

**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	roy coulthick	
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

Brayton is a rural community and many chose to live there because of that. The particular impact of development into the countryside varies in each settlement. Previous responses show that Brayton residents are receptive to appropriate growth. They wish to retain the village feel and character, spreading the impact in any one area and prevent hot-spots, with a number of smaller developments. Barff Lane links the village green to Brayton Barff, historically regarded as a local beauty spot. This approach from the village is through open countryside, a landscape setting familiar to everyone and frequented and enjoyed on a daily basis by the wider community. It is a cherished part of our rural heritage. In that context, previous respondents cited particular development concerns regarding this landscape setting and views of the barff. These widespread concerns still prevail. They relate to peoples perception and regular interaction with this rural attribute and what it means to them in its present form. I fail to see the relevance of the Councils recorded response to those specific concerns, that: site-specific designs will enhance the village from bypass views?? Walks and a cycle path are indicated on the disused railway embankment. This would be immediatly behind a recently proposed development. A further three fields on the opposite (i.e.Barff) side, that provide the above setting, are also now the subject of development interest. Growth plans by the planners should include protection and enhancement of this important landscape of significant environmental and amenity value. This could include the designation of Brayton Barff as Local Green Space and the countryside between it and development limits, Locally Important Landscape (Env15.) This would serve to deter developers, who are currently picking off these fields at will. It would also facilitate priority sequencing, allowing for some of the land to be released later, outside the plan period. It would help achieve other aims of the Core Strategy document (and NPPF), still relevant despite the 'five year default'. Namely to address the connection between places and people and reflect the visions and aspirations of the community, with an understanding of the defining characteristic of a potential development area. Alternatively green infrastructure could be reinforced, in the event of development, by creating green margins, possible for other recreational use, along the Barff side of Barff Lane. PLAN Selby seeks a vision, through growth control, of how each settlement will look at the end of the plan period. The legacy could realistically be, the urban wipe out of this rural attribute and the enduring comment; They have ruined this village.

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Topic / Chapter

Question no. Paragraph

PLANSelby commits to localism and the protection of our green spaces and the rural nature of much of our area is fundamental. New developments are expected to complement existing attributes including, access to the pleasant countryside. Location is key. Policy SP2 advocates the most efficient use of land, without compromising the quality of the local environment. Size and intensity must be a consideration. Big developers want bigger sites, preferably rural, for better returns. Restrictions on size/intensity will allow smaller, niche developers, to provide a better mix and quality e.g. detached bungalows for older people, which would satisfy an identified need, as well as release family houses. In particular locations, account should be taken of the sudden impact of a succession of independently developed adjacent sites. Site allocation should follow the priority sequencing. The relative sustainability of proposals should be considered against potential alternatives.

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Comment(s)

Please ensure you provide reference to the Question and Topic area for each comment you wish to make.

Topic / Chapter

Development limits

Question no.

22

Paragraph

Housing growth is to an assessed need for the whole of the plan period. There is sufficient identified and deliverable land, within development limits, for Brayton to fulfill its contribution over the plan period. In addition, two recent suitable and non intrusive sites have recently become available. Considerable development has recently been approved in the District solely because of the 5 year implications, which otherwise would not have been approved. Extending limits would compound this unchecked 'development'. In the case of Brayton, the indentation off Mill line on the western side could be squared off and the limits then kept tight, i.e., as is. Development beyond should then be robustly resisted as outlined in my responses earlier in this document. Namely, Env 15 or other environmental protection measures. Special care needs to be taken. All (or much more than) of Brayton's 'growth target' for the whole of the original plan period, could soon end up in that one area, with 12 years still to go (new baseline 31.3.2015). Growth needs to be in the right location and at the right time and pace. Sustainable growth has to be balanced against other important plan objectives (environmental protection etc). It is vital, in a rural community that the settlement does not overgrow, especially disproportionately. Development limits are a key control mechanism. To commit these fields via planning permission at this time, would not constitute sustainable development. It would destroy, the village feel, rural character and the identity of the settlement. It would be at the loss of a highly valued environmental amenity. Limit is the key word.

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Topic / Chapter

Question no.

Paragraph

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Topic / Chapter

SITE ALLOCATION

CHAPTER 3.

Question no.

Q8

Paragraph

To provide a range of sites depending on the location, its visibility and impact. With additional contingency sites, within existing limits, to make provision for under delivery by appropriately discounting outstanding planning permission i.e. permission granted.

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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

Dated

19. 1. 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**