



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	Mrs F M A Farman	
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

The total requirement of 7,200 dwellings seems to cater more for commuters rather than local needs. It is believed this figure excludes windfall sites which in SDC have, historically, been high and that, therefore, suggests there is no need for additional contingency sites. Commuting by car has for years been seen as an aspect to be avoided but the method of distribution seems now to ignore this issue which, in turn, appears to be contrary to carbon reduction policies. Other than that, Fairburn Parish Council, as a secondary village, felt it inappropriate to comment on detail distribution in other towns and villages.

There already exists a number of potential housing sites within the fairburn village envelope, including one which has the benefit of planning permission for the development of 14 dwellings. Together, these sites will more than adequately provide for local requirement over the plan period.

A further constraint is the village primary school which is already at capacity and, because of the very tight boundary, has no room for expansion.

(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

Fairburn is a secondary village and would not expect to be involved in the Green belt Review process and, for reasons referred to earlier, the village development limits should remain unchanged. What is of vital importance, and uniquely relevant to Fairburn Parish, is the need to work closely with neighbouring authorities on Green Belt issues as referred to in paragraph 3.112.

The Lower Aire valley has for over a century been ravaged by deep and opencast coalmining and aggregate extraction; these operations ceased some years ago. Most of the Lower Aire Valley lies within the Leeds CC boundaries and, in the east, extends to and includes Fairburn Parish and Fairburn Ings nature Reserve, an SSSI. Work has been in progress for years to fulfil Leeds CC's plan to make the Aire Valley a centre for nature and recreation which is adjacent to a very large urban population. It is well used by walkers, cyclists and birdwatchers and also visited by many schoolchildren. The Reserve alone attracts 120,000 visitors per year, and the surrounding areas many more than that.

The Green Belt which surrounds Fairburn is also an integral part of the same green belt which surrounds Leeds CC villages of Ledston and Ledsham. The area enjoys the benefit of a generous provision of circular footpaths and bridleways and, as well as being well used for recreational purposes, is also a key to the sustainability of the regionally significant RSPB Nature reserve and SSSI. The Green belt area adjacent to the reserve provides essential open fields and woodlands for the breeding and foraging of birds and other animals.

The reason for this lengthy response is to draw your attention to the Leeds CC Plan which continues to protect the Green Belt and retain tight development limits round Ledston and Ledsham. Fairburn, as an integral part of the green Belt, should also be looked on in the same light and be compatible with Selby's plan as stated in paragraph 3.112.

(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	Traveller sites		
Question no.	13 and 14	Paragraph	

In response to questions 13 and 14, the identification of 5 possible areas is too rigid and will be seen as unfair as there are other sites in the district which also meet the criteria. The reference 'seek to exhaust alternatives inside the broad location for growth' in paragraph 3.54 should also be deleted. The comparison made with flood zones is spurious.

The capacity of local schools to accommodate and absorb traveller children has to be a key factor in site selection. Specific sites should not be identified in advance as the classification could be misused when seeking other planning approvals. Landowner support is not necessarily indicative of the land's suitability for use as a traveller site.

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Topic / Chapter	Climate Change and renewable energy		
Question no.	26a; b&c; d; e;	Paragraph	

There can be no benefits from having minimum targets which are drawn from the disbanded RSS allocations. The AECOM Report relates mainly to wind turbines and does not include all other forms of renewable energy. This should not be surprising since the study was prepared by the windfarm industry and is more about exploiting Government subsidies than it is about the ability of the countryside to absorb wind turbines. The types of renewable energy available have changed considerably since the RSS figures were published. Targets were based on generating capacity and not on delivery and are, therefore, of no real value. Whilst causing maximum visual harm to the landscape, the contribution made by wind turbines to electricity generation is minuscule. In a flat landscape such as Selby, the visual harm is considerable. Targets are irrelevant so there is no need for a revision and this should be removed from the plan.

Plan Selby should not put in additional targets for housing development which differs from National Guidelines. This would place a financial burden on some developments but not on others. The 10% guideline should be removed.

There are no suitable areas for windfarms in the flat Selby District. If sites are identified according to a set of criteria, then it would become difficult to resist their development in other sites which have not been so identified but share the same criteria. If there are no designations it would be easier for a Planning Authority to refuse applications when necessary. To identify sites would effectively exclude local voices should an application be submitted because at this stage communities would not know what they were objecting to until an application was made. Plan Selby should resist any attempt to provide any preferred site designation and rely on NPPF guidelines.

Separation should relate to the height of turbines. A distance of 10x the height is reasonable for a single turbine. This distance should be increased where there are 2 or more turbines.

(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.

Questions 26f, g&h.

Because of rapidly changing technology, detailed policies may not be relevant and quickly become out of date. Wider policies on the cumulative impact of light and air pollution, especially from incinerators, should be considered. NHS policies on improving health and life expectancy should be taken into consideration.

Selby Plan should avoid too many detailed policies and rely more on National Guidelines. Any policy should seek to more closely implement Selby Plan's vision and not aid development for development's sake.

I close with the statement that Fairburn Parish Council has restricted its comments to topics it feels are relevant to the community and its needs.

I also, on behalf of the parish council, pose the following question:

How does the plan intend to deal with Parish Plans and Design Statements particularly in secondary villages?

(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

FMA Farman

Dated

16.01.2015

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**