

# Selby District

## Submission Draft Core Strategy

Publication Version January 2011

### Representation Form

## Part A

In completing this representation form, you are providing a formal consultation response under Regulation 27 of the Town and Country Planning (Local Development)(England) Regulations 2008 with regard to the Selby District Submission Draft Core Strategy DPD on grounds of soundness only.

Please complete separate copies of Part B (pages 3 and 4) of this form for each section, policy, table, map or diagram about which you wish to comment.

If you believe that a section, policy, paragraph, table, map or diagram is unsound with regard to more than one test of soundness please provide a separate representation for each test.

### The Tests of Soundness

Soundness is explained in PPS12 (Planning Policy Statement 12) in paragraphs 4.36 - 4.47, 4.51 and 4.52 and the boxed text. Specifically paragraph 4.52 states that to be sound a Core Strategy should be:

#### **1 Justified**

PPS12 provides that to be 'justified' a DPD (in this case the 'Core Strategy') needs to be :

- founded on a robust and credible evidence base involving:
  - evidence of participation of the local community and others having a stake in the area
  - research/fact finding - the choices made in the plan are backed up by facts
- the most appropriate strategy when considered against reasonable alternatives

#### **2 Effective**

PPS12 states that Core Strategies should be effective. This means:

- Deliverable - embracing:
  - Sound infrastructure delivery planning
  - Having no regulatory or national planning barriers to delivery
  - Delivery partners who are signed up to it
  - Coherence with the strategies of neighbouring authorities
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#### **3 National Policy**

The DPD (in this case the 'Core Strategy') should be consistent with national policy. Where there is a departure, the Local Planning Authority (LPA) must provide clear and convincing reasoning to justify their approach.

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Post to: LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby YO8 4SB

**Contact Details** (only complete once)

Please provide contact details and agent details, if appointed.

	Personal Details	Agents Details (if applicable)
Title	Dr	
First Name	Howard	
Last Name	Ferguson	
Job Title (where relevant)		
Organisation	stopwoodlanewindfarm	
Address Line 1	Maspin House	
Address Line 2	Hillam Common Lane	
Address Line 3	Hillam, LEEDS.	
County	N Yorks	
Postcode	LS25 5HU	
Telephone No.		
Email address	ferguson@stopwoodlanewindfarm.co.uk	

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Please identify the part of the Core Strategy to which this representation refers:

Section No.	<input type="text" value="3"/>	Policy No.	<input type="text"/>	Paragraph No.	<input type="text" value="3.1"/>
Map No.	<input type="text"/>	Figure No.	<input type="text"/>	Other	<input type="text"/>

### Question 1: Do you consider the DPD is:

1.1 Legally compliant  Yes  No

1.2 Sound  Yes  No

If you have entered No to 1.2, please continue to Q2. In all other circumstances, please go to Q3.

### Question 2: If you consider the DPD is unsound, please identify which test of soundness your representation relates to:

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2.1 Justified (Please identify just one test for this representation)

2.2 Effective

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The Mission is fully supported - but it should be at the start of the document with everything else flowing from it.

The DPD provides good analysis of the towns and villages and the transport links but provides very little information about the economy and employment other than saying that 49% of people work outside of the district.

Since it is part of the vision to have a "diverse economy" with a "wide range of job opportunities" there should be evidence to back this up with a plan as to how new employers will be encouraged to invest in the area.

(Continue on a separate sheet if submitting a hard copy)

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Move the " Vision" forward in the document to section 1 .

Remove from section 1 the sections which simply provide the history of the creation of the document.. If the Core strategy is to cover a 15 year period it is not necessary to include paras 1.6 to 1.23

Provide clarity about current employment in the District, Demographics and a plan as to how new employers will be encouraged to invest in the area.

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I agree with this statement and wish to submit the above representation for consideration.

**Signed** H Ferguson

**Dated** 20 Feb 2011

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Section No.	<input type="text" value="2"/>	Policy No.	<input type="text"/>	Paragraph No.	<input type="text" value="2.38 to 2.46"/>
Map No.	<input type="text"/>	Figure No.	<input type="text"/>	Other	<input type="text"/>

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The Key Issues form an important base for the Core Strategy and must be complete and clearly presented. They should be a section in their own right and not follow from a description of the towns and villages. The plan should show how these will be dealt with to deliver the vision.

From the content of the document and other information our suggestion for the Key Issues are the following

1. Reducing the present level un-sustainable travel by people working outside of the area.
2. Developing the economy and creating new employment / inward investment.
3. Unused and sometimes derelict industrial assets - especially mining related, but also other industries inc agriculture.
4. Facilitate development of the power generating industry to reduce net CO2 emissions per MWhr of power generated.
5. Protecting and enhancing the "Distinctive rural District".
6. Flood risk - managing the risk and reducing the potential impact.
7. Provision of new housing - but keeping this in sync with demand, especially that driven by local job creation.
8. Promoting energy efficiency at the point of consumption - with the objective of reducing CO2 emissions.
9. Securing community involvement such that the vision of the Big Society can be delivered.
10. Planning on the assumption that the economy will change considerably over the 15 year period. e.g oil prices will continue to rise, retail sector excess capacity, disposable income may decline.
11. Reduce food miles - Recognise the success of the local farming industry and local food production.
12. Recognising the unpopular nature of industrial wind turbines proposed in rural areas.

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Improve the clarity of presentation of the key issues and make sure there is a clear link to the key objectives. The DPD should have a logical flow.

The key issues should all flow from a description of the District which should include the description of the towns and villages ( paras 2.1 through 2.37 , but it should also include detail of the industrial assets and key employers and revenue generation in the district.

Concentrating growth in the Selby Area is not included as Key Issue because it is a strategy and not an issue. However consideration should be given to the way in which the development of Tadcaster has been held back. Tadcaster by virtue of its location alongside the A64 would be a good location for industry/distribution which depends on a good road network. Tadcaster is identified as a suitable location for knowledge based employment, why not for other industry / distribution related services which would relate to the existing brewing and brewery distribution activities.

Development should not be concentrated in Selby to the detriment of Tadcaster and Sherburn.

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Dated 20 Feb 2011



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Section No.	<input type="text" value="3"/>	Policy No.	<input type="text"/>	Paragraph No.	<input type="text" value="3.5"/>
Map No.	<input type="text"/>	Figure No.	<input type="text"/>	Other	<input type="text"/>

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1.1 Legally compliant  Yes  No

1.2 Sound  Yes  No

If you have entered No to 1.2, please continue to Q2. In all other circumstances, please go to Q3.

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The strategic objectives should set the framework whereby all the key issues will be dealt with in order to deliver the Vision. While the title does not make it clear we presume that section 3.5 lists the strategic objectives. See 4.1 PPS12. The listed points are cross referenced as such in later sections of the Core Strategy. This representation is based on this assumption.

The strategic objectives should then each be supported by a delivery strategy which sets out how it will be made to happen and when it will happen. The DPD contains cross reference to the Strategic Objectives but does not contain a distinct delivery plan for each strategy and as such it will be difficult to monitor progress.

We deal separately with those objectives where we wish to make representation about their adequacy. This representation is concerned with limitations of some of the strategic objectives.

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6. Locating development in areas of lowest flood risk - there should be consideration given to run off from low flood risk areas to those within the watershed which are at risk of flooding and which could be exacerbated by run off from higher areas.

9. Fully supported - while it states there is no order we think as a primary driver this should be close to the top of the list.

15. While fully supported we would like to see clear statements concerning energy content in construction, on-going energy usage for heating and lighting and a clear differentiation between consumption and energy generation. The District has a vital national role in energy generation which is of major significance to the prosperity of the District and warrants being treated under its own headline objective.

Other strategic objectives we expected to see were related to

Farming and agricultural development

Education

Security and policing

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According to the DPD there are 82,200 people resident in Selby District.

The May 2006 consultation resulted in only 71 individuals responding.

In February 2008 only 122 individuals responded to "An extensive consultation" para 1.9

These small numbers stand in sharp contrast to the response from residents to wind farm planning applications. For example, over 1000 people submitted letters objecting to Woodlane wind farm.

It is clear that the Council needs to do much more than it has to date to ensure the effectiveness of its consultation with key stakeholders - residents.

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There should be a commitment to revision of the document to incorporate comments received from this consultation.

There should be a commitment to an early revision of the document after its publication ( within 12 months) and a process for making revisions thereafter.

If Localism and the Big Society is to be effective people need to be able to catch up with the concept, formulate their ideas and then provide input.

Determine why so few people have commented on the document and take the steps needed to improve engagement with the process.

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**Contact Details** (only complete once)

Please provide contact details and agent details, if appointed.

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First Name	Howard	
Last Name	Ferguson	
Job Title (where relevant)		
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## Part B (please use a separate sheet (pages 3 and 4) for each representation)

Please identify the part of the Core Strategy to which this representation refers:

Section No.	<input type="text" value="4"/>	Policy No.	<input type="text" value="Objective 4"/>	Paragraph No.	<input type="text" value="4.39"/>
Map No.	<input type="text"/>	Figure No.	<input type="text"/>	Other	<input type="text"/>

### Question 1: Do you consider the DPD is:

1.1 Legally compliant  Yes  No

1.2 Sound  Yes  No

If you have entered No to 1.2, please continue to Q2. In all other circumstances, please go to Q3.

### Question 2: If you consider the DPD is unsound, please identify which test of soundness your representation relates to:

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2.2 Effective

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If any review of Green belt boundaries is carried out it should enable additions and extensions to the Green belt and not be exclusively concerned with removing land from Green Belt. If the test applied is to assess against the basic purpose of the Green Belt it should also look to extend the Green belt where appropriate and if not the reasons should be made clear.

Strategic gaps are shown between a number of villages on for example map5 - they should be defined more precisely and defined for the gaps between all villages. The dispersed and distinctive nature of the villages is a feature of the area and this should be maintained.

**Question 4: Please provide details of what change(s) you consider necessary to make the Core Strategy DPD legally compliant or sound, having regard to the test you have identified in Q2 where this relates to soundness. You will need to say why this change will make the Core Strategy DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

To make it clear that the Green Belt may be revised either by removal of land from it or by adding land to it.

To provide greater clarity about strategic gaps and to give greater visibility to them. Most people are unaware of their existence. The wording of para 5.23 should be changed to include the provision for creating new strategic gaps between other villages.

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5.1 Written Representations

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Signed

Dated

# Selby District

## Submission Draft Core Strategy

Publication Version January 2011

### Representation Form

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Section No.	<input type="text" value="Objective 17"/>	Policy No.	<input type="text" value="Countryside"/>	Paragraph No.	<input type="text" value="4.39"/>
Map No.	<input type="text"/>	Figure No.	<input type="text"/>	Other	<input type="text"/>

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A feature of the landscape is its open nature, intermittent hedges, occasional trees on field boundaries and lack of fencing and other enclosure. This creates the open long distance views across the open landscape which defines the character of the area. It also provides the wildlife corridors which enable the district to support a rich diversity of wildlife ( e.g. brown hare and deer) which roam freely. The lack of fencing is an important factor in their habitat. To support the bio-diversity that currently exists there should be elements within the plan to discourage the introduction of fencing and barriers to wildlife.

The quiet roads and proximity of larger populations in West Yorkshire lead to intensive use for a variety of recreational purposes. The recreational use, the biodiversity and the landscape appreciation and accessibility could be easily enhanced. The Core strategy includes generic statements in section 7.57 to 7.61 but little detail.

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Include specific plans in the Core Strategy. The benefit will be to reduce travel to other venues by local people and to raise the profile and pride in what we have in the Selby District.

Plan threads could include

Limiting the introduction of new fencing which is a barrier to wildlife.

Increasing the number of bridle ways by upgrading footpaths - which are often not used as such.

Increasing the degree of protection over ancient hedges - by preservation orders where appropriate.

Affording greater protection to wildlife by co-operation between communities and the police e.g Operation Jumbo and Rural watch.

Encouraging local people to explore their area by publishing details of walks and countryside places to visit.

Much of this could be achieved by gaining the active participation of people living in the District - e.g follow the Jumbo / Ruralwatch model where 200 members of the community participate.

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Signed H Ferguson

Dated 20 Feb 2011



# Selby District

## Submission Draft Core Strategy

Publication Version January 2011

### Representation Form

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Section No.	<input type="text" value="Objective 9"/>	Policy No.	<input type="text" value="Economic de"/>	Paragraph No.	<input type="text"/>
Map No.	<input type="text"/>	Figure No.	<input type="text"/>	Other	<input type="text"/>

### Question 1: Do you consider the DPD is:

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Developing the economy by capitalising on local strengths ..... must be the most important objective. It warrants high status in the list of objectives and some detail about how it will be achieved.

Apart from the allocation of sites for industrial development there is little by way of a plan to deliver this key strategy.

The power generating industry and its future in the district will have the most profound impact and the plan needs to deal with this. The power generating industry not only has the capability of making a major contribution to CO2 emission reduction targets for the nation but it also has the capability to determine the economic performance of Selby District over the next 15 years and shape the employment opportunities in the District. A move to Bio-mass links very well to the agricultural capability within the district. Success at implementing CCS would project the District into a position of world leadership. Why is the Power industry not the main part of section 6 - Promoting Economic Prosperity.

The power industry also has the capability through projects in place to achieve a large proportion of the UK target for CO2 reduction and the whole of the District and County target. The plan for Selby District must measure and monitor this in an appropriate way. It is not about the absolute amount of CO2 emitted, it is about the amount of power supplied to the grid per unit of CO2. While the objective is to reduce the amount of CO2 per unit of electricity we also want our power stations to produce more power.

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Provide a clear and comprehensive plan for this key area.

Produce a separate DPD to deal with the power industry - which would need to incorporate buy in from the power industry as stake holders.

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**Dated**

20 Feb 2011

# Selby District

## Submission Draft Core Strategy

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Map No.	<input type="text"/>	Figure No.	<input type="text"/>	Other	<input type="text"/>

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Minimising the need for travel and sustainability. Much emphasis is placed on the need to reduce travel. Over the plan period of 15 years costs of travel will increase as oil prices rise. Economic forces will determine that people reduce their travel. In order that the villages are maintained as sustainable there will be a greater need for local services. Section 5 concentrates on providing new homes but says very little about services, especially shops.

Working from home is a viable option for rural communities, especially for high value-add knowledge workers. A key dependency for this is high speed broadband service provision. Many areas struggle with broadband services as slow as 500kbps per sec, versus rates of 8MB as a norm in many urban areas and 20MB or more where broadband is delivered by fibre.

Where is this in the plan. Fibre broadband is a key enabler for a competitive rural economy and it is not part of the plan.

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Clearer plans are required dealing with the issue of travel and the number of people who commute and use Selby District as a dormitory town.

Include broadband upgrade as a key enabler for the District, especially for the villages and rural regeneration.

Facilities in villages need to be improved to support a reduction of travel requirements.

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  - research/fact finding - the choices made in the plan are backed up by facts
- the most appropriate strategy when considered against reasonable alternatives

#### **2 Effective**

PPS12 states that Core Strategies should be effective. This means:

- Deliverable - embracing:
  - Sound infrastructure delivery planning
  - Having no regulatory or national planning barriers to delivery
  - Delivery partners who are signed up to it
  - Coherence with the strategies of neighbouring authorities
- Flexible
- Able to be monitored

#### **3 National Policy**

The DPD (in this case the 'Core Strategy') should be consistent with national policy. Where there is a departure, the Local Planning Authority (LPA) must provide clear and convincing reasoning to justify their approach.

**Completed representation forms must be returned to the Council no later than 5pm on Monday 21st February 2011.**

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Post to: LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby YO8 4SB

**Contact Details** (only complete once)

Please provide contact details and agent details, if appointed.

	Personal Details	Agents Details (if applicable)
Title	Dr	
First Name	Howard	
Last Name	Ferguson	
Job Title (where relevant)		
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Address Line 2	Hillam common Lane	
Address Line 3	Hillam, LEEDS	
County	N Yorks	
Postcode	LS25 5HU	
Telephone No.		
Email address	ferguson@stopwoodlanewindfarm.co.uk	

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## Part B (please use a separate sheet (pages 3 and 4) for each representation)

Please identify the part of the Core Strategy to which this representation refers:

Section No.	<input type="text" value="6"/>	Policy No.	<input type="text" value="wind energy"/>	Paragraph No.	<input type="text" value="6.27"/>
Map No.	<input type="text"/>	Figure No.	<input type="text"/>	Other	<input type="text"/>

### Question 1: Do you consider the DPD is:

1.1 Legally compliant  Yes  No

1.2 Sound  Yes  No

If you have entered No to 1.2, please continue to Q2. In all other circumstances, please go to Q3.

### Question 2: If you consider the DPD is unsound, please identify which test of soundness your representation relates to:

(Please note you should complete separate Part B (pages 3 and 4) of this form for each test of soundness the Core Strategy fails.)

2.1 Justified (Please identify just one test for this representation)

2.2 Effective

2.3 Consistent with national policy

### Question 3: Please give details of why you consider the Core Strategy DPD is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the DPD, please also use this box to set out your comments.

This paragraph is confused. (Para 6.27).  
The operation of Industrial wind turbines does not create local employment and construction is usually undertaken by specialist contractors who use labour from out of area. For this reason wind farms are not relevant to local job creation opportunities. Industrial wind turbines are highly controversial in Selby District and there needs to be clarity about policy regarding industrial wind turbines. Our representation is found elsewhere. Industrial wind turbines and their operation are unlikely to bring jobs to Selby.

However there are job creation opportunities in the renewable energy industry which relate to the existing employment of large numbers of people in the district in the power generating industry. The old adage is that growth in business is easiest to achieve when it is closely related to existing areas of expertise. Given the work on co-firing , biomass and carbon capture within Selby District, the district is well placed to build on its position in the power generating industry and create opportunities for further growth and the creation of new businesses related to these activities.

e.g low carbon development and research , biomass fuel processing and distribution. Activities related to waste handling and use of waste materials - which will change as fuels change..

(Continue on a separate sheet if submitting a hard copy)

**Question 4: Please provide details of what change(s) you consider necessary to make the Core Strategy DPD legally compliant or sound, having regard to the test you have identified in Q2 where this relates to soundness. You will need to say why this change will make the Core Strategy DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Greater clarity is required about low carbon jobs and where they are expected to be created. Stakeholder ( employer) buy in is an essential part of the plan. It will already form part of the business plan which major employers will have prepared. The erection of Wind turbines and operation of them are not relevant to job creation in the district. Reference to wind farms and them being controversial should be removed from this para to focus on the main issue in the section of job creation and employment opportunities.

(Continue on a separate sheet if submitting a hard copy)

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**Question 5: Can your representation seeking a change be considered by written representations, or do you consider it necessary to participate at the oral part of the examination?**

5.1 Written Representations

5.2 Attend Examination

5.3 If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

(Your request will be considered by the Inspector, however, attendance at the Examination in Public is by invitation only).

This is one of a number of representations from stopwoodlanewindfarm. This group represents approximately 1000 people in the District. Attending the examination would be an effective way for engaging a large section of the community living in the smaller villages in the process of setting the core strategy.

**Representation Submission Acknowledgement**

I acknowledge that I am making a formal representation under Regulation 27 of the Town and Country Planning (Local Development)(England) Regulations 2008. I understand that my name (and organisation where applicable) and representation will be made publically available during the public examination period of the Core Strategy in order to ensure that it is a fair and transparent process.

I agree with this statement and wish to submit the above representation for consideration.

Signed H Ferguson

Dated 20 Feb 2011

# Selby District

## Submission Draft Core Strategy

Publication Version January 2011

### Representation Form

## Part A

In completing this representation form, you are providing a formal consultation response under Regulation 27 of the Town and Country Planning (Local Development)(England) Regulations 2008 with regard to the Selby District Submission Draft Core Strategy DPD on grounds of soundness only.

Please complete separate copies of Part B (pages 3 and 4) of this form for each section, policy, table, map or diagram about which you wish to comment.

If you believe that a section, policy, paragraph, table, map or diagram is unsound with regard to more than one test of soundness please provide a separate representation for each test.

### The Tests of Soundness

Soundness is explained in PPS12 (Planning Policy Statement 12) in paragraphs 4.36 - 4.47, 4.51 and 4.52 and the boxed text. Specifically paragraph 4.52 states that to be sound a Core Strategy should be:

#### **1 Justified**

PPS12 provides that to be 'justified' a DPD (in this case the 'Core Strategy') needs to be :

- founded on a robust and credible evidence base involving:
  - evidence of participation of the local community and others having a stake in the area
  - research/fact finding - the choices made in the plan are backed up by facts
- the most appropriate strategy when considered against reasonable alternatives

#### **2 Effective**

PPS12 states that Core Strategies should be effective. This means:

- Deliverable - embracing:
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#### **3 National Policy**

The DPD (in this case the 'Core Strategy') should be consistent with national policy. Where there is a departure, the Local Planning Authority (LPA) must provide clear and convincing reasoning to justify their approach.

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First Name	Howard	
Last Name	Ferguson	
Job Title (where relevant)		
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Email address	ferguson@stopwoodlanewindfarm.co.uk	

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Section No.	<input type="text" value="6"/>	Policy No.	<input type="text" value="wind energy"/>	Paragraph No.	<input type="text" value="6.27"/>
Map No.	<input type="text"/>	Figure No.	<input type="text"/>	Other	<input type="text"/>

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1.1 Legally compliant  Yes  No

1.2 Sound  Yes  No

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Climate change and Improving the Quality of Life are not necessarily consistent with each other. In 7.6 it claims that "Many of the measures to cut carbon emissions also contribute to creating a healthy diversity of energy supply and addressing fuel poverty through lower bills for householders." While fuel poverty can be partly addressed by energy saving measures (especially insulation) it is not addressed by increasing the amount of renewable energy in the energy mix. The ROC ensures that the average cost of renewable energy for sources such as solar and wind is more expensive to the consumer.

All statements relating to Climate Change must be valid, which para 6.7 is not. Similarly not all the impacts of climate change are negative - increased CO2 can lead to an increase in agricultural productivity, while warmer winters (if this was actually the trend) lead to fewer deaths due to the cold.

Part of the difficulty arises because of the way in which climate change is discussed and presented in the plan.

Usage and generation are not dealt with as separate and discrete subjects which they need to be.

The plan needs to be clear about energy savings measures and how they will be encouraged.

The plan needs to be clear about energy generation in such a way that there is less CO2 emitted. The plan should distinguish between Industrial generation and small scale and domestic use of renewable energy generation.

(Continue on a separate sheet if submitting a hard copy)

**Question 4: Please provide details of what change(s) you consider necessary to make the Core Strategy DPD legally compliant or sound, having regard to the test you have identified in Q2 where this relates to soundness. You will need to say why this change will make the Core Strategy DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Clarify the action plan regarding the District response to CO2 emission and climate change.

The plan should deal with energy usage and energy production as completely separate matters.

Energy usage should consider heat losses and electricity consumption and energy used by transport so the plan to reduce travel should be linked.

Energy production should deal with Industrial production and reduction of CO2 emissions per unit of energy produced.

A key measure should be the average amount of power per unit of CO2 emitted. The District should not be penalised for generating more power because it results in a higher absolute quantity of CO2 but lower average. The power industry in the District is of such significance that a separate DPD may be required to encompass the complexities.

Energy production by domestic and small scale schemes such as small turbines, solar panels and heat pumps ( Ground source and air) should be included.

Heat Island effects in relatively small towns can lead to a rise in average temperature of 2degrees C or more. Heat Islands are referenced in CP12 but no explanation is provided.

(Continue on a separate sheet if submitting a hard copy)

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