



CUSTOMER SERVICE CENTRE RECEIPT

Agent Identifier: JR	Centre:	Desk
Date: 29 March 2010	Reference Number: 3489616	

Reason for Visit and/or Documents Received:

Mrs V Johnson
 Bridge House
 Kirk Lane
 Syke House
 Goole
 DN14 9AN
 Handed into Access Selby on Monday 29th March 2010 - Comments Form Consultation
 Draft Core Strategy for Selby District February 2010 (12 page document recieved)
 Recieved with thanks

Further Action and/or Documents Required:



**Comments Form
 Consultation Draft Core Strategy
 for Selby District
 February 2010**



Office use
 ID No:

ID 415938

Find out more and Let us Know your Views.....

Consultation on the Draft Core Strategy begins on Thursday 18 February 2010 and comments should be submitted by 1 April 2010.

Details of consultation events are available through the Council's Citizenlink newspaper, the local press, and our website www.selby.gov.uk.

Copies of the accompanying evidence base including the Sustainability Appraisal Report and Background Papers can also be viewed on our website or at Access Selby, contact centres in Sherburn in Elmet and Tadcaster and local libraries in the District.

You can now submit your comments directly online and we will keep you informed about future stages of the LDF. Please go to our dedicated consultation website for the LDF at <http://selby-consult.limehouse.co.uk> to register your details and submit comments.

Alternatively you can complete a comments form (like this one) which is available from the Core Strategy pages of our website www.selby.gov.uk and e-mail to ldf@selby.gov.uk. Comments forms are also available from the 'consultation points' referred to above and may be posted to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby YO8 4SB. Faxed comments, using this form should be sent to (01757) 292090.

Please submit your comments by 5pm on Thursday 1 April 2010

Please provide your contact details below. We do not accept anonymous comments.

Personal details		a) Agent details if you are using one	
Name	PHILIP CHARLES JOHNSON	Name	
Organisation		Organisation	
Address	BRIDGE HOUSE KIRK LANE SYKE HOUSE, NR GOOLE. DN14 9AN.	Address	
Postcode	DN14 9AN.	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email	[REDACTED]	Email	

Please tell us on which part of the document you are commenting:

Section Number / Paragraph(s) / Policy Number

4.9 4.10. 4.11 4.12
4.13

Do you agree with this text / policy? Yes / No / ~~Partly~~

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

THE METHODOLOGY OF MAKING AN ASSESSMENT OF RELATIVE OVERALL SUSTAINABILITY, INCLUDING THE AVAILABILITY OF SERVICES AND THE ACCESSIBILITY TO HIGHER ORDER SERVICES IS FUNDAMENTALLY FLAWED. THE ASSESSMENT MADE BY SELBY COUNCIL IS WRONG IN A LOT INSTANCES. FOR EXAMPLE WISTOW IS DESIGNATED A PRIMARY SERVICE VILLAGE. ACCORDING TO CORE STRATEGY PAPER NOS ASSESSING RELATIVE SUSTAINABILITY OF SMALLER RURAL SETTLEMENTS JULY 2008 WISTOW SCORES 2. IT SHOULD SCORE AT THE VERY MOST 3. WISTOW HAS NOT GOT A GENERAL STORE AND WISTOW HAS ONLY GOT A PART TIME POST OFFICE IN THE LOCAL PUB ONLY OPEN 4 DAYS A WEEK 10AM TO 2PM TUESDAY TO FRIDAY. WISTOW HAS NOT GOT A DOCTORS SURGERY. WISTOW HAS GOT A SCHOOL (PRIMARY). WISTOW IS ACCESSED FROM SELBY BY THE B1223 A NARROW WINDING MINOR ROAD AND BY EVEN SMALLER ROADS NOT UP TO B ROAD STANDARD IN ALL OTHER DIRECTIONS THIS VILLAGE HAS POOR ACCESSIBILITY AND CAN NOT ACCOMODATE ANY MORE TRAFFIC ON IT. WISTOW CAN NOT BE A PRIMARY SERVICE VILLAGE. SHOULD BE RE-CLASSIFIED ^{SECONDARY.} _{CONT}

Please copy / print extra sheets and use a new sheet for each section / policy

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Do you agree with this text / policy? Yes / No / Partly

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

THE METHODOLOGY OF MAKING AN ASSESSMENT OF RELATIVE ~~SUSTAINABILITY~~ SUSTAINABILITY, INCLUDING THE AVAILABILITY OF SERVICES AND THE ACCESSIBILITY TO HIGHER ORDER SERVICES IS FUNDAMENTALLY FLAWED. THE ASSESSMENT MADE BY SELBY COUNCIL IS WRONG IN A LOT OF INSTANCES. AGAIN FOR EXAMPLE. HAMBLETON CAN NOT POSSIBLY BE CLASSED AS A PRIMARY SERVICE VILLAGE. HAMBLETON SHOULD SCORE AT BEST 3 HAMBLETON HAS NOT GOT A POST OFFICE. HAMBLETON HAS NOT GOT A VILLAGE SHOP THE VILLAGE SHOP (TAYLORS VILLAGE SHOP) SHUT A LONG TIME AGO. HAMBLETON HAS NOT GOT A DOCTORS SURGERY. HAMBLETON HAS GOT A PRIMARY SCHOOL. HAMBLETON HAS GOT GOOD ACCESS ROAD BUT NO SERVICES. ON SELBY COUNCILS METHODOLOGY HAMBLETON HAS TO BE RE-CLASSIFIED A SECONDARY VILLAGE. THE METHODOLOGY OF ASSESSING WITH REGARD TO DOCTORS SURGERYS IS ALSO WRONG. SOME VILLAGES HAVE FULL TIME DOCTORS SURGERY. SOME VILLAGES HAVE ONLY PART TIME MINOR DOCTORS SURGERYS OPERATING 2 DAYS OR 3 DAYS A WEEK OR 2 MORNINGS OR 3 MORNINGS A WEEK. NO ACCOUNT OF THIS HAS BEEN ACCOMODATED IN THE SCORING METHOD. PEOPLE ARE STILL TRAVELLING TO OTHER VILLAGES DOCTORS SURGERYS EVEN WHEN VILLAGES CLASSIFIED AS PRIMARY

CONT

Please copy / print extra sheets and use a new sheet for each section / policy

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Do you agree with this text / policy? ~~Yes~~ / No / ~~Partly~~

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

SERVICE VILLAGES ARE BEING SCORED ON HAVING DOCTORS SURGERYS. VILLAGES WITH PART TIME DOCTORS SURGERYS CAN NOT BE SCORED THE SAME AS VILLAGES WITH FULL TIME PERMANENT DOCTORS SURGERYS. FOR EXAMPLE HEMINGBROUGH CLASSIFIED A PRIMARY SERVICE VILLAGE HAS ONLY GOT PART TIME DOCTORS SURGERY 2 DAYS A WEEK. THE OTHER DAYS PEOPLE TRAVEL TO SERVICE CENTRES OR TOWNS. THE SAME IS TRUE OF NORTH DUFFIELD 3 MORNINGS A WEEK. AGAIN CLASSFIELD A FULL SERVICE VILLAGE. THIS IS MISLEADING AND INACURATE. POST OFFICES ARE SHUTTING ALL OVER THE COUNTRY. VILLAGE SHOPS ARE SHUTTING ALL OVER THE COUNTRY. ECONOMIC VIABILITY DETERMINS WHICH VILLAGES HAS POST OFFICES AND SHOPS. ECONOMIC'S DETERMINS SUSTAINABILITY. YOU CANNOT DETERMIN SUSTAINABILITY BY THIS METHOD. ITS CRAZY. TO ACESS SUSTAINABILITY ON WETHER A PLACE HAS A SHOP OR POST OFFICE OR DOCTORS SURGERY AT SOME POINT IN THE PAST OR AT SOME POINT IN THE FUTURE (THE FUTURE BEING UP TO 2026 IN THIS INSTANCE). IN MY VEIW ALL VILLAGES SHOULD HAVE LIMITED GROWTH ALLOWED TO MAINTAIN EXISTING AND FUTURE SERVICES. PLANNING APPLICATIONS ~~TER~~RESPECTIVE OF WHERE IT IS SHOULD BE ASSESSED AT THAT POINT IN TIME. IT SHOULD BE ASSESSED FOR SUSTAINABILITY AT THAT TIME. IF THE LOCATION HAS GOT SERVICES

Please copy / print extra sheets and use a new sheet for each section / policy

CONT

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Do you agree with this text / policy? Yes / No / Partly

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

OR IS CLOSE TO EXISTING SERVICES AND MEETS ALL OTHER PLANNING CRITERIA IT SHOULD BE ALLOWED. THIS IS THE ONLY WAY TO MAINTAIN OR INCREASE SUSTAINABILITY OF VILLAGES, NOT ASSUMING SUSTAINABILITY ON ~~WETHER~~ WETHER ITS GOT A SHOP ETC AT SOME POINT IN THE PAST.

H.13 I DO NOT AGREE WITH THE LIST OF DESIGNATED SERVICE VILLAGES WITH REGARD TO WISTOW AND HAMBLETON FOR THE REASONS STATED IN THE PREVIOUS PAGES. WISTOW AND HAMBLETON SHOULD BE RE-CLASSIFIED SECONDARY VILLAGES. METHODOLOGY OF ASSESSMENT IS WRONG.

H.12 I DO NOT AGREE WITH WHITLEY BEING CLASSED AS A SECONDARY VILLAGE. CORE STRATEGY PAPER NOS TABLE 2 SETTLEMENT CLASSIFICATION BY LOCAL SERVICES. WHITLEY SCORES 3. THIS IS WRONG. WHITLEY SHOULD SCORE 2. WHITLEY HAS A SHOP ON FULHAM RD. SOUTH END OF VILLAGE. ITS CALLED FULHAM HOUSE FARM SHOP. IT IS ALSO A BUTCHERS AND ATTACHED TO IT IS A CAFE. THIS HAS NOT BEEN TAKEN INTO CONSIDERATION EVEN AFTER ITS BEEN BROUGHT TO THE ATTENTION OF L.D.F. TEAM.

H.13 I DO NOT AGREE WITH WHITLEY BEING CLASSED AS A SECONDARY VILLAGE. AS STATED ABOVE IT SHOULD HAVE FIRSTLY SCORED 2

Please copy / print extra sheets and use a new sheet for each section / policy CONT

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Do you agree with this text / policy? Yes / No / Partly

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

WHITLEY HAS ALWAYS BEEN CLASSED AS A JOINT VILLAGE WITH SHARED FACILITIES WITH EGGBOROUGH. WHITLEY & EGGBOROUGH VILLAGE HALL IS SITUATED IN EGGBOROUGH. THIS IS NOT EGGBOROUGH VILLAGE HALL IT IS WHITLEY & EGGBOROUGH HALL. THE DISTANCE BETWEEN EGGBOROUGH AT ITS SOUTHERN END AND WHITLEY AT ITS NORTHERN END IS (50 METRES) FIFTY METRES.

EGGBOROUGH ENDS AT THE JOLLY MILLER PUB (SOUTHERN END) AND JOINS WHITLEY AT WHITLEY BRIDGE RAILWAY STATION. THIS RAILWAY STATION IS IN WHITLEY NOT EGGBOROUGH WHITLEY VILLAGE SIGN IS JUST OVER THE RAILWAY LINE AS YOU ~~BE~~ BEGIN TO GO OVER CANAL BRIDGE. (NORTHERN SIDE OF M62) THE HOUSES ON YOUR RIGHT AS YOU GO OVER CANAL BRIDGE ARE IN WHITLEY NOT EGGBOROUGH IN ACTUAL FACT BOWMANS FLOUR MILL WHICH IS ACTUALLY NOW SITUATE IN EGGBOROUGH ADDRESS IS WHITLEY BRIDGE. NOT EGGBOROUGH. THIS HAS NOW BEEN ENGULFED BY THE EXPANSION OF EGGBOROUGH BUT ITS ADDRESS IS WHITLEY BRIDGE. BECAUSE ITS ALWAYS BEEN IN WHITLEY FOR HUNDRED YEARS OR MORE

CONT

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MARCH 2010.

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Do you agree with this text / policy? Yes / No / Partly

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

CHILDREN FROM EGGBOROUGH GO TO SCHOOL (PRIMARY) IN WHITLEY. WHITLEY & EGGBOROUGH PRIMARY SCHOOL IS SITUATED IN WHITLEY NOT EGGBOROUGH. THE PEDESTRIAN UNDERPASS GOES UNDERNEATH THE M62 MOTORWAY AND PLENTY OF PEOPLE USE IT WALKING TO SCHOOL. WHICH IS NOT A GREAT DISTANCE. EVEN FROM THE NORTHERN END OF EGGBOROUGH. THIS DISTANCE BETWEEN WHITLEY AND EGGBOROUGH IS A LOT SHORTER THAN THE DISTANCE BETWEEN MONK FRYSTON/HILLAM AND BARLBY/OSGOODBY THE OTHER VILLAGES NOW BEING CLASSED AS PRIMARY SERVICE VILLAGES. HILLAM TO MONK FRYSTON IS 3 TENTHS OF A MILE. BARLBY TO OSGOODBY IS $\frac{1}{2}$ MILE OR MORE. HILLAM TO MONK FRYSTON IS A MINOR ROAD NOT EVEN B ROAD STANDARD. OSGOODBY TO BARLBY IS A63 ROAD TO A19. A VERY BUSY JUNCTION WHICH IS NOT A ROUNDABOUT. IT IS A VERY DIFFICULT JUNCTION TO CROSS THE BUSY A19 (MANY ACCIDENTS THEIR). IT HAS NO TRAFFIC LIGHTS. PEDESTRIANS HAVE TO GO OVER HIGH BRIDGE WALKWAY. THE CRITERIA USED TO LINK BARLBY/OSGOODBY IS WRONG. WHITLEY/EGGBOROUGH HAS MUCH BETTER CLOSE LINKS AND

CONT

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Do you agree with this text / policy? Yes / No / Partly

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

SHARED FACILITIES THAN BARLBY/OSGOODBY.
THE ROAD OFF A19 TO BARLBY IS A MINOR RD. THE ROAD BETWEEN WHITLEY/EGGBOROUGH IS THE A19 AND A BYPASS ROUND EGGBOROUGH IF NOT GOING INTO EGGBOROUGH VILLAGE.
EGGBOROUGH AND WHITLEY HAS ALWAYS HAD CLOSE LINKS AND IS JOINED TOGETHER BY SHARED FACILITIES. WHITLEY AND EGGBOROUGH HAS ALWAYS BEEN CLOSELY LINKED WHICH IS IN FACT CONFIRMED BY THE EXISTING ADOPTED LOCAL PLAN BY SELBY DISTRICT COUNCIL. SEE ATTACHED EXTRACT FROM SELBY LOCAL PLAN (2005) SECTION 34 WHITLEY. PAGE 9 ATTACHED.
THE INSPECTOR'S REPORT (INTO SELBY DISTRICT LOCAL PLAN INQUIRY) ALSO IT IS CONFIRMED BY THE INSPECTOR THAT THE CLOSE RELATIONSHIP OF WHITLEY/EGGBOROUGH MAKES WHITLEY A SUSTAINABLE LOCATION BECAUSE OF ITS ACCESS TO SERVICES AND SHOPS, ITS ACCESSIBILITY WITH GOOD ROADS AND ACCESS TO MOTORWAYS CLOSE BY, ITS GOOD BUS SERVICES AND RAIL SERVICES, AND ACCESS TO EMPLOYMENT. ALL THIS MAKES WHITLEY A SUSTAINABLE LOCATION. ~~IT IS~~ WHICH WILL HELP TO SUSTAIN EXISTING SERVICES AND BUSINESSES IN LINE WITH PLANNING POLICY STATEMENT 7. IN FACT WHITLEY/EGGBOROUGH IS NOW MORE SUSTAINABLE CONT

TO PAGE 10.

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Extract of Selby Local Plan (2005) – Section 34 Whitley

"6. SERVICES AND FACILITIES

Shops and Associated Services

6.1 In addition to the petrol station and public house in the village, a wide range of shops and other facilities including a (joint) village hall and local shops are available in nearby Eggborough.

Education

6.2 Whitley and Eggborough Primary School, is located at the northern end of Whitley.

Public Transport

6.3 There are frequent bus services linking Whitley to Selby/Doncaster and Pontefract/Knottingley. The village is also served by a railway station [which is within Whitley Village] which has five daily trains operating between Goole and Leeds.

Development Strategy

7.3 Whitley has a close relationship with Eggborough with which it shares a number of facilities. There is also very good access to an expanding range of employment opportunities in Eggborough."

5. EMPLOYMENT.

5.1 EMPLOYMENT OPPORTUNITIES EXIST AT THURSTALL TELCOM COMMUNICATIONS, EGGBOROUGH POWER STATION, KELLINGLEY COLLIERY, ST. GOBIAN GLASS FACTORY, AND FACTORY UNITS IN EGGBOROUGH MALTINGS ESTATE & NORTHSIDE INDUSTRIAL ESTATE.

6. SERVICES AND FACILITIES.

SHOPS AND ASSOCIATED SERVICES

6.1. IN ADDITION TO PETROL STATION AND PUBLIC HOUSE IN THE VILLAGE A WIDE RANGE OF SHOPS AND OTHER FACILITIES INCLUDING A (JOINT) VILLAGE HALL AND LOCAL SHOPS ARE AVAILABLE IN NEARBY EGGBOROUGH.

H.13

BECAUSE THERE ARE MORE SHOPS IN EGGBOROUGH .IE.
A SPAR SHOP. A BUTCHERS SHOP. A HAIR DRESSES AND BEAUTY
SHOP. ON TOP OF EXISTING P.O. GENERAL STORE. FULL TIME DOCTORS.

WHITLEY AND EGGBOROUGH SHOULD BE
DESIGNATED A JOINT PRIMARY SERVICE
VILLAGE. THE SAME AS BARLBY/OSGOODBY
AND MONK FRUSTON/HILLAM.

Please add any further comments you may have about the Draft Core Strategy including:

- o Any omissions
- o The Background Papers / Reports
- ✓ The Sustainability Appraisal

THE METHODOLOGY OF ASSESSING SUSTAINABILITY IS INCORRECT. SOME VILLAGES BEEN CLASSED AS PRIMARY EVEN THOUGH THEY HAVE POOR OR INADEQUATE SERVICES AND POOR ACCESS ROADS. (POOR ACCESSIBILITY) SOME VILLAGES HAVE (REASONABLE SERVICES) OR ACCESS TO GOOD SERVICES CLOSE BY AND ARE CLASSED AS SECONDARY VILLAGES. SOME VILLAGES HAVE GOOD SERVICES AND ACCESS TO GOOD SERVICES CLOSE BY AND HAVE GOOD ACCESSIBILITY ON GOOD ROADS BUT HAVE BEEN CLASSED AS SECONDARY. IT DOESN'T MAKE SENSE. THE METHODOLOGY USED IS WRONG.

Please
Signed

[Redacted signature]

Date MARCH 2010

If you have any questions or need some further information please contact the Local Development Framework Team on 01757 292034 or by email to ldf@selby.gov.uk.

Please return this form no later than 17.00hrs (5pm) on Thursday 1 April 2010 to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB

Please answer a few more questions on the attached sheet which will help us to improve the way we consult in the future

Comment ID DCS/75

ryan king

From: [REDACTED]
Sent: 29 March 2010 09:53
To: ldf
Cc: simonhumphrey@me.com; Whitley Parish; frank.blackburn@talktalk.net; kathleenwalton@btinternet.com; watsonwhitley@hotmail.com; png@amstec.net; jackdavie555@gmail.com
Subject: Comments on Local development Framework from Whitley Parish Council
Importance: High
Attachments: SDC Core Strategy consultation response March 2010.doc

Please see attached comments from Whitley.

Sue White
Business Development and External Affairs Director
Service Development, Clock Tower
Northern General Hospital
Sheffield Teaching Hospitals NHS Foundation Trust
Herries Road
Sheffield S5 7AU

[REDACTED]

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Contact in
Lincoln

Sent 060 →

Mr K Leppingwell
Clerk to Whitley Parish Council
1 The Paddock
Doncaster Road
Whitley
GOOLE
DN14 0HZ

To: Selby District Council Local Development Framework Team

Comments on the Draft Core Strategy, from Whitley Parish Council

1. Whitley is designated as a secondary village. The implications of this are that there will be no major development in our village. Planning approval will be concentrated on brownfield and infill sites only. There will be controls over development in garden curtilage, and rules about minimum proportions of affordable houses.

Villagers in Whitley have mixed views about being designated a secondary village. Some residents are relieved that future development will be very limited. Others think that it might be better to be designated as a service village because this will draw in investment in much-needed facilities in the village. We currently have no shop, no doctors' surgery, no pharmacy and no community hall. Regardless of the designation, we would like to see these sorts of investments in our village. We suggest that the Core Strategy should include commitments to improve facilities in villages where there are none currently.

Meantime, will residents in secondary villages pay less council tax than in service villages to reflect the reduced level of facilities?

2. The Strategy sets out plans to reduce carbon emissions and increase the use of renewable energy sources. Although it mentions fuel poverty, it does not make any commitments to improving energy infrastructure in villages like Whitley where we have no mains gas.

We would like to see investment in mains gas in our village as a way of reducing fuel poverty and improving quality of life. We suggest that this commitment is included in the Core Strategy.

3. Finally, we would be grateful if you could acknowledge receipt of these comments and let us know what changes you make to the Core Strategy as a result. We have responded to consultations in the past and have been disappointed not to have received any feedback.

Councillor Sue White on behalf of Whitley Parish Council

March 2010

ryan king

From: Kathleen Walton [REDACTED]
Sent: 31 March 2010 10:15
To: ryan king
Subject: Re: Comments on Local development Framework from Whitley Parish Council

Dear Ryan.

Sorry I e-mailed you by mistake with my comments Susan White should be sending our comments as Whitley P C member hope you have received them.

Regards Kathleen.

----- Original Message -----

From: ryan king
To: Kathleen Walton
Sent: Wednesday, March 31, 2010 9:25 AM
Subject: RE: Comments on Local development Framework from Whitley Parish Council

Dear Ms Walton

Thank you for your e-mail regarding comments on the Draft Core Strategy. Unfortunately your attached comments were not included. Please forward the attachment again before 5pm tomorrow (1st April 2010).

Kind regards.

Ryan King
Assistant Planning Officer (LDF Team)

SELBY DISTRICT COUNCIL
An 'Excellent' Council

Tel: 01757 292034
Fax: 01757 292090
Email: rking@selby.gov.uk
Web: www.selby.gov.uk

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Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB - DX 27408 Selby

From: Kathleen Walton [mailto:[REDACTED]]
Sent: 30 March 2010 16:02
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Comments on Local development Framework from Whitley Parish Council

Dear Sue

I have read this letter and agree with all the comments, I think it covers all the comments at the meeting
 Regards Kath

----- Original Message -----

From: Susan.White2@sth.nhs.uk
To: ldf@selby.gov.uk
Cc: [REDACTED]

Sent: Monday, March 29, 2010 9:52 AM
Subject: Comments on Local development Framework from Whitley Parish Council

09/04/2010

Please see attached comments from Whitley.

Sue White
Business Development and External Affairs Director
Service Development, Clock Tower
Northern General Hospital
Sheffield Teaching Hospitals NHS Foundation Trust
Herries Road
Sheffield S5 7AU

[REDACTED]

[REDACTED]

This e mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. Any views or opinions expressed are those of the author and do not represent the views of the Sheffield Teaching Hospitals NHS Foundation Trust unless otherwise explicitly stated. The information contained in this e mail may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information is legally exempt from disclosure the confidentiality of this e email and your reply cannot be guaranteed. If you have received this message in error please notify me and remove it from your system.

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 8.5.437 / Virus Database: 271.1.1/2778 - Release Date: 03/29/10 18:32:00

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Version: 8.5.437 / Virus Database: 271.1.1/2780 - Release Date: 03/30/10 18:32:00

Comment

Consultee	Councillor James Thomas Deans (414305)
Email Address	[REDACTED]
Address	65 Mount Park Riccall York YO19 6QU
Event Name	Consultation Draft Core Strategy February 2010
Comment by	Councillor James Thomas Deans
Comment ID	DCS/8
Response Date	30/03/10 17:23
Consultation Point	Draft Core Strategy - Full Document (View)
Status	Submitted
Submission Type	Web
Version	0.1

To make any further comments you may have about the Draft Core Strategy including any omissions, the Background Papers/Reports or The Sustainability Appraisal please pick the relevant document in the drop down list and leave you comments in the box below.

Please leave any general comments here.

In Section 4 Spatial Development Strategy under Settlement Hierarchy 4.10 it states that 'An assessment has been made of the relative overall sustainability of village settlements, including the availability of services and accessibility to higher order services and employment opportunities.' 'These are villages with the largest populations and with the best range of services.' It goes on to list in 4.13 (c) Designated Service Villages 15 villages including Hemingbrough which are meant to meet those criteria. However, whilst Hemingbrough may have a relatively large population it is severely lacking in an adequate bus service to meet the needs of its existing population, much less an increase as a result of further market and affordable housing development. Since October 2009, the bus service has been decimated and it is no longer possible for commuters to access work in York by public transport in the mornings and evenings and the service to and from Selby terminates at 4.30pm. This means that residents returning home from work in York or Leeds via Selby are unable to avail themselves of public transport to get to Hemingbrough. (Cliffe and Osgodby are similarly affected) As a result it can not now be claimed that Hemingbrough meets the criteria laid down for a Designated Service Village unless steps are taken to provide the residents with an adequate public transport system. At present it clearly

cannot be described as '...including the availability of local services and accessibility to higher order services and employment opportunities.', and as such it should be removed from the list of **Designated Service Villages**.

Consultee ID 414305

Comment ID DCS/8

ryan king

From: JAMES DEANS [REDACTED]
Sent: 01 April 2010 14:53
To: ldf
Subject: CORE STRATEGY COMMENTS - OSGODBY

Attachments: Core_Strategy_Osgodby.pdf



Core_Strategy_Osg
odby.pdf (154...

Please find attached my further comments on the Core Strategy Consultation with particular reference to Osgodby.

Regards

Cllr J T Deans

Selby District Councillor for Hemingbrough Ward

55 Mount Park
Riccall
York
YO19 6QU

Tel: [REDACTED]
email: [REDACTED]



**Comments Form
Consultation Draft Core Strategy
for Selby District
February 2010**



Office use
ID No:

Find out more and Let us Know your Views.....

Consultation on the Draft Core Strategy begins on Thursday 18 February 2010 and comments should be submitted by **1 April 2010**.

Details of consultation events are available through the Council's Citizenlink newspaper, the local press, and our website www.selby.gov.uk.

Copies of the accompanying evidence base including the Sustainability Appraisal Report and Background Papers can also be viewed on our website or at Access Selby, contact centres in Sherburn in Elmet and Tadcaster and local libraries in the District.

You can now submit your comments directly online and we will keep you informed about future stages of the LDF. Please go to our dedicated consultation website for the LDF at <http://selby-consult.limehouse.co.uk> to register your details and submit comments.

Alternatively you can complete a comments form (like this one) which is available from the Core Strategy pages of our website www.selby.gov.uk and e-mail to ldf@selby.gov.uk. Comments forms are also available from the 'consultation points' referred to above and may be posted to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby YO8 4SB. Faxed comments, using this form should be sent to (01757) 292090.

Please submit your comments by 5pm on Thursday 1 April 2010

Please provide your contact details below. We do not accept anonymous comments.

a) Personal details		a) Agent details if you are using one	
Name	James Deans	Name	
Organisation	Selby District Councillor	Organisation	
Address	65 Mount Park Riccall York	Address	
Postcode	YO19 6QU	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email	[REDACTED]	Email	

Please tell us on which part of the document you are commenting:

Section Number / Paragraph(s) / Policy Number 4

Do you agree with this text / policy? No

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

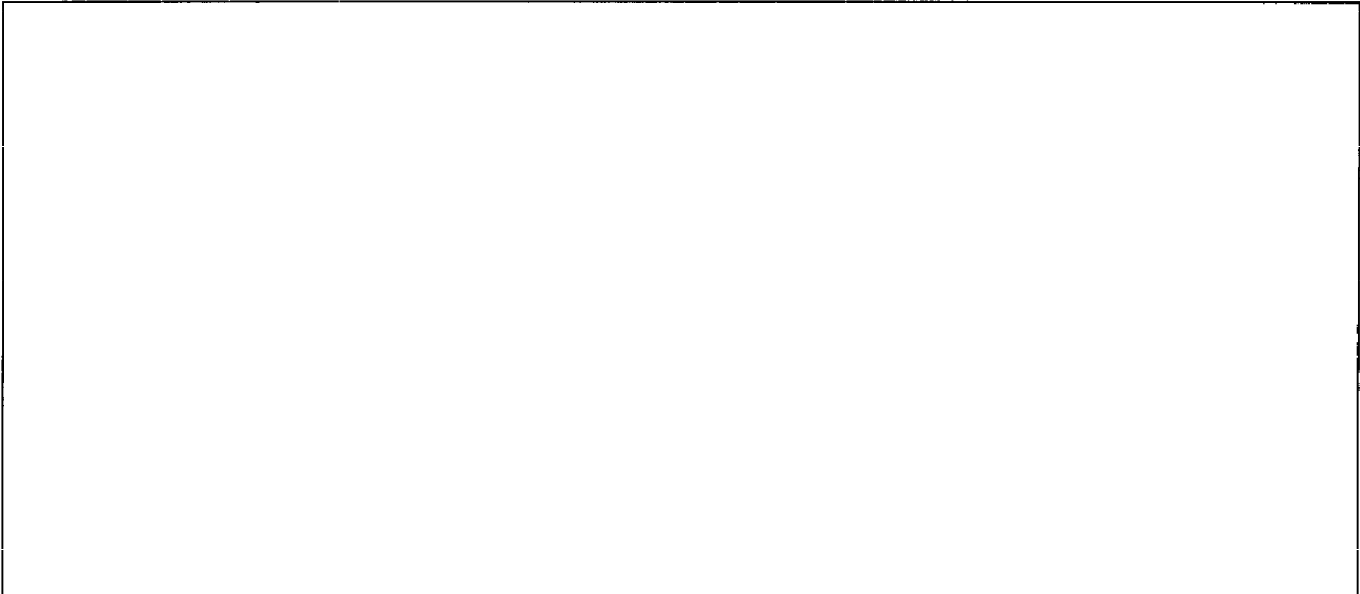
In addition to my comments of 31.3.2010 the following matters refer to **Osgodby**.

Previously, Osgodby was classed as a Secondary Village, but in the current strategy it has been lumped in with Barlby as a Designated Service Village and both are within the 'Selby Action Plan' area.

Osgodby is a separate village from Barlby; and whilst it is part of the Barlby and Osgodby Parish Council, it is a separate ward within it, with its own councillors. The District Council recognises Osgodby as a village in its own right as it forms part of the Hemingbrough Ward along with Hemingbrough, Cliffe and South Duffield.

Osgodby has very few services and being on the A63 it is very poorly served by public transport as the last bus in or out of the village is in the early afternoon. It is also very poorly served with shops, there is no school, the local children having to attend the schools in Barlby or Selby. The village is entirely different in character and population from Barlby, with approximately only 600 electors and having a more rural atmosphere, especially away from the A63.

Osgodby should be reclassified as a Secondary Village as previously and any development restricted to infill and small windfall sites.



Please copy / print extra sheets and use a new sheet for each section / policy

Please tell us on which part of the document you are commenting:

Section Number / Paragraph(s) / Policy Number

Do you agree with this text / policy? Yes / No / Partly

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

Please copy / print extra sheets and use a new sheet for each section / policy

Please add any further comments you may have about the Draft Core Strategy including:

- Any omissions
- The Background Papers / Reports
- The Sustainability Appraisal

Please sign and date the form

Signed James T Deans

Date 1 April 2010

If you have any questions or need some further information please contact the
Local Development Framework Team on 01757 292034 or by email to ldf@selby.gov.uk.

Please return this form **no later than 17.00hrs (5pm) on Thursday 1 April 2010**
to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road,
Selby, North Yorkshire, YO8 4SB

**Please answer a few more questions on the attached sheet
which will help us to improve the way we consult in the future**

Comment ID DCS/49

ryan king

From: SMITH, Ian [Ian.Smith@english-heritage.org.uk]
Sent: 30 March 2010 12:18
To: ldf
Subject: Selby Core Strategy Consultation Draft
Importance: High
Attachments: c6 CS Cnsn Drft 30mar10.pdf; c2 Core Strategy dpd SA Report30mar10.pdf

Dear Sirs,

Thank you for consulting English Heritage about the Selby District Consultation Draft Core Strategy and its Sustainability Appraisal. Please find attached our comments on those documents. Copies of these letters are in the post for your files.

If you have any queries about any of the matters raised or would like to discuss anything further, please do not hesitate to contact me.

Regards

Ian Smith

Regional Planner

English Heritage, Yorkshire and the Humber Region

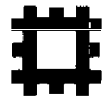
Telephone: 01904 601977

e-mail: ian.smith@english-heritage.org.uk

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

Our Ref: HD/P5342/03
 Your Ref: FP/LI40
 Date: 30 March 2010

Dear Sirs,

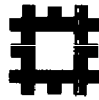
Selby Local Development Framework - Consultation Draft Core Strategy

Thank you for consulting English Heritage on the above document. We have the following comments to make on proposals within the latest iteration of the Core Strategy:-

Page	Section	Comments	Suggested Change
7	Paragraph 2.3	<p>Whilst it is appreciated that this is a general introduction to the LDF, given that this Section is setting the context for the overarching strategy, one might expect slightly more to be said about what makes Selby distinctive from other places. This would also help to provide a rationale for the Plan's Strategic Aims and Objectives of making the most of the distinctive character of the District and the protection and enhancement of its environmental assets.</p> <p>In terms of the historic environment, Selby District is notable for the following:-</p> <ul style="list-style-type: none"> • Whilst Selby might have one of the lowest densities, and overall totals, of designated assets in the Region, there are known to be significant (currently undesignated) archaeological remains along both the Southern Magnesian Limestone Ridge and within the Humberhead Levels; • Medieval sites – particularly moated and manorial sites – are an important 	Amend accordingly



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		<p>feature of the District, particularly in the Vale of York and in drier areas of the north and west of the Humberhead levels. These sites comprise around 27% of the Scheduled Monuments in the District, conveying additional local significance and interacting with the wider patterns of medieval settlement, monastic activity and fortification in the Region as a whole;</p> <ul style="list-style-type: none"> • The Newton Kyme Henge is a significant site in the distribution of Neolithic ritual and funerary sites at the intersection of major Pennine rivers with Southern Magnesian Limestone ridge (in this case, the Wharfe); • Skipwith Common, one of the few surviving areas of lowland heath in England, is a significant resource for both biodiversity and archaeology. Prehistoric ritual and funerary remains are an important feature of the area; • The Roman heritage of the Tadcaster area is particularly significant; • The District has a significant ecclesiastical history: <ul style="list-style-type: none"> ○ Selby Abbey is one of the relatively few extant Abbey churches of the medieval period. It contains significant Norman (tower) and decorated Gothic elements (chancel and eastern end); ○ Cawood Castle, the former residence of the medieval Archbishops of York, lies in the north of the District; ○ The Bishop's Canal, built to transport stone for the construction of York Minster, joins the River Ouse near Cawood; • The Battle of Towton, fought in 1461 during the Wars of the Roses, was the 	



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		<p>bloodiest engagement ever fought on British soil, and a pivotal battle in the Wars of the Roses;</p> <ul style="list-style-type: none"> The 19th century farming heritage of the District provides an important record of the intensification of production catering to the needs of the growing urban centres of Doncaster and Leeds. This is illustrated most strongly in the impressive dairy buildings on many larger holdings; 20th century military remains are a significant feature of the District's historic environment, most notably the airfields of former RAF Riccal and RAF Church Fenton. 	
11	Paragraph 3.1 - Vision	We broadly support the overarching Vision for the District and welcome the intention that the District will be distinctive with an outstanding environment and attractive towns and villages. Having said this, the Vision is somewhat generic and, if the name of the District was replaced, could be applied to a number of other rural authorities around the Region.	-
12	Strategic Aims – third bullet-point	<p>We welcome the overarching Aim of ensuring that new development and other actions protect and enhance the built and natural environment.</p> <p>However, given the Vision of creating a “distinctive” District, the Aim ought to make reference to the fact that the protection and enhancement of these assets is partly to reinforce the distinct identity of Selby.</p>	Amend the third bullet-point to read:- <i>“To ensure that new development and other actions protects and enhances the built and natural environment, reinforces the distinct identity of its towns and villages, and supports the wellbeing of existing communities”.</i>
12	Objective 7	<p>We welcome the Objective of promoting the efficient use of land.</p> <p>However, across North Yorkshire as a</p>	Amend Objective 7 to read:- <i>“... including the reuse of existing buildings and</i>



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		<p>whole, a significant amount of the waste generated comes from construction and demolition. As part of a holistic approach to Waste management across the County, the plan should be seeking to encourage the reuse of buildings – not simply previously developed land.</p> <p>Given the embodied energy within existing buildings (in terms of the materials used for their construction, the energy that was involved in moving those materials to the site etc) coupled with the energy which would be expended in the demolition of those buildings and the removal of the waste materials, the LDF, as a whole, should encourage the reuse of existing buildings in preference to their demolition and the redevelopment of a cleared site.</p> <p>Under such an approach, the starting point for consideration of a proposal would be whether it would reuse or adapt an existing building. Where this was not practicable or could it could be demonstrated that this was a less sustainable solution, then the reuse of existing materials should be considered. Only at the end of this process, would a building proposing new materials be permitted.</p>	<p><i>previously developed land...etc"</i></p>
13	Objective 11	<p>We welcome the Objective of protecting and enhancing the District's historic environment.</p> <p>However, the historic environment of the District extends to more than simply buildings and open spaces.</p> <p>The contribution that the historic environment makes to the distinctive character of the District should also be recognised.</p>	<p>Amend Objective 11 to read:- <i>"... including its buildings, areas and archaeology, and acknowledging...etc"</i> and:- <i>"...to local distinctiveness, economic prosperity and local community well-being".</i></p>

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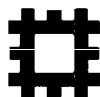
Page	Section	Comments	Suggested Change
13	Objective 12	We support this Objective. This will help to deliver that aspect of the Vision relating to the creation of a distinctive rural District.	
36	Policy CP2B	<p>Although it is difficult to assess with any degree of certainty from the Key Diagram the precise extent of the Strategic Development Sites, a number of the areas which have been proposed would appear to cover parts of (or could impact upon the setting of) a number of Selby's Conservation Areas. We would strongly recommend that the Council prioritise the production of Conservation Area Assessments for these particular areas. This will assist the Authority in determining the likely impact which future development might have upon their special character and setting and, as a result, whether or not those locations are suitable as strategic housing areas. It will also help provide the necessary evidence the Council will need to justify the allocation of these areas - particularly where the loss of a particular open area might be questioned on the grounds that it would not preserve or enhance the special character and appearance of that particular Conservation Area.</p> <p>We have the following specific comments to make in respect of the sites (insofar as this is possible from the Key Diagram):-</p> <p><u>The Strategic Housing area to the east of Selby</u> The riverside area, at the south-western end of this site, lies within the Selby Conservation Area. The local planning authority will need to demonstrate that the development of this site can be achieved in a manner which safeguards the character</p>	Evidence will need to be provided to demonstrate the impact which these sites might have upon the historic assets of the District and appropriate mitigation measures put forward to reduce any adverse effects identified.



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		<p>and setting of this part of the Conservation Area and of any key views into and out of it.</p> <p><u>The Strategic Housing area to the west of Selby</u></p> <p>The development of this site could impact upon the Leeds Road Conservation Area. The Council will need to demonstrate that development of this area can be achieved in a manner which safeguards the character of the adjacent part of the Conservation Area.</p>	
53	Policy CP6 Criterion (iii) and (iv)	We support the requirements that any sites permitted under the provisions of this Policy should be sympathetic to the form and character of the village and its landscape setting and that the site would not have an adverse impact upon the historic environment.	-
61	Policy CP8	<p>Whilst we support the requirements within this Policy to seek developer contributions for the provision of green infrastructure, it should also include the reference to the possibility of providing improvements to existing areas of Green Infrastructure where either it is not possible to provide such space on the site itself or it would be more appropriate to enhance an existing open space in the area.</p> <p>Where there are such open spaces in the vicinity of development sites, then instead of automatically requiring the provision of open space on the development itself, there may well be wider public benefits through the use of commuted sums towards the restoration (and future maintenance) of existing Green Infrastructure. This is particularly the case where there is clear evidence that an</p>	Amend the sixth line of Policy CP8 to read:- <i>"... provision of new or improvements to existing green infrastructure..."</i>



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		existing open space is likely to be regularly used by the occupants of a new development.	
82	Policy CPI2 Criterion (b)	<p>Across North Yorkshire as a whole, a significant amount of the waste generated comes from construction and demolition. As part of a holistic approach to Waste management across the County, the plan should be seeking to encourage the reuse of existing buildings – not simply previously developed land.</p> <p>Given the embodied energy within existing buildings (in terms of the materials used for their construction, the energy that was involved in moving those materials to the site etc) coupled with the energy which would be expended in the demolition of those buildings and the removal of the waste materials, the LDF, as a whole, should encourage the reuse of existing buildings in preference to their demolition and the redevelopment of a cleared site.</p> <p>Under such an approach, the starting point for consideration of a proposal would be whether it would reuse or adapt an existing building. Only where this was not practicable or could it could be demonstrated that this was a less sustainable solution, would the demolition of the building and the reuse of existing site be considered.</p>	Amend the Criterion (b) to give greater weight to reusing existing buildings.
87	Policy CPI3	Whilst we support the principle of requiring all new development to meet a target for on-site renewable energy generation, in the case of the conversion of historic buildings and for developments within Conservation Areas, the Policy needs to take account of the guidance provided in PPS22 that permission for	<p>Amend line 2 of Policy CPI3 to read:-</p> <p><i>"...demonstrably unviable or it could be shown to be impracticable, the Council will..."</i></p>



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		renewable energy projects should only be granted where the objectives of the designation will not be compromised. This is not currently reflected within the Policy.	
90	Paragraph 7.55	<p>Whilst this is a factual list of some of the designated assets in the District, it does not give much of a flavour about what are the elements which make Selby distinctive from other parts of the Region (see comments in relation to Paragraph 2.3, above). As such, this does not adequately reflect the advice set out in Paragraph HE3.4 of PPS5.</p> <p>In addition, although this Section is entitled "local issues" it does not provide much evidence about what are the specific issues which the environment of the District faces. In terms of the historic environment, the District faces the following challenges:-</p> <ul style="list-style-type: none"> • There are known to be significant, although currently undesignated, archaeological remains along both the Southern Magnesian Limestone Ridge and within the Humberhead Levels. • The Registered Battlefield at Towton (the bloodiest engagement ever fought on British soil) has been identified as being at high risk. It has consistently been targeted by metal detectorists and has been subject to deep ploughing. • 22 of the District's 45 Scheduled Monuments have been identified as being at Risk in the 2009 <i>Heritage at Risk Register</i>. 14 of these monuments are moated sites. • Of the five Buildings at Risk on the Register, three are at Huddleston Hall and have been on the Register since its inception in 1999. • The installation of flood defences poses 	Amend accordingly

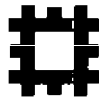


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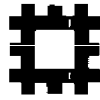
Page	Section	Comments	Suggested Change
		<p>a potential threat to the historic environment of Tadcaster;</p> <ul style="list-style-type: none"> • 	
92	Policy CP15	<p>PPS5 states that:-</p> <p><i>“local development frameworks (LDF) should set out a positive, proactive strategy for the conservation and enjoyment of the historic environment in their area”</i></p> <p>with particular reference to:-</p> <p><i>“(i) its influence on the character of the environment and an area’s sense of place</i> <i>(ii) its potential to be a catalyst for regeneration in an area, in particular through leisure, tourism and economic development</i> <i>(iii) the stimulus it can provide to inspire new development of imaginative and high quality design</i> <i>(iv) the re-use of existing fabric, minimising waste; and</i> <i>(v) its mixed and flexible patterns of land use that are likely to be, and remain, sustainable”.</i> [Paragraph HE3.1]</p> <p>At the Regional level, Policy ENV9 of the RSS requires the Region’s Development Plans to conserve the landscapes of the Southern Magnesian Limestone Ridge, medieval settlements and landscapes, and historic landscapes including Registered Battlefields and Historic Parks and Gardens. The RSS Historic Environment Study (which formed the basis for Policy ENV9 of the RSS) identified these elements as being of Regional significance.</p> <p>Against this background, the Core Strategy does recognise that the historic environment makes an important contribution towards the sense of place,</p>	<p>Include an additional Strategic Policy within Section 10 dealing with the management of the historic assets of the plan area, perhaps along the following lines:-</p> <p>“POLICY CP?</p> <p><i>The historic assets of the District will be protected and enhanced and their potential to contribute towards economic regeneration, tourism, education and local distinctiveness of the area fully exploited.</i></p> <p><i>In particular:-</i></p> <ul style="list-style-type: none"> • <i>Selby Abbey will be the focus for regeneration and tourism initiatives in the town and a sustainable future will have been secured for Abbot Staithes as part of the renaissance of the riverside area.</i> • <i>Development proposals around Tadcaster will safeguard the distinctive historic character of the town, especially its historic street layout and reflect the limited palette</i>



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		<p>the quality of life of Selby's communities and to the economic well-being of the area. The need to protect and utilise the District's historic assets is recognised within the Vision and forms part of one of the Strategic Objectives.</p> <p>However, as currently drafted (a single Criterion within a general Environment Policy), it is not considered that the Policy framework for the management of the District's historic assets within the Core Strategy is either adequate or appropriate. As such, it is considered that the approach does not accord with either national policy guidance or the upper tier of the development plan.</p> <p>There is a need for the inclusion of an overarching strategic policy for the protection and enhancement of the historic environment of Selby - with specific reference to its locally-distinctive buildings, areas and assets.</p> <p>It is important that the Core Strategy includes an overarching policy which provides not only a strategic context for more detailed historic environment Policies contained in other DPDs, but also sets out the context for the production of subsequent AAPs, and SPDs.</p>	<p><i>of building materials used in the town centre. The town's flood defences will be relate sensitively to the character of the river valley and safeguard the character and setting of the Listed Buildings and monuments in the area..</i></p> <ul style="list-style-type: none"> • <i>A sustainable future will have been secured for the assets on the Heritage at Risk Register, particularly its moated sites, the buildings at Huddleston Hall, and the buildings at Abbots Staith.</i> • <i>The Registered Battlefield at Towton and its setting will be protected from inappropriate development, appropriately managed, and a programme of access and interpretation implemented.</i> • <i>The archaeology and historic landscapes of the Southern Magnesian Limestone Ridge and the</i>



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			<p><i>Humberhead Levels will be better understood, appreciated and managed and their potential as a tourist, educational and economic resource realised.</i></p> <ul style="list-style-type: none"> <i>The Council will work with local communities to identify those elements of their historic environment which they consider to be important and develop a strategy for the appropriate management of those assets</i> <p>The justification to the Policy should set out:-</p> <ul style="list-style-type: none"> What is distinctive about the District's historic environment The issues facing it – for example, the need to reconcile the need for development with the protection of Selby's historic assets; 22 of the District's 45 Scheduled Monuments have been identified as being at Risk in the 2009 <i>Heritage at Risk Register</i>. 14 of these monuments

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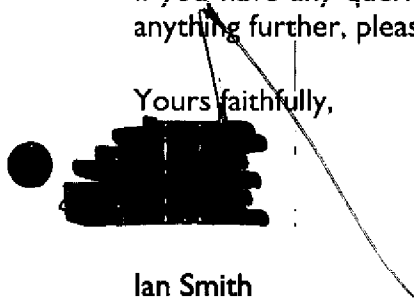
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			<p>are moated sites; of the five Buildings at Risk on the Register, three are at Huddleston Hall and have been on the Register since its inception in 1999.</p> <ul style="list-style-type: none"> • The role which the historic environment can play in the delivery of the wider objectives for the District • How this resource will be managed – e.g. local lists; SPDs etc
96	Policy CP16	We support this Policy which should help to safeguard the distinctive character of the District's settlements.	-
99	Section 8	It would be helpful to include a Schedule which sets out how the various elements of the Vision and each of the Strategic Objectives will be delivered through the Policies of this Core Strategy, other AAPS, DPDs, and SPDs. At present it is unclear precisely which mechanisms the Council intend to implement the Strategic Objectives.	Amend the Core Strategy accordingly
110	Figure 8 - Policy CP15	<p>It is not clear what Indicator is the proposed to monitor the effectiveness of the Plan's Policies upon the historic environment.</p> <p>It would be preferable to have an Indicator (or even series of Indicators) based on the number of assets and the percentage identified as being at risk. Information on the number of assets could come from the</p>	Amend accordingly

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		annual English Heritage <i>Heritage Counts</i> and on the number of assets at risk from the English Heritage <i>Heritage at Risk Register</i> .	

If you have any queries regarding any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.

Yours faithfully,



Ian Smith
 Regional Planner
 English Heritage, Yorkshire and the Humber Region
 Telephone: 01904 601977
 e-mail: ian.smith@english-heritage.org.uk

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

Our Ref: HD/P5342/04
Your Ref: FP/L140
Date: 30 March 2010

Dear Sirs,

Selby Local Development Framework: Core Strategy Development Plan Document
Sustainability Appraisal Report

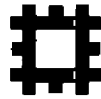
Thank you for consulting English Heritage about the above document.

As you will be aware, we had some major concerns about the Scoping Report and, in particular, the lack of Sustainability Appraisal Objectives for the historic environment. As a result, we did not consider that that the Scoping Report set out an appropriate framework against which to assess the likely impact of the Policies and proposals of this DPD upon the historic environment. We are pleased to note that the changes which we suggested to overcome these deficiencies have been incorporated into this latest iteration of the Sustainability Appraisal.

We have the following comments to make on the document:-

Page	Section	Comments
Non Tech. Summary	Environment	The need to reconcile the assessed development needs of the District with the protection of its historic assets is a key sustainability objective which the Plan needs to address (as is noted in Paragraph 3.3.3).
14	Paragraph 3.3.3	First Paragraph on page 14 – In terms of the issues facing the historic assets of the District, it should be noted that a large number of them are at risk in the 2009 <i>Heritage at Risk Register</i> :- <ul style="list-style-type: none"> The Registered Battlefield at Towton (the bloodiest engagement ever fought on British soil) has been identified as being at high risk. It has consistently been targeted by metal detectorists and has been subject to deep ploughing. 22 of the District's 45 Scheduled Monuments have been identified as being at Risk. 14 of these monuments are moated sites.





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Page	Section	Comments
		<ul style="list-style-type: none"> Of the five Buildings at Risk on the Register, three are at Huddleston Hall and have been on the Register since its inception in 1999.
23	Table 3, Table 5 and Table 24	<p>In terms of the historic environment, whilst we would broadly concur with the assessment of the compatibility of the Core Strategy's Objectives with those of the Sustainability Appraisal, we consider that a number need further reconsideration:-</p> <ul style="list-style-type: none"> DPD Objective 3 (concentrating development in the most sustainable locations), Objective 5 (provision of housing) and Objective 9 (economy) could have an impact upon the historic assets of the District. However, the impact will depend upon how these Objectives are implemented and the likely effect is, at this stage, uncertain. Consequently, it would be more appropriate to record the relationship of these DPD Objectives to SA Objective 12 as "uncertain".
42	Table 5	<p>A large number of the assessments of the Policies have predicted an uncertain impact against SA Objective 15 (Historic environment). In these cases, Policy CP15 has been put forward as the way in which any adverse impacts will be mitigated. However, in terms of the management of the historic environment, Policy CP15 is deficient as it does not set out a robust framework for this resource (see English Heritage's comments upon the Emerging Preferred Approach). Consequently, we do not consider that the current Policy CP15 is appropriate to mitigate any adverse impacts that might arise from the plan's housing and employment Policies.</p>
Appendix B	-	<p>This appendix will need to take account of the recently-published PPS5.</p>

English Heritage strongly advises that the conservation staff of the Council together with those at the County Heritage Unit and are closely involved throughout the preparation of the SA of the plan. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the HER (formerly SMR); how the policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of historic assets.

Finally, we should like to stress that this opinion is based on the information provided by you with your letter dated 18 February, 2010. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals which may



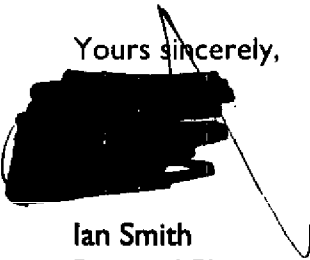
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subsequently arise (either as a result of this consultation or in later versions of the plan) where we consider that, despite the SA/SEA, these would have an adverse effect upon the historic environment.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,



Ian Smith
 Regional Planner
 English Heritage, Yorkshire and the Humber Region
 Telephone: 01904 601977
 e-mail: ian.smith@english-heritage.org.uk

Comment ID DCS/50
Consultee ID 415982

ryan king

From: Julie leighton-Eshelby [REDACTED]
Sent: 30 March 2010 13:30
To: ldf
Subject: Core Strategy Comment Form
Attachments: 100218_Core_Strategy_Final_Comments_Form_Feb_2010.doc

Please find attached Core Strategy Comment Form from Hemingbrough Parish Council.

Regards

Mrs Julie Leighton-Eshelby
Clerk to Hemingbrough Parish Council



**Comments Form
Consultation Draft Core Strategy
for Selby District
February 2010**



Office use
ID No:

Find out more and Let us Know your Views.....

Consultation on the Draft Core Strategy begins on Thursday 18 February 2010 and comments should be submitted by **1 April 2010**.

Details of consultation events are available through the Council's Citizenlink newspaper, the local press, and our website www.selby.gov.uk.

Copies of the accompanying evidence base including the Sustainability Appraisal Report and Background Papers can also be viewed on our website or at Access Selby, contact centres in Sherburn in Elmet and Tadcaster and local libraries in the District.

You can now submit your comments directly online and we will keep you informed about future stages of the LDF. Please go to our dedicated consultation website for the LDF at <http://selby-consult.limehouse.co.uk> to register your details and submit comments.

Alternatively you can complete a comments form (like this one) which is available from the Core Strategy pages of our website www.selby.gov.uk and e-mail to ldf@selby.gov.uk. Comments forms are also available from the 'consultation points' referred to above and may be posted to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby YO8 4SB. Faxed comments, using this form should be sent to (01757) 292090.

Please submit your comments by 5pm on Thursday 1 April 2010

Please provide your contact details below. *We do not accept anonymous comments.*

b) Personal details		a) Agent details if you are using one	
Name	Julie Leighton-Eshelby	Name	
Organisation	Clerk to Hemingbrough Parish Council	Organisation	
Address	7 Carr Close Hemingbrough Selby	Address	
Postcode	YO8 6YU	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email	[REDACTED]	Email	

Please tell us on which part of the document you are commenting:

Section Number / Paragraph(s) / Policy Number

Do you agree with this text / policy? / Partly

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

3. Vision Aims and Objectives - Objectives 3.5 (5) *Concentrating new development in the most sustainable locations where a range of services, shops and employment opportunities are available and where **reasonable public transport exists**. (8) " Minimising the need to travel and providing opportunities for trips to be made by non-car means, **particularly public transport**".*

In December 2008 the Parish Council filled in a multi page questionnaire concerning the above Strategy, it was interesting to note that the reason Hemingbrough was selected as a Designated Service Village (development) was because Hemingbrough fulfilled all the criteria required which include, schools, healthcare, post office and public transport.

The Parish Council's view is that we do not now fill the criteria of a designated service village owing to the reduction in public transport since the form was filled in.

4. Spatial Development Strategy – Villages and Countryside

4.10 (16) *These are the villages with the largest populations and with the **best range of services**.*

4.11 *The remaining villages in Selby District tend to be smaller with more limited combinations of fewer services, more remote locations away from principal roads and **poorer levels of public transport**. These are referred to as 'Secondary Villages'.*

Once again best range of services is mentioned, it is interesting to note Secondary Villages offer poorer **levels of public transport**. Cliffe village is classed as such and is in fact our neighbour and suffers the same lack of public transport as Hemingbrough.

5. Creating Sustainable Communities – Future Requirements

5.122 Infrastructure requirements – Public Transport

Policy CP8 Access to Services, Community Facilities and Infrastructure

"Infrastructure and community facilities needed in connection with new development must be in place or provided in phase with development "Where provision on-site is not appropriate, off-site provision or a financial contribution towards it will be sought".

7. Improving the Quality of Life – Policy CP12 – Climate Change (a) Reduce the need to travel especially by private car and to promote walking, cycling and the use of public transport.

Policy CP16 Design Quality (c) Facilitate sustainable access modes, including public transport, cycling and walking.

What provision or financial contribution will be put in place to ensure the residents of Hemingbrough have a suitable bus service. We now have just 4 buses per day from (weekdays) 10.25am until 2.25pm - it is the opinion of Hemingbrough Parish Council that in order for the criteria to be met for our village to be classed as a Designated Service Village then the bus service must be put back in place allowing residents to get to and from work and students and pupils to attend outside school/college activities.

Please copy / print extra sheets and use a new sheet for each section / policy

Please tell us on which part of the document you are commenting:

Section Number / Paragraph(s) / Policy Number

Do you agree with this text / policy? Yes / No / Partly

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

Please copy / print extra sheets and use a new sheet for each section / policy

Please add any further comments you may have about the Draft Core Strategy including:

- **Any omissions**
- **The Background Papers / Reports**
- **The Sustainability Appraisal**

Please sign and date the form

Signed _____

Date _____

If you have any questions or need some further information please contact the
Local Development Framework Team on 01757 292034 or by email to ldf@selby.gov.uk.

Please return this form **no later than 17.00hrs (5pm) on Thursday 1 April 2010**
to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road,
Selby, North Yorkshire, YO8 4SB

**Please answer a few more questions on the attached sheet
which will help us to improve the way we consult in the future**

ryan king

From: DILLON BUTTERS [DBUTTERS@henryboot.co.uk]
Sent: 30 March 2010 14:09
To: ldf
Subject: Core strategy Representations
Attachments: Selby Core Strategy Reps 30-3-2010.pdf

Please find our representations attached I would be grateful if you would acknowledge receipt.

This e-mail and any attachments are confidential and may contain information that is subject to legal, professional or other privilege. If you are not the intended recipient of this email, you are not authorised to, and must not, distribute or retain any part of this email and should contact us immediately so we can avoid troubling you further.

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Registered Office: Banner Cross Hall, Ecclesall Road South, Sheffield, S11 9PD

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ID 415988

ryan king

From: ryan king
Sent: 31 March 2010 09:19
To: 'DILLON BUTTERS'
Subject: RE: Core strategy Representations

Dear Mr Butters

I acknowledge receipt of your comments on the Selby District Draft Core Strategy received 30th March 2010.

Kind regards.

Ryan King
Assistant Planning Officer (LDF Team)

SELBY DISTRICT COUNCIL
An 'Excellent' Council

Tel: 01757 292034
Fax: 01757 292090
Email: rking@selby.gov.uk
Web: www.selby.gov.uk

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Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB - DX 27408 Selby

From: DILLON BUTTERS [<mailto:DBUTTERS@henryboot.co.uk>]
Sent: 30 March 2010 14:09
To: idf
Subject: Core strategy Representations

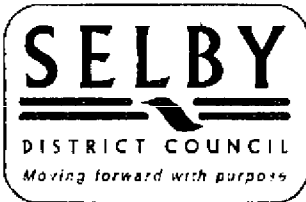
Please find our representations attached I would be grateful if you would acknowledge receipt.

This e-mail and any attachments are confidential and may contain information that is subject to legal, professional or other privilege. If you are not the intended recipient of this email, you are not authorised to, and must not, distribute or retain any part of this email and should contact us immediately so we can avoid troubling you further.

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Registered Office: Banner Cross Hall, Ecclesall Road South, Sheffield, S11 9PD

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31/03/2010



**Comments Form
Consultation Draft Core Strategy
for Selby District
February 2010**



Office use
ID No:

Find out more and Let us Know your Views.....

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You can now submit your comments directly online and we will keep you informed about future stages of the LDF. Please go to our dedicated consultation website for the LDF at <http://selby-consult.limehouse.co.uk> to register your details and submit comments.

Alternatively you can complete a comments form (like this one) which is available from the Core Strategy pages of our website www.selby.gov.uk and e-mail to ldf@selby.gov.uk. Comments forms are also available from the 'consultation points' referred to above and may be posted to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby YO8 4SB. Faxed comments, using this form should be sent to (01757) 292090.

Please submit your comments by 5pm on Thursday 1 April 2010

Please provide your contact details below. We do not accept anonymous comments.

a) Personal details		a) Agent details if you are using one	
Name	Mr D Butters	Name	
Organisation	Hallam Land Management Ltd	Organisation	
Address	Banner Cross Hall SHEFFIELD	Address	
Postcode	S11 9PD	Postcode	
Tel	0114 2555444	Tel	
Fax	0114 2555927	Fax	
Email	dbutters@henryboot.co.uk	Email	

Please tell us on which part of the document you are commenting:

Section Number / Paragraph(s) / Policy Number

CP14

Do you agree with this text / policy? Yes / No / Partly Partly

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

The Draft Core Strategy's proposed Policy CP14 Renewable Energy fails the tests of "soundness" 4b, 4c, 6 and 9.

Soundness Tests 4b and 4c

Policy CP14 as currently drafted makes no reference to National and Regional policies that confirm that 'Regional Targets' should be expressed as a minimum amount of installed capacity. Clause a) of Policy CP14 is overly restrictive by implying that Renewable Energy schemes may utilise the full range of available technologies in contributing to meeting regional and sub-regional targets. This does not go far enough in making it clear that these are targets and not ceilings. The middle section of the second bullet of the stated 'Rejected Renewable Energy Options' should be reinstated within Policy CP14. The other points raised within the second bullet are rightly rejected as the current progress in meeting sub-regional targets is not relevant. National Policy addresses Climate Change in a holistic manner and does not therefore require any justification for a need to provide robust evidence for setting any higher targets specifically for Selby District for the Plan Period within the Selby LDF Core Strategy.

Soundness Test 6

The Consultation Draft Core Strategy is not internally consistent. Paragraph 1.19 states '*The strategy aims to reduce carbon emissions in the District by encouraging..... a switch to the use of renewable energy sources*'. Draft Policy CP14 does not reflect this encouragement for a switch to the use of renewable energy sources that has been identified as an aim of the Core Strategy.

Paragraph 3.5 (15) identifies '*Making the best use of natural resources by promoting..... Renewable energy operations*' as one of the stated objectives of the Core Strategy. Again this objective of positively promoting renewable energy operations is not evident in draft Policy CP14.

In essence the thrust of Policy CP14 should be more positive in terms of the delivery of renewable energy sources in line with the thrust of National and Regional policies and the Core Strategy's stated aims and objectives to encourage and promote renewable energy operations throughout the District with the only

predetermined element necessary being to deliver the minimum targets. Clearly each application would be considered on its own merits in terms of balancing the harm and benefits of any particular scheme.

Soundness Test 9

The inference that higher targets were rejected because there were difficulties in finding robust evidence to justify higher targets specifically for Selby District in the Plan Period is ill founded. Nowhere in any National or Regional policies or guidance is there any requirement to undertake such an exercise. The process of having considered and then rejected such a suggestion is a thinly veiled veneer in terms of the Core Strategy having considered flexibility. The true flexibility that is needed and should be incorporated into Policy CP14 in order for the Core Strategy to satisfy Soundness Test 9 should be based on the reintroduction of the recognition that the National and Regional policy background indicate that both National and Regional Targets for delivery of renewable energy supplies should be regarded as a starting point and not a ceiling i.e. a minimum target. A revision should be made to draft Policy CP14 to build in true flexibility that does not seek in any way to impose National, Regional or Sub-regional limits, by inference or by definition. Policy CP14 needs to be more explicit in its classification that delivery above the stated minimum targets is both acceptable and in fact desirable thereby giving the flexibility necessary for Core Strategy Policy CP14 to meet the requirements of National and Regional requirements and satisfy Soundness Test 9.

Please add any further comments you may have about the Draft Core Strategy including:

- o Any omissions
- o The Background Papers / Reports
- o The Sustainability Appraisal

Please sign and date the form

Signed

[Redacted signature]

Date

30/3/10

If you have any questions or need some further information please contact the

Local Development Framework Team on 01757 292034 or by email to ldf@selby.gov.uk

Please return this form no later than 17.00hrs (5pm) on Thursday 1 April 2010 to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB

Please answer a few more questions on the attached sheet which will help us to improve the way we consult in the future

Consultation ID 416019

ryan king

From: STENNER Carol [Carol.STENNER@goyh.gsi.gov.uk]
Sent: 30 March 2010 15:52
To: ldf; terry heselton
Cc: DIBB GEOFF; WIGGINTON RACHEL
Subject: Core Strategy Consultation
Attachments: Selby Draft Core Strategy final GOYH letter.doc

Dear Terry

Please find attached a copy of the Government Office's comments.

Regards

Carol Stenner

Planning Team
Government Office for Yorkshire and the Humber
Esk Wing
Lateral
8 City Walk
LEEDS
LS11 9AT
Tel: 0113 341 2847
Fax: 0113 341 3065

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GOVERNMENT OFFICE
FOR YORKSHIRE AND THE HUMBER

Mr T Hestleton
Planning Policy Manager
Planning Policy
Selby District Council
Civic Centre
Portholme Road
Selby YO8 4SB

Rachel Wigginton
Senior Planning Officer
Development Frameworks & Plans Team
People and Communities Group

PO Box 213
City House
New Station Street
Leeds
LS1 4US
Enquiries: 0113 280 0600

Date: 30 March 2010

Direct Line: 0113 283 6343
Fax: 0113 283 6657

Dear Terry

SELBY CONSULTATION DRAFT CORE STRATEGY

Thank you for consulting the Government Office on the above document. The following comments are intended to help you as you move to the publication stage and develop the document into a sound submission Core Strategy. The Government Office is generally pleased with the way the Core Strategy is progressing and we would not want our comments to delay publication.

We are pleased to see that there are only 17 policies in total. However, the document is still quite long and detailed, which is appropriate at the current stage where you are still justifying options. At submission a briefer document would give a clear message about the ways in which the area will change.

Our comments should be read in conjunction with the general soundness points covered in the recently published Planning Inspectorate (PINS) *Learning from Experience* document. They should also be read alongside the Inspector's note of points arising from the frontloading visit of 25 August 2009, which we fully support.

PINS also strongly urges LPAs to conduct a self assessment throughout the plan making process and a toolkit is provided on the PAS website. Experience has shown that those using the toolkit are more likely to produce a sound DPD.

At publication there should be a table within the document listing the current saved policies and stating which are replaced and which are deleted.





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FOR YORKSHIRE AND THE HUMBER

Detailed comments

Key Diagram

The inclusion of more detail on the Key Diagram would help illustrate how places within the District will change over time. This could include annotations to indicate housing and employment land distribution in different settlements – for example translating the information in Policy CP2 and CP9. Look at examples from other authorities – Chelmsford, Huntingdonshire.

Scale and distribution of housing

Para. 5.23 refers to the future Selby Action Area AAP as the vehicle for selecting allocations, negotiating with landowners and for CPO procedures. If strategic sites are allocated in the Core Strategy there will not be a need for an AAP; SPD/masterplans will suffice. To go down this route, more detail is needed in the Core Strategy – much of which the Council has already consulted on. See PINS guidance and examples from other authorities - North Northamptonshire, Horsham.

PPS12 confirms that core strategies can allocate strategic sites if they are central to the achievement of the strategy. If the SDSs are key building blocks for the delivery of the housing numbers in the early years, then they need to be planned as quickly as possible to achieve the necessary lead times for infrastructure development, land assembly etc. and should be shown on a Proposals Map.

Paras. 4.39 and 5.24 The Core Strategy is the place for making decisions on localised Green Belt reviews, if these might be needed to achieve delivery of housing numbers. If the SHLAA implies that Green Belt land might be required, then a background paper is needed focusing on priority development areas in the Green Belt to provide justification for the housing numbers in these locations.

Policy CP2

The policy should indicate the timeframe in which housing is expected to be developed in on different sites and in different parts of the District. PPS3 advises that a split into three five year phases with less detailed information required in each phase is appropriate. In particular, you need to identify when the two strategic development sites (SDSs) in Selby are likely to be needed, because this will affect the way in which they are treated in the LDF.

Background Paper No. 7 identifies the strategic development sites that have been consulted on, with boundaries on an OS base. It concludes that Residential Sites A and D and Employment Site G are the best options. Policy CP2 B identifies these sites, with numbers, but the updated proposals map at Figure 4 does not show the boundaries of these sites. You need to give some indication of broad phasing of these sites and how they will fit into the delivery of the overall housing numbers, so that the appropriate approach can be selected.



GOVERNMENT OFFICE
FOR YORKSHIRE AND THE HUMBER

For each allocated strategic site, the Core Strategy should include the key principles, scale and general disposition of proposed land uses in a specific policy, including any infrastructure and development requirements. These policies should give sufficient strategic guidance and spatial direction to enable more detailed planning to be undertaken subsequently in SPD. The Core Strategy should be accompanied by evidence justifying the strategic proposals, including Sustainability Appraisal, Habitat Regulations Assessment, Strategic Flood Risk Assessment and any relevant assessments/reports

If the sites are not likely to be needed until later in the plan period, then broad locations on the Key Diagram in the Core Strategy followed by an AAP will suffice. This approach would delay start, which makes it more appropriate for sites later in the plan period.

You may also find it helpful to look at a new page on Allocating Sites in the CLG Plan making manual on the PAS website. This covers strategic sites in core strategies.

Policy CP3

The trajectory shows that you are planning from the RSS start date of 2004 to 15 years after adoption in 2026. We note that other authorities – North Norfolk, Huntingdonshire have followed a similar approach and their core strategies have been found sound. However, you will need to be able to demonstrate at examination that your approach seeks to deliver at least the RSS housing requirement without relying on future windfalls. This approach must seek to deliver housing for at least 15 years from adoption in accordance with PPS3 and PPS12. We would also stress that the figures in RSS are not a ceiling and it is not possible, therefore, to over-deliver. It is also important that the right types of housing are delivered in the right places, and these sites are backed up in the SHLAA.

PPS3 paragraph 63 states that the LDF should indicate what ranges of housing delivery and previously-developed land performance are acceptable and what action may be taken in what circumstances, so that there are clear and transparent points that will trigger management action. Paragraph 65 states that if at any time, actual performance is outside the acceptable ranges (for example within 10-20 per cent), or is at risk of not being met in future, for either the housing or previously developed land trajectories, LPAs will need to establish the reason for these performance issues and take appropriate management action. For clarity it is suggested that the trigger points for management action, which are referred to in the text, should be included in the policy.



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Policy CP7

Circular 1/06 states 'There is a general presumption against inappropriate development within Green Belts. New gypsy and traveller sites in the Green Belt are normally inappropriate development, as defined in Planning Policy Guidance 2'. The policy should reflect government guidance in relation to gypsy and traveller pitches in the Green Belt to allow for cases where very special circumstances might support development.

Policy CP8

This part of the document will need firming up in the period up to publication, since it is not clear if there been sufficient background work on infrastructure delivery to support the Core Strategy. It is essential that the key infrastructure elements upon which the strategy depends are in the Core Strategy itself. For example, transport infrastructure and its capacity and any flood alleviation works are likely to have a major impact and will need to be an integral part of the spatial strategy. Also, if it is intended that development will fund the infrastructure, then viability evidence will be needed to support this.

The Inspector at his Frontloading visit suggested that the Infrastructure Delivery Plan (IDP) should be in place by the draft plan stage, at least in a simplified form, to demonstrate that the Core Strategy provisions can be delivered. It should be in place at publication so that you can show that the strategy is likely to be deliverable at least for the first 5 years or so and that there are not major showstoppers for strategic developments.

The table at the end of the document will provide a good basis for a clear delivery plan. It should be clear for at least the first 5 years of the plan what infrastructure is required, who is going to fund and provide it and how it is to relate to the rate of development, with key partners signed up for such infrastructure provision. Critical dependencies need to be identified and it may be appropriate to break down infrastructure requirements into essential and desirable categories. You need to make sure that you take the implications of uncertainty into account in your strategy. Where an element of the plan is critical but delivery is uncertain, the plan should identify alternative options. The degree of uncertainty may be reduced with time and this is a matter that should be expressly considered in the monitoring section.

Para. 6.4 PPS4 has replaced PPG4.

Policy CS9

You need to ensure that this policy is in accordance with the latest government guidance in PPS4, published in December 2009. In particular, you need to make sure that there is no conflict between this policy and Policy CP11 Town Centres and Local Services. In this context, both policies should make it clear that B1 offices are town centre uses and should be located in town centres if sites are available.

PPS4 replaces both PPG4 and PPS6 and covers economic and town centre development. PPS4 is the Government's first new style policy statement and sets out policies which can



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FOR YORKSHIRE AND THE HUMBER

be applied directly in decision making. It will not be necessary to repeat or reformulate these policies unless there are locally specific factors justifying variation.

Also see comments on strategic sites under Policy CP2.

Para. 6.26 PPS4 has replaced the employment elements of PPS7.

Policy CP10

This policy is not locally specific and Policies EC6 and EC7 in PPS4 in fact provide more detailed guidance for economic development and tourism in rural areas. It is suggested that you make reference to these in the text and only need a policy in the Core Strategy if there are locally specific factors justifying variation.

Para. 6.39 The relevance of the saved policies will depend upon how long they are saved; policies will gradually become out of date and lose weight even if not replaced. You may need to consider at some stage if it is better to rely on PPS4 (new style written in the form of policies) and RSS.

Policy CP11

You need to ensure that this policy is in accordance with the latest government guidance in PPS4, published in December 2009 – also see comments under Policy CP9.

Policy CP12

Paragraph 18 of the Planning and Climate Change Supplement to PPS 1 suggests that planning authorities should consider the opportunities for the Core Strategy to add to the policies and proposals in the RSS, such as where local circumstances would allow further progress to be made to achieving the Key Planning Objectives set out in the PPS. We note that you have looked at making this policy more locally distinctive, however, as written it does not add significantly to the Planning and Climate Change Supplement to PPS 1.

Policy CP13

North Yorkshire County Council is the waste planning authority and is producing a Waste Local Development Framework, which will contain waste allocations and strategic and development management policies. Any waste policies in Selby's Core Strategy will need to be in conformity with the approach being taken by the County Council.



**GOVERNMENT OFFICE
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Policy CP14

Clean Coal Methane Extraction is a minerals matter. North Yorkshire County Council is the minerals planning authority and is producing a Minerals Local Development Framework, which will contain minerals allocations and strategic and development management policies. Any minerals policies in Selby's Core Strategy will need to be in conformity with the approach being taken by the County Council.

We are happy to discuss these comments or any other issues with you.

Yours sincerely,

Rachel Wigginton
Senior Planning Officer

Comment

Consultee	Mr H Robin Poskitt (414496)
Email Address	[REDACTED]
Address	12 garmancarr Lane Wistow YO8 3UW
Event Name	Consultation Draft Core Strategy February 2010
Comment by	Mr H Robin Poskitt
Comment ID	DCS/9
Response Date	31/03/10 10:59
Consultation Point	Section 4. Spatial Development Strategy (View)
Status	Submitted
Submission Type	Web
Version	0.2

Please tell us which part of this section you are commenting:

Paragraph(s) / Policy Number

4.13c

Do you agree with the text/policy? No

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

How Wistow is included yet Cawood is not, is beyond belief. Statistics show that Wistow has flooded as often if not more than Cawood. When Cawood floods, so does Wistow. Additional flooding which obviously is not taken into account is the drainage system. Wistow has flooded in heavy rain as the drainage system is stretched to capacity, and even failed at times. The system cannot take any more capacity.

Added to that Cawood has all the services, Doctors surgery, Shop, Post Office, Hardressers, several public houses. Wistow has 1 public house and a temporary (post office that will probably not survive).

Both villages are being serviced with the minimum public transport, which is constantly being reduced.

I also note that Wistow has supposedly got a number of business's. I suggest these are verified as the majority are probably reg offices or working from home and not likely to have employment benefit or growth.

I would also draw to your attention how much development Wistow has taken in the last five years alone. The land available is minimal or are we going to increase the village envelope????

Comment

Consultee	Mr Richard Coy (414382)
Email Address	[REDACTED]
Company / Organisation	South Milford Parish Council
Address	Stewards House South Milford LS25 5JA
Event Name	Consultation Draft Core Strategy February 2010
Comment by	South Milford Parish Council (Mr Richard Coy)
Comment ID	DCS/11
Response Date	31/03/10 20:03
Consultation Point	Draft Core Strategy - Full Document (View)
Status	Submitted
Submission Type	Web
Version	0.2

To make any further comments you may have about the Draft Core Strategy including any omissions, the Background Papers/Reports or The Sustainability Appraisal please pick the relevant document in the drop down list and leave you comments in the box below.

Any omissions to Consultation Draft Core Strategy

Please leave any general comments here.

Generally South Milford Parish Council would like to offer their support for many of the overarching principles set out in this document and welcome the choice of the Option 1 as the preferred spatial strategy, it also understands that Selby District Council are in a difficult position in having to accept "centrally imposed" housing targets via the contentious RSS. However we would like to add the following comments and endorsements:

Vision Aims and Objectives

The Parish Council strongly supports the objective set out in 3.5 with particular reference to numbers 4 & 7, which relate to the reuse of previously developed land and the safe guarding of existing Green Belt allocations and would ask the Council to recognise the amenity value that these areas of land with the District have for the communities that live amongst them. Objective 6 is of specific interest as the Council has engaged with Flood Specialists to identify areas of local flooding beyond those highlighted in the broad brush district wide SFRA.

Spatial Development Strategy

We would question the exclusion of Church Fenton Airbase, Barkston Ash and Ulleskelf from the "Secondary Villages with Defined development limits" settlement classification given their sustainable access to local amenities and transport links which are comparable with South Milford. Although the Parish Council recognises the rural nature of the district in comparison to neighbouring Authorities we would urge the Council to consider seeking a greater percentage of new dwellings on PDL to prevent the expansion of smaller settlements beyond their clear and defined green development boundaries. It is noted in 4.38 that countryside gap between Sherburn in Elmet and South Milford is explicitly referenced as an example of a "strategic countryside gap" and we would fully endorse that comment as well as ask the Council to recognise all the surrounding country side around the parish in a similar fashion. For that reason we would not agree with the strategy of 4.39

Creating Sustainable Communities

The Parish Council recognises the percentages quoted in paras 5.7 and 5.8 and endorses the overall objective to increase the amount of Affordable Housing in the district.

5.16 The Parish Council notes the outcome of the SHMA and would ask the Council to acknowledge the quantum of development experienced in south Milford along with the extant planning permissions not yet built out. The Parish Council would also like the Council to understand that the recent expansion of the village has generated a large percentage of inward migration and a lot of those new residents commute out of the village on a daily basis with an extremely high percentage of those journeys going to Leeds city.

5.19 The figure of 20% growth for designated service villages is misleading and refers to gross growth across the plan period, whereas after the netting off of current extant permissions across the district the Designated Service Villages will have to absorb 25% of the new build requirement. Although the Parish Council understands and supports the proactive approach proposed by the Council to meet the RSS targets the reference to localised Green Belt reviews is not welcome and we would ask that this is deleted.

Policy CP7 - We would request that the Council slightly amend the second paragraph to read *"New pitches.....close to a settlement containing a primary school, other local services with sufficient capacity to accommodate growth and suitable local amenities such as shops etc."*

Promoting Economic Prosperity

Road transport in the area has increased dramatically since the A1 corridor was upgraded to a Motorway and the number of access points reduced - The A162/A63 link bears significantly more and heavier traffic than before. We understood that a condition of the A1(M) upgrade was to measure the traffic volumes post completion, however this council has seen no evidence of these reports. Although the Parish Council supports job creation in the local area (mainly within the successful Sherburn Industrial estates) further industrial development in Selby area will add to already high road traffic volumes. A link road from the northern end of the Sherburn bypass towards the A1(M) should be a strategic objective.

The introduction of a new East Leeds Rail station (Micklefield) needs to be properly considered in terms of how this affects Selby but particularly those villages and parishes that border Leeds. For example, all rail station car parking facilities are too small to address the requirement to convert road traffic to rail in a significant and reliable way. It is likely the new station will herald rail electrification in our area which will attract more people to rail and this will highlight this problem.

Improving the Quality of Life

Generally the Parish Council supports Selby Council's approach to tackling climate change and sustainability, however we would ask that the Council reconsiders adopting the previously rejected that all units are to be built to Secure by Design standards and explicitly states the need to build units that are big enough to accommodate today's households - this could be done through the adoption of Housing Quality Indicator size standards for all new build development or the pre-emption of the Homes & Communities Agency's Sustainability Standards, which is currently being consulted upon as a way to draw together the different design standards currently available to the construction industry. The Parish Council does not accept that there is a lack of evidence to justify the gain to communities and the residents of the dwellings if these standards are adopted for all new build development in the district

Comment

Consultee Mr David Lewis (414894)
Email Address [REDACTED]
Address 32 Church End
Cawood
Selby
YO8 3SN
Event Name Consultation Draft Core Strategy February 2010
Comment by Mr David Lewis
Comment ID DCS/12
Response Date 31/03/10 20:25
Consultation Point Section 2. Key Issues and Challenges ([View](#))
Status Submitted
Submission Type Web
Version 0.1

Please tell us which part of this section you are commenting:

Paragraph(s) / Policy Number

2.7

Do you agree with the text/policy? Partly

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

I realise that not every aspect of every service can be mentioned. However, whilst there is a good rail service as noted, the irregular service from Selby to York needs to be made more regular, and the sparse service linking Sherburn with Sheffield and York needs a great improvement in frequency. The potential of Church Fenton station to act as a park and ride base for York or Leeds should be encouraged.

I am not sure whether this is also the appropriate place to mention cycle links. The district is, I believe, crossed by national routes 65 and 66. Also given the flat terrain cycling journeys for both work and pleasure should be encouraged by construction of cycle lanes and incentives given for cycle facilities at civic buildings.

Comment

Consultee	Mr David Lewis (414894)
Email Address	[REDACTED]
Address	32 Church End Cawood Selby YO8 3SN
Event Name	Consultation Draft Core Strategy February 2010
Comment by	Mr David Lewis
Comment ID	DCS/13
Response Date	31/03/10 20:36
Consultation Point	Section 3. Vision, Aims and Objectives (View)
Status	Submitted
Submission Type	Web
Version	0.1

Please tell us which part of this section you are commenting:

Paragraph(s) / Policy Number

3.5 bullet points 8 and 10/13

Do you agree with the text/policy? Partly

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

At bullet point 8, the point about non-car usage is again stressed. However, there is no explicit mention of cycling facilities. An improvement in these - possibly using some spin off from York's establishment as a "cycling champion city" - is needed, and leisure and work journey opportunities by cycle need to be improved

Bullet points 10 and 13 refer to improvement in cultural life. There is clear scope and demand for a heritage and arts centre to serve the district, and a perfect opportunity in the guise of Abbot's Staithe in Selby. This is described as the finest medieval monastic warehouse in Europe, yet it lies seemingly unwanted and derelict in the heart of Selby. It would take relatively little money to turn this hidden gem into a thriving arts/heritage centre to the cultural and economic benefit of the district's inhabitants.

Comment

Consultee	Mr David Lewis (414894)
Email Address	[REDACTED]
Address	32 Church End Cawood Selby YO8 3SN
Event Name	Consultation Draft Core Strategy February 2010
Comment by	Mr David Lewis
Comment ID	DCS/14
Response Date	31/03/10 20:44
Consultation Point	Section 6. Promoting Economic Prosperity (View)
Status	Submitted
Submission Type	Web
Version	0.1
Please tell us which part of this section you are commenting:	
Paragraph(s) / Policy Number	6.23 6.30
Do you agree with the text/policy?	Partly

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

In one of the subsections to 6.23, the promotion of existing rail facilities at Gascoigne Wood is promoted. I think this is a good thing. There are clearly large scale freight handling facilities there, and every effort should be made to encourage their use.

Section 6.30 talks about economic vibrancy in Selby Town Centre. Here I believe the appointment of a Town Centre manager is vital. Not only would such a person be able to keep retailers in touch with what is going on, but they could also be in charge of re-invigorating the Monday market, which is rapidly losing its vitality and usefulness. As well as this, Selby now has two major display spaces in the Market Place and at the riverside amphitheatre. These cry out to be used. Visiting performers and exhibitions would bring more visitors into town so improving footfall in all commercial premises. Of course, this means investing in a salary and some advertising - but any such investment would see good return. "Speculate to accumulate" - what's the point of creating great public spaces if you don't use them?

Comment

Consultee Mr David Lewis (414894)
Email Address [REDACTED]
Address 32 Church End
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Selby
YO8 3SN
Event Name Consultation Draft Core Strategy February 2010
Comment by Mr David Lewis
Comment ID DCS/15
Response Date 31/03/10 20:49
Consultation Point Section 7. Improving the Quality of Life ([View](#))
Status Submitted
Submission Type Web
Version 0.1

Please tell us which part of this section you are commenting:

Paragraph(s) / Policy Number

7.55

Please add any comments below

What is wrong with it? How should it be changed? Does anything need adding?

In the bullet points as part of this policy historic buildings are referred to without mentioning by name two marvellous mercantile buildings that Selby has - i.e. the "finest monastic warehouse in Europe" i.e. Abbot's Staithe and Yorkshire's First Railway station, 175 years old, in Ousegate. These ought to be major tourist attractions.

Comment

Consultee	Mr David Lewis (414894)
Email Address	[REDACTED]
Address	32 Church End Cawood Selby YO8 3SN
Event Name	Consultation Draft Core Strategy February 2010
Comment by	Mr David Lewis
Comment ID	DCS/16
Response Date	31/03/10 20:59
Consultation Point	Draft Core Strategy - Full Document (View)
Status	Submitted
Submission Type	Web
Version	0.1

To make any further comments you may have about the Draft Core Strategy including any omissions, the Background Papers/Reports or The Sustainability Appraisal please pick the relevant document in the drop down list and leave your comments in the box below.

Any omissions to Consultation Draft Core Strategy

Please add any comments here.

I realise this is a long and complex document, and SDC are to be praised in attempting such a comprehensive review. However, nowhere can I find reference to three key positions that are surely vital if any authority is to move forward with purpose over the next 15 years. I refer to 1. A Town Centre manager : to invigorate economic life 2. A Conservation Officer : to give expertise on what to conserve and what can be replaced, how to modernise tastefully and effectively, and how past designs can inform future planning. It is not enough to say that planning officers take conservation into account alongside all their other weighting factors. That is a "jack of all trades" approach. For something as important as the built environment an expert view, capable of being consulted is required. 3. A Tree Preservation/Green Space Officer : to do the same for the natural environment as the Conservation Officer would do for the built one. Yes, of course three new posts involves expenditure, and thus a slight increase in Council Tax. But, being cheapest isn't always being best. Given the socio- economic

profile of Selby District, the appointment of such officers to take charge of these areas would be widely welcomed.

Your Ref: FP/L140

Comments ID DCS/53

Our Ref: CGW/Selby (14)

Consultee ID 416026

30 March 2010

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The Shire Group of
Internal Drainage Boards
is managed by JBA Consulting

For the attention of Terry Heselton Principal Planner

Dear Mr Sirs

Re – Selby District Council Local Development Framework – Consultation on Core Strategy

Clerk and Engineer to
Ancholme IDB
Ashfields and West Moor IDB
Bedale and Upper Swale IDB
Black Drain DB
Cod Beck IDB
Dearne and Dove IDB
Dun Drainage Commissioners
Fairham Brook IDB
Finningley IDB
Garthorpe DB
Goole Fields District DB
Hatfield Chase IDB
Knottingley to Gowdall IDB
Laneham IDB
Lower Swale IDB
Messingham IDB
Potteric Carr IDB
Reedness and Swinefleet DB
River Lugg IDB
River Wiske IDB
Scunthorpe IDB
Sow and Penk IDB
Tween Bridge IDB
Went IDB

Engineer to
Selby Area IDB

Thank you for your letter dated 18 February 2010.

The Selby Area IDB welcomes the concern shown in the consultation for conserving flood storage capacity as this in turn maintains flood protection to existing properties and businesses.

The Board also encourages the use of sustainable drainage systems to ensure developments do not result in an increase in flood risk and do not overload existing drainage systems, including those maintained by the Board.

The Board will continue to review individual planning applications including the submitted flood risk assessments with regard to their impact on the Board maintained drainage systems.

If you have any queries, please contact Chris Wright or Ian Benn at the above address.

Yours faithfully,
**On behalf of the
Selby Area Internal Drainage Board**



Chris Wright
JBA Consulting
Engineer to the Board
Chris.wright@jbaconsulting.co.uk

SELBY DISTRICT COUNCIL PLANNING	
DATE RECEIVED & LOGGED	3 1 MAR 2010
LAST REPLY DATE	2 2 APR 2010

