

helen gregory

From: Phil Back [phil@philback.co.uk]
Sent: 15 July 2012 18:04
To: ldf
Subject: Core Strategy submission
Attachments: FINAL_SDCS_Rep_Form_June_2012.pdf

On behalf of the Tadcaster and Villages Community Engagement Forum, please find attached an endorsement of your modification in relation to Policy CP3.

Phil Back

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**Phil Back Associates Ltd**

***Research that counts***

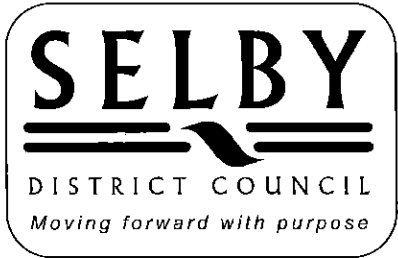
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Mae cynnwys y neges hwn yn gyfrinachol ac wedi ei fwriadu ar gyfer y person neu'r personau y cyfeiriwyd y neges atyn nhw. Os nad chi yw'r sawl oedd i dderbyn y neges, yna gwaherddir chi rhag ei ddefnyddio, ei ddosbarthu, anfon ymlaen, argraffu neu gopïo heb dderbyn caniatâd ysgrifenedig yr awdur.

Tha am post-dealain seo agus fiosrachadh sam bith na chois d'iomhair agus airson an neach no buidheann ainmichte a-mh`ain. Mas e gun d' fhuair sibh am post-dealain seo le mearachd, cuiribh fios dhan manaidsear-siostaim no neach-sgr`iobhaidh.



**Selby District Submission Draft Core Strategy  
Consultation on Further Proposed Changes (6th Set)  
June 2012  
Representation Form**

An Examination in Public (EIP) into the soundness of the Submission Draft Core Strategy (SDCS) was held between 20 and 30 September 2011 and between 18 and 19 April 2012 in front of an Independent Inspector.

The Independent Inspector has adjourned the EIP until 5 September 2012 in order to consider the implications of the National Planning Policy Framework (NPPF) on the Submission Draft Core Strategy and for the Council to consult on any further Proposed Changes to the Submission Draft Core Strategy.

Selby District Council is now publishing and inviting comments on a 6th Set of Proposed Changes to the Submission Draft Core Strategy (and associated documents) in order that all parties can make their views known.

The September and April EIP's have already heard the duly made representations on the Submission Draft Core Strategy which were submitted during the formal Publication stage and subsequent consultation on the first 5 Sets of Proposed Changes. The adjournment should not be used as an opportunity to revisit matters which have been fully considered during the September 2011 and April 2012 hearing sessions.

**Representations are therefore invited as part of this consultation on the 6th Set of Proposed Changes to the Submission Draft Core Strategy and associated documents.**

Please complete separate copies of Part B of this form for each of your separate representations. It would be helpful if you could focus on the "tests of soundness" and indicate if you are objecting on a legal compliance issue.

**Completed representation forms must be returned to the Council no later than 5pm on Thursday 19 July 2012**

**Email to: [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)**  
**Fax to: 01757 292229**  
**Post to: Policy & Strategy Team, Selby District Council, Civic Centre,  
Doncaster Road, Selby YO8 9FT**

## Part A

### The Tests of Soundness

The Independent Inspector's role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. The tests to consider whether the plan is 'sound' are explained under paragraph 182 of the National Planning Policy Framework (NPPF) (March 2012) and states a sound Core Strategy should be:

#### **Positively prepared**

- the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

#### **Justified**

- the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

#### **Effective**

- the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

#### **Consistent with national policy**

- the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

### **Contact Details** (only complete once)

Please provide contact details and agent details, if appointed.

|               | Personal Details                                                                                         | Agents Details (if applicable) |
|---------------|----------------------------------------------------------------------------------------------------------|--------------------------------|
| Name          | <input type="text" value="Phil Back"/>                                                                   | <input type="text"/>           |
| Organisation  | <input type="text" value="Tadcaster and Villages Community Engagement Forum"/>                           | <input type="text"/>           |
| Address       | <input type="text" value="24 Church Crescent&lt;br/&gt;Stutton&lt;br/&gt;TADCASTER&lt;br/&gt;LS24 9BJ"/> | <input type="text"/>           |
| Telephone No. | <input type="text" value="01937 848867"/>                                                                | <input type="text"/>           |
| Email address | <input type="text"/>                                                                                     | <input type="text"/>           |

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

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

**Part B (please use a separate sheet (pages 3-4) for each representation)**

**Please identify the Proposed Change (which can be found on the Published Schedule, CD2f) to which this representation refers or paragraph number of the NPPF Compliance Statement:**

policy CP3, para 4.39i

**Question 1: Do you consider the Proposed Change 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 Proposed Change is unsound, please identify which test of soundness your representation relates to:**

- 2.1 Positively Prepared (Please identify just one test for this representation)
- 2.2 Justified
- 2.3 Effective
- 2.4 Consistent with national policy

**Question 3: Please give details of why you consider the Proposed Change is not legally compliant or is unsound and provide details of what change(s) you consider necessary to make the Proposed Change to the Submission Draft Core Strategy legally compliant or sound.**

The Tadcaster and Villages Community Engagement Forum (CEF) is a local partnership bringing together elected representatives from the County, District and Town Councils alongside other partner agencies working in the area, parish councils in the surrounding villages, and members of the local community. Its remit is to work to improve overall quality of life in Tadcaster and to this end it has carried out research into the opinions of local people, and of local retailers in Tadcaster, to help use develop a responsive strategic approach that tackles local needs and priorities in a co-ordinated and strategic way.

We are interested in the proposed policy CP3 outlined in the Revised Core Strategy. We agree with Selby District Council on the need for an increased level of housing provision in Tadcaster, not least to provide the possibility of additional footfall for retailers struggling with a low customer base, and also because of a general shortage of available housing to enable younger people to find homes for themselves within their own community. Tadcaster is well placed for commuting to either Leeds or York and could go some way to meeting local housing need even if the economy requires people to seek employment outside the district. New housing in Tadcaster will also help to revitalise the local housing market and will encourage existing landlords to maintain rents at a competitive level affordable within the local community.

Since it seems unlikely that existing land supply in Tadcaster will be forthcoming to allow development of new housing, or that the number of homes currently being kept empty will be reduced, the CEF has discussed the other options available to planners. Given the importance we attach to new housing development, we take the view that the release of land currently in the Green Belt is the least difficult option available to the Council.

The site proposed as an alternative for development is currently designated as Green Belt, and whilst we approach this designation with some reluctance, we do not see that the Green Belt is greatly damaged by releasing this site for development - though we do not wish to set a precedent in this respect. The Green Belt designation itself attaches to Leeds, and the boundary has been drawn many years ago and without regard to Tadcaster's own development needs. Bringing this site into the town envelope would not expand Tadcaster inappropriately in respect of local topography, and the boundary can be drawn so as to minimise the impact of development on the amenity and vista to be obtained approaching the town from the west side of Smaws Hill on the A 659.

Continue overleaf

Question 3 continued

*(Faint, illegible text)*

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

**Question 4: 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?**

**4.1** Written Representations

**4.2** Attend Examination

**4.3** 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).*

*(Faint, illegible text)*

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

**Representation Submission Acknowledgement**

I acknowledge that I am making a formal representation. I understand that my name (and organisation where applicable) and representation will be made publically available (including on the Council's website) 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**

Phil Back

**Dated**

15th July 2012