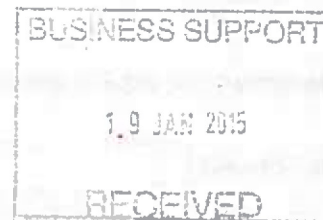




**Selby District Council  
Local Plan Consultation**



**"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	John Murray	
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

PLAN Selby should be explicit with regard to the effect of development in high risk flood areas. For example the secondary village of Ryther suffers significant annual flooding. Flooding in Ryther is in the main from inland water courses, surface or ground water not from the river Wharfe. Flooding occurs when large flows from other areas into the river are prevented by closure of valves during river flood conditions. This is a mechanism that well understood by EA and the Parish Council but often not by other agencies. The Ryther community with EA tries to reduce the effect when flooding occurs each year but often cannot, a situation that will worsen due to development in other areas without specific measures.

The significant development proposed in the designated service villages of Cawood, Church Fenton and Ulleskelf or the town of Sherburn in Elmet therefore will without additional control measures lead to increased annual flooding in Ryther including internal flooding of more property. Development in flood zones 1, 2, or 3 can cause this.

In such a known situation it can be considered a serious omission not to highlight in a separate PLAN Selby paragraph the known danger of consequential flood risk on other communities. Providing early awareness for subsequent users is an important factor in a document that is intended to inform. It is unacceptable to leave it to possible later consideration on a selected site by site basis and hope that safe solutions for all flooding will be provided through sequential testing. Without a specific control measure in PLAN Selby it could be more likely that sites will be allowed to develop over a number of years worsening serious flooding at Ryther, or in other communities, with no specific alleviation schemes to compensate.

(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

Infrastructure needed at Ryther to combat increased flooding as a consequence of development in adjacent designated service villages is not currently identified. The intent of Plan Selby is to highlight important information in a District wide context in order to ensure appropriate decisions are made with knowledge of their impact. Necessary flood management infrastructure must therefore be included where flooding will increase as a result of development in designated service villages.

EA and Ryther Parish Council have already developed a low cost flood alleviation pumping scheme for installation on EA land. Although a financial contribution has been provided from the EA Local Levy Fund, implementation cannot proceed without further funding. A Project Plan is available and quotations from contractors have been obtained. It is imperative that the scheme is implemented prior to any development in adjacent DSVs under PLAN Selby. Please include this project in infrastructure needs.

**Strategic Flood Risk Assessment.** An update is noted as planned. Flood alleviation for Ryther must be identified and recommended in this update.

(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

The plan and its appendix 1 only addresses infrastructure needs in the three towns and eighteen DSVs although its conclusion suggests that it covers Core Strategy and Plan Selby. Identification and clarity of infrastructure needs that are outside these Towns and DSVs but needed for PLAN Selby development is omitted. To correct this the Infrastructure plan and its appendix 1 should include sections covering the infrastructure needed in aid of PLAN Selby that is outside of DSVs. These may be few in number but can be of critical importance such as a flood alleviation scheme at Ryther that is necessary to allow development in adjacent DSVs .

It is noted that mention is made of EA plans for separate major flood alleviation schemes at Cawood, Ulleskelf and Tadcaster costing tens of millions of pounds each.

In Strategic Flood Risk Assessment, section 2.38-2.41. Land Drainage also links to flooding which is actually the main issue. It makes the point that this should be included in the Planning Process and it should be captured more prominently in the Infrastructure Delivery

(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

Review paragraphs for designated service villages of Cawood (Para 5.64), Church Fenton (Para 5.65) and Ulleskelf (Para 5.90) should mention that their developments will increase flooding of adjacent villages such as Ryther unless prevention measures are undertaken. This is an important factor for choice of the sites.

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**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

John Murray - Clerk to Parish Council

Dated

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

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