



**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	Anna Wilson	Selby Green Party
Address		
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

Question no.  Paragraph

1&2. I think it would be good if the aim read ' Good quality permanent employment opportunities available to all' and 'Conditions which enable, encourage and support business success, economic growth and attract long term investment'. 3. Make education and training opportunities accessible to all. Develop safe, viable, affordable community spaces for social groups where workshops, adult learning, language courses, parent and child classes etc can meet, particularly vulnerable and minority groups. Promote social intergration and acceptance. Protect local libraries. Create and promote access to green spaces to develop allotments and enable self suffiency and sustainable lifestyle choices and encouraging community and social awareness. 6. Make participation in decision making easier and more accessible for people. This excercise as example! 7. With development of these to incorporate a broader spectrum of arts, culture, leisure, sport, recreation and tourism. 8. To concentrate on eco and infill housing. 10.Improve existing networks rather than build new. Introduce shuttle services like the old mini buses for villages and remote areas. Provide more services with later buses and trains to and from surrounding cities, in particular Leeds. Improve road surfaces and cycle lanes to encourage cycling. Provide safer conditions for cyclists and pedestrians. Reinstate many of the village train stations such as Hambleton to create improved connectivity with the towns particularly important for young people. Provide safer, more attractive, comfortable and informative bus shelters and train station waiting areas. Create improved connectivity between the three towns via road and rail and from the three towns to Wetherby and Harrogate, improving cultural, business and employment potential. 11. Sympathetic and environmentally responsible built environment. 12. Create, preserve and protect new and existing woodland, wetland and meadow. 14. Work with all sectors to establish minimal pollution levels. Protect the district from Fracking and other harmful and damaging industries and activities.

Please see seperate Word doc for further comments.

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

Topic / Chapter

Question no.  Paragraph

Q2. Identify and consult with throughout other specialist and expert environmantal groups/agencies/charities for guidance as to whether PLANSelby is likely to have a significant effect on a European Site.

Include the effects of PLANSelby potentially approving Fracking, and any other polluting heavy industry, factories and agriculture and the resulting soil, aquifer and air pollution.

Q3. Other suggestions to consider also: Rural England, Forestry Commission, Department of Energy & Climate Change, Department for Environment, Food and Rural Affairs, Department for Business, Innovation & Skills, Forest Research, Animal & Plant Health Agency, Department for Work & Pensions, Skills Funding Agency, Department for Communities & Local Government, Public Health England, Rural Development Programme for England Network, High Speed Two (HS2) Limited, UK Commission for Employment and Skills, Department of Health.

Also consider Apolitical specialist and expert groups and charities such as Friends of the Earth, The Woodland Trust, Soil Association, Trees for Cities, Young People's Trust fro the Environment, Greenpeace, FrackFree York etc.

Regarding Employment Growth: work with employers to reduce zero hour and temporary contracts and offer employees employment opportunities with long term security and the potential to develop new skills, the prospect of education, training and progression. Promote a sense of civic pride.

In respect of a town centre Renaissance perhaps a review of licensing restrictions is needed to make it easier for businesses such as hotels, cafes, bars and restaurants to utilise outside space infront of their premises to create an attractive town centre and promote sociability and cafe culture. This will also attract visitors as well as local communities together in social spaces like the market place in Selby and again create a sense of civic pride.

(Text is limited to the available area to ensure all text is visible. Continue on a seperate 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	Duty to Cooperate		
Question no.	3 continued	Paragraph	

Working with STC, parish councils, WLCT etc on developing use of leisure areas and facilities in Selby such as Micklegate, Market Place, the park and leisure centre and leisure facilities in all three towns and district as a whole. On the development of the new Selby Leisure Centre I would like to ask if there has been any incorporation of renewable energy sources in the design and build? The outer structure looks almost complete and it would be great to see the addition of for example; solar panels, a wind turbine, ground source heat pump, air heat pump, under floor heating and rain water harvesting facilities. Any new developments be it Olympia Park or any housing, public or industrial and business developments should incorporate in their plans all or some of these energy saving measures. In terms of sympathetic design or listed buildings it is now possible to replace a roof with solar tiles or solar slates which look identical to conventional and traditional terracota roof tiles or slates. They function like solar panels but without the need for the large structure compromising the aesthetic of the roof. They simply replace the existing tiles or slates. Also, importantly is working with developers and other agencies and councils to ensure green spaces are incorporated in any plans to promote healthy lifestyle and communities, leisure and well being and a balance between built up areas and the natural environment. It is vital to sustain bio diversity within both urban and rural areas.

Work with environmental agencies, charities, schools, councils and voluntary groups to create and support planting schemes to alleviate flood risk, promote bio diversity, encourage leisure and tourism, develop educational facilities and awareness of the natural world. This could be achieved through engagement with RSPB, The Woodland Trust, Yorkshire Wildlife Trust etc. Look at ways planting on riverbanks and flood plains can help strengthen banks and absorb excess flood water. Work with farmers to reinstate hedgerows to help alleviate soil erosion and support bio diversity and aid pollination. Work with schools, farmers and charities like Friends of the earth to help educate and highlight the plight of our bee population. Also working with the Energy Saving Trust or Friends of the Earth on their solar panels for schools campaign to see our local schools become more energy efficient.

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

Topic / Chapter			
Question no.	3 continued and 4	Paragraph	

Regarding point 2.6 - provision of minerals and energy should not be at the expense of the environment, public health and property. P13, point 5 - protect Green Belt and look more into infill housing and development and the creation of new eco villages on derelict sites such as old mine sites like Gascoigne Wood, disused airfields, Olympia Park etc whilst identifying and avoiding building on flood plains.

Regarding 'affordable housing' - look at local needs and how this can be achieved. Affordable being a relative term we need housing which is accessible and relevant to all needs. Make energy saving a priority for all tenants and home owners. Encourage schemes where all new property developers and businesses install solar panels or tiles, domestic wind turbines and rain water harvesting systems. Encourage and create schemes whereby communities can easily form energy cooperatives and help with the registering and convincing of the FCA. See [www.goodenergy.co.uk](http://www.goodenergy.co.uk) and [energy4all.co.uk](http://energy4all.co.uk).

In regard to traveller needs; it would be great to develop choices or improve and make accessible ways to aid greater inclusion, participation, and integration for those who desire it. There is also a need for improved and informed social awareness and acceptance of minority groups.

Q4. Make engagement easier and more accessible. Responding to these extensive documents will have put many of the general public off. Better, simpler publicity of drop in events is needed, a vibrant poster campaign for example. Make it more attractive and inviting to the public so that they feel their opinions are respected and listened to. This whole process so far seems as though as little feedback and engagement from the public as possible is the desired outcome. Many will view the documents as I have and not know where or how to even begin commenting. Improve the publicity of public participation consultations and make more welcoming. Make documents and feedback forms easier to understand (questions and what information and ideas you require from public). Break down so groups of fewer questions over a longer period. I found the questions very confusing and I'm still unsure how to respond correctly.

(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.

Q4 continued. Selby Green Party wish to be involved in the local plan and kept up to date. Our email address is: selbygreenparty@outlook.com

What will happen if local libraries close? Where will PLANSelby documents be available instead? How do people with access or mobility issues or those in remote areas get to view them. Not everyone has access to or are able to use the Internet.

Would pop up stalls be a good idea? Perhaps in foyers of schools and colleges, leisure centres, community centres, local businesses such as Greencore, shopping centres such as York Designer Outlet, supermarkets, outdoor markets, churches, train and bus stations etc. If the public don't come to the drop in events, take the drop in events to the public where there is a relatively captive audience. Regarding whether PLANSelby should develop 'visions' for the three towns. A vision for the three towns was already developed nearly ten years ago by Urbed and the town teams through funding from Yorkshire Forward. There was also considerable funding to develop the urban Renaissance. For potential visions for the three towns the Selby District Urban Renaissance Charter is the ideal document to consult.

Q5. Whilst there are positives to being less dependent on surrounding towns and cities, is it not also beneficial to have improved cultural, educational, social, industrial and transportational links to them and through collaborations, experiences and shared knowledge and outlook better our own ability to be self supportive, self sufficient and sustainable? Q6. Perhaps include- providing and promoting arts, entertainment and cultural needs. Most importantly, enhancing and protecting the environment and climate change/ renewable energy. All other topics should address these issues within all decision making.

Q19. Considering some of the negative effects and implications from energy production in the area i.e. mining and power stations, wouldn't it be remarkable to create a flagship green district? As mentioned this could be from creating solar and wind farms on former mine sites and slag heaps, power station land, airfields or on pastoral farm land whereby farmers can still rear their sheep or cattle on the land around the turbines or underneath the solar panels (adding to the use and income from their land). Arable farmers could also benefit from allowing wind farms on their land. Eco villages as mentioned could be planned and developed on sites such as Gascoigne Wood or disused airfields. When Olympia Park is developed how much considering is being given to energy efficiency and sustainability? Will the plan have policies to ban Fracking and factory farming? Will there be encouragement for small scale organic farms, businesses selling local produce, local manufacturing and cottage industries?

Q20. Concentrate on existing town centre potential as well as large out of town developments.

Encourage and support small businesses to help restore town centre vibrancy and boost local economy from within.

(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

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

## PLANSelby

### Comments from:

Anna Blue Wilson – Selby Green Party

#### RE: 'Good quality employment opportunities for all':

It would be great if the plan could encourage industries to Selby District that embrace all notions of sustainability – economically, socially, environmentally etc. and not look towards quick fix solutions to this well rooted problem.

Young people are continually leaving to seek out education and employment outside the district and in particular the three towns leaving an aging workforce in both private and public sectors and a cultural stagnation.

We need employment that offers development and is attractive to young people to either stay in the district or return from graduation (and as a result invest in local economy and housing). Employers should also respect and value loyalty, dedication, experience and the skills of our mature employees and jobseekers. We need employment to be proud of and which we as employees will feel a desire and motivation to invest our skills and values in long term. This would also mean discouraging zero hour and temporary contract employers and instead promote improved pay and conditions within all working sectors and employers who offer an attractive employment opportunity.

With a history of energy production within the district and surrounding areas, the positive evolution would be to attract renewable energy and eco industries and local production and manufacturing. Solar panel production, solar farms (working with farmers and land owners to develop a new combined use of their resources creating valuable sustainable income and energy), wind turbine production and farms, hydro-electric parts production and installation, eco car manufacturing, clothing and textile production etc.

We should be looking towards home grown industries in the area and bringing back those which we now seek to import. The plan should encourage industry and business back to the district and make it more accessible to employers and employees.

*Whilst commenting on energy production, I feel it important to note the existing threat regionally from Fracking companies which many feel alarmed by and which we hope SDC will not approve planning for in the district despite any financial incentives. This industry is in no way sustainable and has been solidly proven to pollute aquifers, land and air and completely devalue property.*

RE: 'Conditions which enable business success, economic growth and investment':

The Selby District Urban Renaissance Charter was developed nearly ten years ago by Urbed in conjunction with Yorkshire Forward funding with many of these questions addressed. After so much time and investment into this charter and the district it would be a great document to consult. It provides inspiration as to how key sites could be developed (many still left undeveloped), how to encourage investment (and crucially, not to lose it), how to inspire economic growth and support business success (rather than stifle it) and how to promote civic pride.

I was a member of the then town team which was formed to help deliver and consult with on the regeneration of the district and more specifically the three towns. There was also an energy forum sub group to address the concepts, history and future of the districts energy needs and production.

I am reminded of when the market place in Selby town centre had been regenerated as part of the Urban Renaissance. It was a very exciting project and launch of this site and the charter and surrounding businesses felt optimistic and encouraged. One of the oldest and most prominent of these sits on the market place. They were inspired to (as the charter proposed) for a while put seating and tables out of the front of their premises on the new paved, pedestrianized 'plaza' creating a continental café culture vibe. This was a positive development of the use of this public space throughout the week (not just during Monday market) and one which was a concept of the Renaissance charter. It was one of the motivations behind investing in and regenerating the tired space in front of some of the town's most historic buildings and thus making them more inviting and attractive to the public, tourists, and potential new businesses whilst encouraging existing businesses to expand and improve and promote a sense of civic pride and community. By working with and not against local businesses it created for a time an attractive central focal point for passers- by who may then have been tempted to stop off in the town rather than pass through. It created an attractive outdoor meeting place for residents and visitors and gave the impression of a piazza or plaza, a congregating place where people can spend valuable social time and develop community spirit. The market place was previously and has become again a place used only for markets, as a thoroughfare and a prime spot for anti- social behaviour.

I don't know the reasons behind the discontinuation and discouragement of the outside café style seating in front of this particular establishment. If it was a licensing issue perhaps it serves to highlight the need for a review of the criteria and a need to work more effectively with businesses rather than against.

*On a separate note I wish to comment on the problem of large corporations purchasing and 'moth-balling' empty buildings and derelict sites in the district and in particular Selby town centre. This creates resentment with residents and local small businesses and is unattractive aesthetically, economically and environmentally.*

RE: Education and training opportunities to build skills and capacities.

As mentioned previously, it would be great to encourage industries who offer employees the opportunity to develop. This could be through offering education and training opportunities both in house and through local colleges. It would prove an incentive for employees and graduates to remain in the area and in the post and contribute to the local economy therefore creating sustainability within the local employment sector.

In the aforementioned Renaissance Charter there was the proposition of developing a satellite campus in the district or one of the three towns for one of the universities closest to the area. A science hub was one idea. It could be a source of collaboration with local industry to develop new technologies. This could feed into renewable energies or existing and new local production and manufacture. Proposed sites were Olympia Park, Burn Airfield, Gascoigne Wood and other mine sites.

In Selby Town the local college seems far removed, not just geographically. The promotion of the college and its students and collaboration with local industry would be both enterprising and rewarding to students and businesses.

Perhaps with the expanding population we need an expanding higher educational facility offering undergraduate and post graduate opportunities as well as just the existing further education on offer. A growing integrated student population would bring a new spending power to the area and local economy. This would encourage new cultural and business investment and see many of the empty retail units and shops filled. It would also bring about the development of unused space within town centres for affordable housing, promoting the concept of infill housing i.e. the spaces above shops, undeveloped and derelict land, awkward spaces within existing development, alternative use of land and buildings.

There is a need for affordable workshop and studio spaces for the areas growing creative individuals and industries. These could be linked to educational facilities and bring about the growth of culture and tourism in the district. There could be educational workshops for local schools and community groups. There are many fine examples of where this has been a success in rural areas and derelict urban spaces. Artistic sectors within a community develop unused undesirable spaces and areas and make them safe and attractive to investors and the public. This has been proven in all major cities and many towns where undeveloped sites have been occupied by artists who then turn it into a thriving cultural quarter (through studios, exhibitions, book shops, cafes) and in turn attract new businesses, developers and visitors. The

only downside being that those creative individuals and groups then tend to get pushed out by rising rental costs brought on by developers.

#### RE: Leisure facilities

Identify and find ways to enhance and utilise under used facilities such as the riverside amphitheatre in Selby.

#### Q20 continued

Have stricter guidelines on shop frontages in-keeping with the heritage of the town centres and aesthetic ambitions. Make our town centres more attractive to visitors and develop tourism through signage, information, promotion, choice of businesses, planning and architecture, green space and recreational areas (see Renaissance Charter).

Look at ways to make car use more unattractive and unviable in town centres and improve pedestrian and cycle access and rural public transportation.

#### Q22

Consider all potential for infill housing and developing derelict sites before closing 'gaps' between settlements. The 'gaps' between Selby and Thorpe-Willoughby are already small enough and none existent between Selby and Brayton. These open areas are vital for leisure activities and recreation, farming, bio diversity and a healthy balanced environment.

#### Q30

Community, Tourism & Leisure are most important to develop new industry, civic pride, to combat anti-social behaviour and promote health and well-being. Development of derelict sites, infill and re-use of former mine sites as opposed to developing on green belt or filling countryside gaps.

Farm and land diversification – help promote and support the idea of solar farms, small scale organic farms, production and sales, tree and hedge planting, B&B and tourist accommodation (guest houses, cottages & self-catering, cabins/lodges, camping, glamping, package farming, walking and cycling holidays), studios and units from reuse of farm and out buildings.

Improve cycle and walking networks, road and pavement surfaces (helping to get pavements as well as roads gritted in severe weather conditions), safe crossings, (build a separate and iconic pedestrian and cycle crossing over the Ouse in Selby), green spaces. Promote cycle hire facilities with multiple drop-off points and parking to enable commuters to choose cycling over car use. Improve and increase the number of bridleways. Introduce more electric vehicle charging points combined with existing car parking facilities. Clamp down on moth-balling sites and buildings.



Q34

Promote tourism through [www.visitengland.com](http://www.visitengland.com) and similar websites. Produce tourist information such as walking and cycling maps and local accommodation and restaurant guides. Become a part of Fairtrade Yorkshire – see <http://www.fairtradeyorkshire.org.uk/>

Develop and distribute a tourism package and leaflets identifying local attractions and events and heritage sites. Look at [www.yorkshire.com](http://www.yorkshire.com) and [www.discoveryorkshire.com](http://www.discoveryorkshire.com)

Advertise – work with farmers and property owners to make it more viable and easier to develop tourist accommodation as an alternative use of dwellings and out buildings and income. Work with land owners to improve accessibility for walkers and cyclists. Create new family friendly and improve existing woodlands, meadows, river, canal and lakesides and wetlands with tourist facilities.

Encourage and support music venues and cultural industries through a review of licensing and grant opportunities.

Save, restore and find a reuse for derelict heritage sites and historic buildings or places of interest and welcome both sympathetic and cutting edge contemporary design. Do not allow the deterioration and ultimate demolition of such buildings – examples being the former clog mill in Selby which was shockingly demolished, the Abbott's Staithe which is thankfully soon to be developed after falling into disrepair, and the Town Hall which was as you know restored in Selby's town centre after much ill treatment. Promote and enhance existing assets such as historic buildings, parks and landmarks.

Help local sports, dance and performing-arts groups such as Selby Squash Club to source new premises or maintain existing ones. Help identify and promote such groups. In Selby town alone there are tennis, squash, football, rugby, martial arts, boxing, gyms, aerobics, running, walking, cycling, dance, drama, singing groups. All of these would benefit from some sort of local directory of all groups, clubs and classes in the area. This would promote a natural mutual support network and be a valuable resource for residents and visitors. Support existing sporting activities and competitions and build on the legacies of recent major sporting events that visited the region.

Q38

Selby should grow and evolve as a 'green' district as an example of how a once major contributor to the fossil fuel industry can now become or inspire to become a leader in sustainable and renewable energy production and use. Make it a policy to ban Fracking and those industries proven to pollute and factory farming. Promote organic small scale farming and businesses. Promote eco housing, tourism (attracting visitors and outside investment) and accommodation. Promote and

encourage healthier lifestyle choices, stronger communities, social engagement, civic pride, arts and culture.

Promote and approve attractive thoughtful design in-keeping with heritage and also cutting edge contemporary architecture.

Look at the potential for a marina in Selby, also further development of the riversides in the towns and district. There is an ongoing need for a permanent cinema, a new squash club, and other suggestions such as a lido for outdoor swimming and sun bathing and a boating lake for water sports. There is a general need for more appealing activities for young people to combat anti-social behaviour and to keep them in the area thus contributing to and sustaining the local economy and vibrancy of the community and it's culture.

#### Q42 &51

There is a need for improved and more frequent buses and connectivity for villages such as Osgodby, Cliffe and Hemingbrough. Inhabitants are more likely at present to visit Goole and Howden for shops and leisure facilities.

A Wilson