

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	Phil Gerrard	
Address		
Postcode		
Telephone no.		
Email address		

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

Topic / Chapter	T1		
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Question no.	10	Paragraph	3.38
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With specific reference to Eggborough/Whitley DSV and Whitley in particular, the village is essentially:

1) Cut in half from North to South with a greenbelt gap alongside the A19 that, should further development be approved in the village, would be an obvious factor to be assessed as an exception to the normal process of land selection. Previous developments have not addressed this issue (such as those at Whitley Farm or Lea View) and have perpetuated what is a social barrier to the village having a centre that can be used for a focus of village life and community.

2) The village on the south side of the M62 has no retail/small business facilities and just the pub, which due to point 1 above remains isolated.

I would propose that, should future developments of both housing and (please) small business/retail with obvious economic benefit to the DSV/employment plan be considered, that the fact that this small strip of greenbelt so obviously should be filled in to complete the village centre be taken as a common-sense exception to the existing green belt process. I suspect that this issue will be faced in other areas, especially DSV's, where the same principle should apply.

Please do not just allow yet another standard housing development here. Let's put some thought into something that can provide some much-needed facilities and hopefully some real recreational space for all ages here, not just the usual sop of a kiddies playground from the developer. We have a junior football club with 150+ kids here whose numbers are dwindling because we cannot find a permanent home, yet it's apparently easy enough to stick another 30 houses here and there (bringing more children who need these facilities as they grow).

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Topic / Chapter	T2		
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Question no.	17	Paragraph	
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Small business support, especially for both start-ups such as service/IT related and small retail/local service (hairdresser/doctor etc) should encouraged into the DSV's in general where possible to avoid everything being pulled into Selby or, at the edges of the area, towards other conurbations at the expense of our local economy

(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 provision/encouragement of development which includes small retail/services within the DSV's should be a point of focus within the Strategy. It's no coincidence that the major food retailers are moving back to smaller outlets, just as we've seen with the Tesco Express in Brayton for example. This should become a priority within the thought process and also, at the next stage, something that is used to make developers less complacent in the plans that they submit especially in the DSV's where it seems very easy just to go for houses without any thought for creating services/facilities in commensurate proportion.

(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

In general, if the greenbelt is to be reviewed and potentially amended with no subsequent changes planned for many years then this opportunity should be taken to address anomalies whereby there are obvious "gaps" in town/village areas where the building line is discontinued and broken by greenbelt. These are not strategic gaps between villages but simply anomalous gaps that have been perpetuated by planning regulations over the years and should now be addressed to allow common sense to prevail. It would also hopefully remove many of the existing challenges to planning decisions across the District that refer to these pieces of land, freeing up the planning resources for the priority of delivering the overall Strategy.

With specific reference to Eggborough/Whitley DSV and Whitley in particular, the village is essentially:

- 1) Cut in half from North to South with a greenbelt gap alongside the A19 that, should further development be approved in the village, would be an obvious factor to be assessed as an exception to the normal process of land selection. Previous developments have not addressed this issue (such as those at Whitley Farm or Lea View) and have perpetuated what is a social barrier to the village having a centre that can be used for a focus of village life and community.
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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