

Jayne Darley

From: neil george
Sent: 11 January 2015 11:22
To: LDF
Subject: Plan Selby
Attachments: Selby Council Planning.pdf; photo 3.jpg; Photo 2.jpg; Photo 1.jpg

Dear Sir, please find attached my comments on the plan. My main concern is surrounding development of "safeguard" land towards the west of Hillam. I have tried to find the precise identification number for this site (that I saw when I visited the Town Hall) from the website but was unsuccessful. Hopefully the location I have described is unambiguous. Please also find attached some photographs of the region depicting its rural nature and biodiversity which I believe to be superior to surrounding established greenbelt. I feel very strongly about this area and would be happy to enter into any dialogue you feel necessary with regard to the activity on redefining greenbelt boundaries.

Many thanks to your staff for patiently answering my questions during my recent visit.

Yours

Neil George



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	Neil George	
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

I agree these are correct areas of concern. I had a fundamental objection to the original core strategy of providing 7200 homes. In my opinion, this high expansion is not compatible with the intrinsic population growth or anticipated influx resulting from employment driven internally to this largely rural district and the reality that the importance of cities will grow. Rather, it is based on supplying employment to urban areas such as Leeds, Sheffield and York and by the damaging immigration policies of successive governments. We are likely therefore to see a continued strain on our infrastructure (due to travel), damage to our environment and an erosion of our rural culture. The consequences are likely to be counter to the high level aspirations detailed in the strategy.

Given that this expansion policy has already been accepted, going forward therefore, is more around damage limitation to the quality of life for the existing inhabitants and our successors. The emphasis therefore should be on topics 6, 5, and 4 (in order of priority) - particularly protecting and improving our environment. I struggle to see how it can be done but we should not compromise on greenbelt and cultural principles at for the sake of local profiteering.

(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

The allocation of the distribution of the housing burden based mainly on the existing size of communities makes sense as a starting point. As stated above, deviations from these starting values should be based on T6 > T5 > T4 in order of priority. The core strategy principles for land developed in 3.24. are correct and need to be strictly adhered to. The ability of the community to provide local employment is an important consideration (I am doubtful this exists).

Section 3.33. suggests priority development on "suitable" greenfield land sites within settlements ranks higher than already developed land that extends villages - this doesn't seem sensible. I think green field land within settlements plays an important part in maintaining the "feel" of a rural community and so should be protected to the same degree as open greenfield land.

(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	Chapter 5	
Question no.	53	Paragraph

How should Hiliam and Monkfryston be developed ?

I am generally resistant to any further development. The village has been transformed over the last 15 years due continuous housing expansions and developments. The village has become increasingly busy in traffic which not only increases travel times outside of the village on to the A63 but also takes away the rural feel. The intensity of the traffic in country lanes in and surrounding the village already makes walking or cycling a hazardous activity. Betteras Hill Road is now the only safe road that can be enjoyed without constant car intrusions.

Recent housing developments have been sympathetic to the architecture of the conservation village - this should be a priority in any further development.

I am particularly concerned about land designated "safeguarded land " in 2005. This land is west of Hiliam between Betteras Hill Rd and the Main St. Whilst the village borders this area, this land is indistinguishable in appearance and use from the adjacent green belt land on the other side of Betteras Hill Rd. It has been used for grazing of livestock, is plentiful in established trees and hedges, is adjacent to a well used fishing pond and houses extensive wildlife (including bats, hares, foxes, toads, frogs, woodpeckers and pheasants). It provides a highly valued recreational rural environment enjoyed by many villagers who use the rights of way here in a relatively safe, car free environment. This would be destroyed by any development here. There would also be traffic intensification issues whether accessed through an expensive upgraded Betteras Hill road or access from the main street. I would urge that the "safeguarded" status is permanently removed from this area and the full greenbelt status re-established to the edge of the village.

(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

Dated

10.01.2015

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

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





