



**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](http://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	University of Leeds & Hallam Land Managemnt	Philip Copsey
Address		David Lock Associates 50 North Thirteenth Street Central Milton Keynes
Postcode		MK9 3BP
Telephone no.		
Email address		pcopsey@davidlock.com

**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

Please see attached letter

(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

(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

Question no.  Paragraph

(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

(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.

(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

Philip Copsey

Dated

19.01.2015

**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](mailto:ldf@selby.gov.uk)

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



Policy and Strategy Team  
Selby District Council  
Civic Centre  
Doncaster Road  
Selby  
YO8 9FT

*By email to [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)*

Our Ref: UOL001/pdc

19<sup>th</sup> January 2015

Dear Sir or Madam

**PLAN Selby: The Sites and Policies Local Plan – Initial Consultation, response on behalf of the University of Leeds**

We write in response to the above consultation and supporting documents on behalf of the University of Leeds and Hallam Land Management Ltd (UoL / HLM) who are promoting a new settlement on land at Headley.

The University of Leeds owns farms on Green Belt land at Headley to the south east of Bramham and west of Tadcaster where it used to run its School of Agriculture. The University no longer teaches Agricultural Studies, and the use of the farms for field trials and animal nutrition work is reduced in scale with much of the land tenanted out. The University is therefore considering the future of its land holdings at Headley. These comprise just under just under 300ha (740 acres) of predominantly agricultural land in total. The majority of this land (circa 250 ha) lies within Leeds District, with the remainder (circa 50 ha) within Selby District (see attached land ownership plan). For the avoidance of doubt, land within Selby District is being put forward as a potential development site for consideration in further stages of the plan.

The University with Hallam Land Management has therefore been exploring the opportunity for the promotion of a new settlement at Headley to form a New Country Town of up to 5,000 homes with supporting employment, shops, schools, open space and other infrastructure. Initial technical assessments have been undertaken, and discussions held with Leeds City Council as the planning authority for the majority of the landholding. The initial concept envisages a sustainable new settlement complementary to the existing towns and settlements, estimated to be delivered over a twenty year period with initial housing completions taking place within Leeds District. The new settlement concept will look carefully at the relationship with the main towns and nearby villages within the District, in particular with nearby Tadcaster to ensure that development supports the broader objectives for the town. The land is owned by the University of Leeds, and profits from the development would return to the University of Leeds and would be invested in the University's activities, creating a virtuous cycle of reinvestment into the Leeds City Region.

The concept of a new settlement at Headley was identified in the Leeds City Council Site Allocations Plan Issues and Options stage June 2013 as a potential housing site subject to feasibility study. As part of the process for progressing the Site Allocations Plan Leeds City Council Development Plan Panel considered reports on the 6<sup>th</sup> and 13<sup>th</sup> January 2015 relating to Site Allocations Proposals for Employment, Green Space, Retail, Housing and

**David Lock Associates Limited**  
50 NORTH THIRTEENTH STREET, CENTRAL MILTON KEYNES, MK9 3BP  
t: 01908 666 276 f: 01906 605 747 e: [mail@davidlock.com](mailto:mail@davidlock.com)  
[www.davidlock.com](http://www.davidlock.com)

Safeguarded Land. The reports set out proposed allocations to form the basis of producing a draft plan, which will then be subject to public consultation later on this year. These reports identify land under the ownership of the University of Leeds at Headley for a preferred housing allocation with mixed uses as *'part of a new settlement to be planned with residential, general employment and other supporting uses and infrastructure'* for 3,000 homes within the Core Strategy period to 2028. Supporting plans to the reports identify the wider ownership that could, in combination with land in Selby, accommodate the new settlement of up to 5,000 homes. These reports are subject to further consideration by the Leeds City Council Executive Board in due course.

UoL / HLM are therefore seeking to start a dialogue that would lead to the creation of a supportive and receptive policy environment for a new settlement at Headley through the PLAN Selby consultation. This will involve joint-working with and between the two authorities, along with North Yorkshire County Council and all relevant stakeholders. In parallel, UoL / HLM will be engaging [at the appropriate time] with local communities as proposals emerge through the planning process.

It is acknowledged that the promotion of a new settlement of this scale is no small undertaking and raises a wide range of issues and considerations. The UoL / HLM therefore make the following response to this initial consultation in order to open up dialogue on this matter and prepare the ground for ongoing discussion and further more detailed submissions at subsequent stages.

#### Sustainability Appraisal

The approach advocated in the initial Sustainability Appraisal Report is noted. The approach to objectives at Appendix C provides a good starting point. However, care should be taken not to disregard Core Strategy SA objectives that may remain of relevance. For example, objective 8.2 *'Will it increase housing provision in the main District centres?'* is proposed to be set aside as an objective on the basis that the Core Strategy has already dealt with the principles of the spatial strategy. However, as is clear from the phased approach set out at policy SP6 of the Selby Core Strategy, there may be alternative distributions arising through the Site and Policies Local Plan that need to be identified and assessed as reasonable alternatives. It is therefore proposed that Sustainability Appraisal objectives are amended to take account of the potential flexibility in the distribution of growth through the Sites and Policies Local Plan.

#### Duty to Co-operate

The promotion of a new settlement of this strategic scale raises not only cross boundary issues arising from the specific land ownership, but also requires close collaborative working under the Duty to Co-operate as a strategic cross boundary matter (including the review of Green Belt). This will require effective joint working with Leeds City Council, the County Council, the Local Enterprise Partnerships and other stakeholders. UoL / HLM note the general approach set out in the Draft Duty to Cooperate Statement November 2014, and would suggest that 'New Settlement at Headley' be added to the list of strategic matters and priorities that should be addressed as the PLAN Selby Sites and Policies Local Plan progresses identified in Annex 5.

#### Allocation of Land

The overall amount of land to allocate through the Sites and Policies Local Plan will need to be carefully considered. (It should be noted that our initial review of the calculations presented at paragraph 3.14 of the Site and Policies Local Plan suggests that they do not add up to the 7,200 dwelling minimum target.) Further, there is reference at paragraph 3.22 to the need to over-allocate in order to ensure delivery. This is an approach that has been adopted in a number of authorities (often by applying a lapse rate to existing permissions), and is supported as a sound means of providing greater choice and competition in the market for land. Finally the Core Strategy target is a minimum target which might be subject of adjustment in light of the new Strategic Housing Market Assessment (SHMA) due to report later this year. The new SHMA will take a view on the extent of Housing Market areas across the District and should also reflect updated Planning Policy Guidance on identifying

objectively assessed housing need, including the need to apply judgement in interpreting forecasts including, for example, the response to market signals.

Land at Headley offers the scope to contribute to growth in a number of regards as:

1. A location to deliver new infrastructure (roads, landscape and utilities) supporting growth within Leeds and Selby.
2. A potential contingency site related to allocations at Tadcaster under Policy SP6 (in conjunction with new infrastructure).
3. A new allocation to deliver housing and employment growth within and/or beyond the Core Strategy horizon of 2027 within Selby. It is estimated that were a new settlement to be promoted land within Selby District would have capacity for in the order of up to 800 dwellings and employment uses. The ability to deliver growth in Selby in a sustainable manner with supporting infrastructure and uses and the scale of any delivery within the plan period would be contingent on the pattern and rate of delivery within Leeds District, further reinforcing the need for joint working.

These are very much preliminary thoughts that UoL and HLM would be keen to discuss further with Selby District Council. UoL / HLM note the approach of the Core Strategy and the PLAN Selby Sites and Policies Local Plan in terms of the scale and allocation of new housing allocations and in line with our comments above reserve the right to comment further once emerging allocations are identified.

#### Green Belt

Land at Headley lies entirely within the West Yorkshire Green Belt and would require a review of Green Belt boundaries to be undertaken.

The Leeds Core Strategy requires that a review of the Green Belt be undertaken to accommodate the scale of housing and employment growth required within the plan period. The PLAN Selby Sites and Policies Local Plan and the Selby Core Strategy note that a Green Belt review could facilitate the altering of Green Belt boundaries if there are exceptional circumstances. UoL / HLM consider the context for growth set by the Leeds Core Strategy, and the identification of the opportunity for a new settlement at Headley and the promotion of sustainable patterns of development represent the exceptional circumstances that justify a review of Green Belt boundaries in this part of the District.

Table 11 of the Sites and Policies Local Plan notes that a Green Belt review is ongoing within Selby reporting back in September 2015. This review needs to consider the potential removal of land at Headley from the Green Belt. Further, it should be undertaken in collaboration with Leeds City Council due to the strategic nature of the Green Belt, and the parallel review ongoing within Leeds. Were land to be removed from the Green Belt in this location, the A64 would make an obvious, permanent and defensible revised Green Belt boundary within Selby District.

#### Infrastructure Needs

A new settlement on land at Headley would have the benefit of providing new infrastructure and services, removing pressure on existing communities. These infrastructure needs would be over and above those currently identified within the draft Infrastructure Delivery Plan and will also include off-site elements. The technical details of infrastructure requirements are subject of ongoing study but will involve land within Selby District with regard to the location of existing utilities, access provision, new drainage provision and new water and utility supplies. Likewise, wider social infrastructure is also subject of ongoing review. The Infrastructure Delivery Plan should recognise these needs as the Site and Policies Local Plan progresses.

Climate Change and Renewable Energy

UoL / HLM note the proposal to undertake a further local study of climate change and renewable energy/ low carbon energy issues. The creation of a new community offers new opportunities to promote high standards of design, construction and sustainability. UoL / HLM look forward to commenting further on these issues as further policy detail emerges.

Development Management Policies

UoL / HLM support the proposal for a new Strategic Housing Market Assessment (expected in March 2015) and consider that this should form the basis for policies relating to the mix of house types and tenures in line with National Planning Policy Framework paragraph 159.

UoL / HLM also note the proposals to consider further policies on transport and highways. These should consider reference to on and off-site transport infrastructure associated with a new settlement on land at Headley.

UoL / HLM note the intention to consider design, development standards and other development management policies and reserve the right to comment further on these in the future as necessary.

Community Infrastructure Levy

UoL / HLM note the emerging Community Infrastructure Levy (CIL) proposals that are being progressed in parallel with the Site and Policies Local Plan. The CIL mechanism is often not well suited to the promotion of very large scale development proposals such as a new settlement at Headley. Such proposals will provide much of their own infrastructure as part of the comprehensive planning of the proposal. The application of CIL needs to give careful consideration to this point and the costs associated with such new infrastructure and ideally should either exclude new settlements from the CIL charge, or create a zero or bespoke rate for new settlement proposals.

We trust that these comments are of assistance at this early stage of the preparation of the Sites and Policies Local Plan. We would be very happy to discuss these comments further, and would also like to be kept informed of future consultations upon the Local Plan or other related documents.

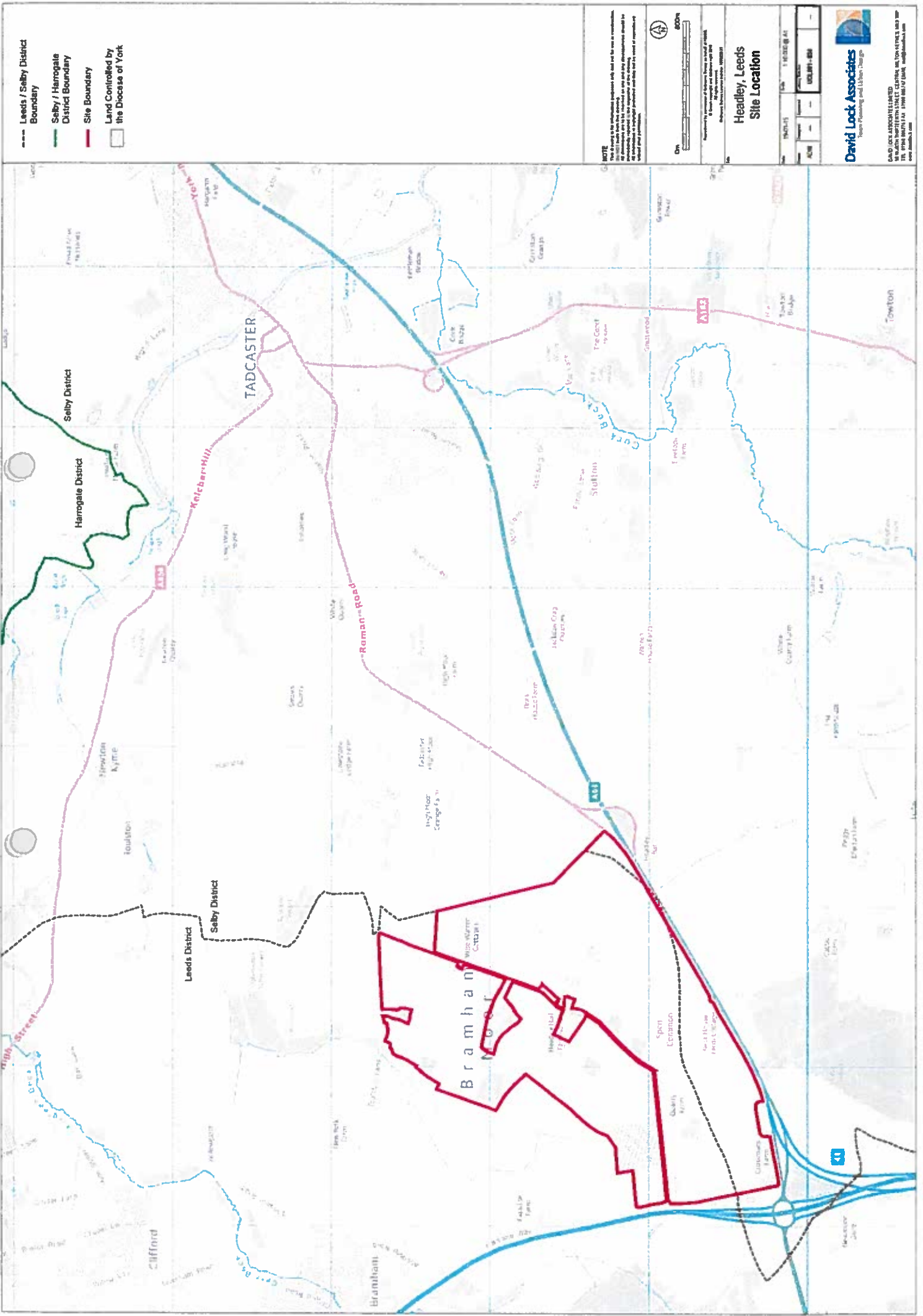
Yours faithfully

PHILIP COPSEY  
Partner  
[pcopsey@davidlock.com](mailto:pcopsey@davidlock.com)

cc: Steve Gilley                      University of Leeds  
Rebecca Wasse                      Hallam Land Management Ltd

Enc    Plan UOL001-034





**NOTE**  
 This map is for information purposes only and is not to be used as a substitute for a detailed site plan or other planning documents. It is not intended to be used as a basis for any planning application or other legal proceedings. It is the responsibility of the user to verify the accuracy of the information shown on this map and to consult the relevant authorities for any further information.

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 David Lock Associates Ltd, 100, The Quadrant, Leeds, LS2 9JF, UK  
 Tel: 0113 275 1111  
 Fax: 0113 275 1112  
 Email: info@davidlock.co.uk  
 Website: www.davidlock.co.uk

**Headley, Leeds  
 Site Location**



**David Lock Associates**  
 Town Planning and Urban Design  
 100, The Quadrant, Leeds, LS2 9JF, UK  
 Tel: 0113 275 1111  
 Fax: 0113 275 1112  
 Email: info@davidlock.co.uk  
 Website: www.davidlock.co.uk