies to deal with development opportunities that may arise. That said the wording of any such policy should not be overly prescriptive to the extent that operators can no longer respond in a timely fashion to changing national and international environmental restrictions.

A similar approach would seem prudent in respect of the mine sites that have not yet been the subject of planning permissions and the numerous airfields that remain undeveloped. Those sites that have already been the subject of some re-development would presumably be covered by the core strategy policy.

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Topic / Chapter 3:Key Issues

Question no. 22 Paragraph

Development limits should be drawn sympathetically to allow for windfall potential and a more natural growth of settlement pattern, particularly in the secondary villages. The development limits should follow physical features that are clearly apparent to all and should not seek to split existing curtilages.

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Topic / Chapter	3: Key Issues	
Question no.	35	Paragraph

The management of development in countryside is adequately dealt with by the NPPF and Core Strategy policy. There is no need for more prescription policies to be included within PLAN Selby.

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Topic / Chapter	Chapter 5: Settlements	
Question no.		Paragraph
		Paragraphs 5.44 to 5.91

This whole section would seem premature given that the council has not as yet made an decision in respect of allocation distribution. Without the council's confirmed approach to development distribution and in the absence of a Green Belt and Development Limits review, responding in any meaningful way to this section is impossible. At best it will become a wish list for residents of those villages listed.

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Topic / Chapter

Question no.

Paragraph

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