



**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	Mr T Evans	Beverley Smith
Address	c/o Agent	
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

Figure 5: Identifying land for housing allocations should also consider previously developed sites outside settlements. These sites can make a contribution to housing supply and may benefit from being developed and brought back into viable use. These sites may or may not be in the Green Belt but their suitability for housing allocations should be considered to promote a thorough plan-led approach. It will allow such sites to be brought forward in a suitable manner and reduce "windfalls" thus making the consideration of housing land supply more accurate.

"Previously developed land and buildings outside settlements" - could be added as the final criteria in the red box at Figure 5.

(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

An additional question needs to be asked about the Review of the Green Belt and whether the purpose of the York Green Belt to the north of the District is still valid. Selby DC should review the function of the York Green Belt with City of York Council.

Qu 22 - for the avoidance of doubt development limits should be defined. Sites identified for development beyond settlement limits need to fulfil suitable and reasonable criteria (previously developed, not at risk of flooding, no impact on infrastructure, sustainable etc).

(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

Development in the countryside:
 Qu 36 - SDC should take a proactive approach to identifying suitable, previously developed sites (such as former mines, airfields, barracks, farm complexes) within the countryside and view them as development opportunities, which could meet housing targets.
 Sites greater than 0.5ha should be identified and allocated for redevelopment. Such sites can make a sustainable contribution to housing land supply and can deliver a range of environmental benefits (through site remediation, visual enhancement and enhanced landscaping and biodiversity). Together such benefits can outweigh issues relating to increased car use etc. By identifying the sites and allocating them SDC can consider the type of development, its scale density and mix. SDC can also consider infrastructure issues.
 Qu 35 - SDC should also actively promote rural diversification through the redevelopment and conversion of farm buildings for a range of uses including housing, employment, hotel etc. This reflects the Government's changes to the GPDO in April 2014. Further guidance in the form of policy may facilitate the interpretation of Government change of use criteria.

(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

Appleton Roebuck is an attractive village where people want to live. They work in higher order centres such as York and Leeds and normally access these centres by car because of a lack of regular public transport. The village should be able to grow in the future. It has grown organically and in a piecemeal fashion in recent years. There is a need to respect the character of the village and to avoid further "cramming" on sites.
 The demand for larger houses and could be met on previously developed sites outside the village, whilst still protecting the village.

(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

Beverley Smith

Dated

12 December 2014

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