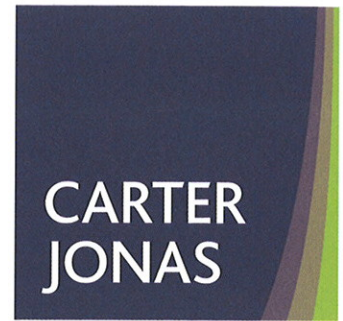


Our Ref: PAL/SC/HA17075
Your Ref:



The Property People

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

Regent House
13-15 Albert Street
Harrogate HG1 1JX
T: 01423 523423
F: 01423 521373

21 February 2011

Dear Sirs

REPRESENTATIONS TO SELBY DISTRICT COUNCIL'S SUBMISSION DRAFT CORE STRATEGY PUBLICATION VERSION

These representations are submitted on behalf of our clients Mr and Mrs Waddington who has land and interests in Balby. Representations in promotion of their land were submitted during consultation into the earlier versions of the document in 2008 and 2010.

REPRESENTATIONS

'Strategic Countryside Gaps' - Paragraphs 4.17, 4.40, 5.23 and Map 5

Within Policy CP1 (Spatial Development Strategy) and Paragraph 4.17 (Selby) the District Council have adopted a balanced approach to the distribution of housing growth, which is based on identification of tiers of settlements defined by reference to their accessibility to jobs, services and facilities and the need to protect the valued environments within the District. In particular, we welcome the recognition that Barlby / Barlby Bridge play a complementary role to the principal town Selby. This approach is considered sound, although further consideration should be given to securing sustainable functional relationships between proposed development locations and availability of jobs, services and facilities.

We have concerns about the designation of the 'Strategic Countryside Gap'. Our clients support the intentions of the designation i.e. the protection of the individual identities of the adjoining settlements, however, in consideration of the housing requirement and spatial development strategy expressed in Policy CP1 we consider that the detailed development limits for Selby Urban Area and designated Strategic Gap as expressed in Map 5 should be removed.

The district especially Selby experiences significant constraints in terms of the supply of sites for development. Consequently, in acknowledgement of the spatial development strategy and the current housing demand in the District, it is considered that the release of some sites located within an area designated as Strategic Countryside Gap should be permitted (where it can be

Offices throughout the UK

Residential | Rural | Commercial | Planning
Minerals & Waste Management | Architecture & Building Consultancy

carterjonas.co.uk

Carter Jonas LLP is a limited liability partnership registered in England and Wales no. OC304417. Reg office 127 Mount Street, London W1K 3NT

demonstrated that the land does not fulfil any of the functions a strategic countryside gap). We consider that such sites can be significantly more sustainable than some identified alternative locations. On this basis, we consider that the identification of the urban limits for Selby and Strategic Gap is unsound because it is not justified or effective and does not represent the most appropriate option when considered against reasonable alternatives.

We also consider that the designation of the development limits for the Selby Area is unsound because it is not consistent with national government guidance especially PPS12 and it is not founded on a robust and credible evidence base. The methodology for reviewing the development limits should be set out in a clear and transparent manner and be subject to consultation. The drawing of the development limits and other designations should be delegated to a lower order DPD such as the Allocations DPD.

We consider that if the Core Strategy retains reference to the Strategic Countryside Gaps, it should set out the methodology for reviewing their boundaries and clearly state that they will be subject to review in the subsequent Allocations DPDs.

CONCLUSION

We consider that the broad development strategy in the Core Strategy is sound. However, the identification of the strategic countryside gap and urban limits for Selby is unsound because it is not justified, effective, or consistent with national government guidance. In order to make the document sound we consider that Map 5 and references to the Strategic Countryside Gaps should be deleted.

Bearing mind the current flux in national government guidance our clients reserve the right to amend or supplement these representations at a later date if necessary. We look forward to receiving confirmation that the representations have been received in due course.

Yours faithfully

Stephen Courcier MRTPI
Senior Planner
For and on behalf of Carter Jonas LLP

E: Stephen.courcier@carterjonas.co.uk
DD: 01423 70780

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
- 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.

Email to: ldf@selby.gov.uk (Please save a copy to your computer prior to e-mailing your response)

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	Mr and Mrs	Mr
First Name		Stephen
Last Name	Waddington	Courcier
Job Title (where relevant)		Senior Planner
Organisation		Carter Jonas LLP
Address Line 1		Regent House
Address Line 2		13 -15 Albert Street
Address Line 3		Harrogate
County		North Yorkshire
Postcode		HG1 1JX
Telephone No.		01423 707807
Email address		stephen.courcier@carterjonas.co.uk

You only need to complete this page once. If you wish to make more than one representation, attach additional copies of Part B (pages 3 and 4) to this part of the representation form.

It will be helpful if you can provide an email address so we can contact you electronically.

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="See Rep"/>	Policy No.	<input type="text"/>	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:

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.

Please see representation

(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.

Please see representation

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

PLEASE NOTE your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination. For further information on the stages see The Planning Inspectorate website (http://www.planning-inspectorate.gov.uk/pins/appeals/local_dev/index.htm)

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).

The issues raised in the representations are significant and justify discussion at examination.

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 Stephen Courcier

Dated 21.02.11