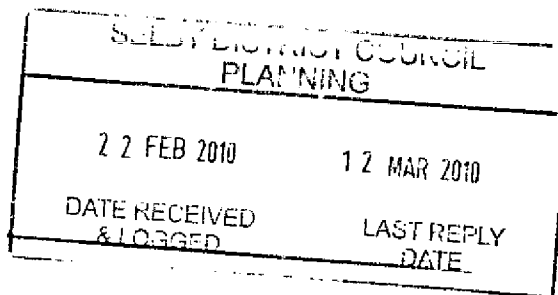




Safety Regulation Group
Aerodrome Standards



Mr Terry Heselton
Principal Planner (LDF Team)
Selby District Council
Civic Centre
Portholme Road
Selby
North Yorkshire
YO8 4SB

19 February 2010

Dear Sir

**Re: Selby District Local Development Framework (LDF)
Consultation on Draft Core Strategy**

Thank you for your recent correspondence relating to the Council's Core Strategy Preferred Options Reports as part of the preparation of the emerging Local Development Framework.

Whilst the CAA would not wish to comment on local development plans, where officially safeguarded aerodromes lie within the Council's area of jurisdiction, we recommend that the Council considers the need of such aerodrome(s) within your development plan and consult with the aerodrome operator(s)/licensee(s) directly.

Notwithstanding the comments above, the following, whilst by no means a comprehensive list of all development/aviation related issues, might provide useful background material:

- **'Other' Civil Aerodromes.** Operators/licence holders of civil aerodromes other than those that are officially safeguarded are advised to take steps to protect their locations from the effects of possible adverse development. To this end local authorities might agree to accept a 'non-official' safeguarding map from any local aeronautical site. If the Council has agreed to hold such maps, it should approach the site operator directly for comment on planning matters. Local planning authorities are asked to respond sympathetically to requests for non-official safeguarding. The CAA is prepared to offer advice on the preparation of a non-official safeguarding map at the request of any aerodrome operator or local planning authority. ODPM Circular 1/2003 (Annex 2, paragraph 13) refers.
- **Telecom Installations.** Whilst it is noted that the General Development Order states that applications for masts within 3 km of an aerodrome should contain evidence of notification to the CAA or aerodrome operator, the appropriate contact is the aerodrome operator. Notification to the CAA will result in advice to contact the aerodrome operator.

- 2 -

- **Wind Turbines.** All wind turbine proposals, whether prior to, or at, formal planning application stage, should be notified to both the CAA's Directorate of Airspace

Policy and to the Ministry of Defence (Defence Estates). Addresses for each organisation are:

Directorate of Airspace Policy
K6 Gate 3
CAA House
45-59 Kingsway
London WC2B 6TE

Safeguarding
Defence Estates
Blakemore Drive
Sutton Coldfield
B75 7RL

- **High Structures.** Notwithstanding the requirements of local aerodrome operators to consider the impact of structures within their (officially or unofficially) safeguarded area, away from the immediate vicinity of an aerodrome, tall structures might nevertheless constitute an aviation hazard. In view of this, there is a mandatory lighting requirement for structures of a height of 150m or more. Moreover, away from aerodromes, even structures less than 150m high may need to be lit if by virtue of their nature or location they constitute a significant hazard to air navigation. It is recommended that all proposed developments over 90m in height should be notified to the Directorate of Airspace Policy (DAP) and comment sought relating to the need or otherwise for aviation obstruction lights.

Additionally, to cater for the need to record in aviation documents and charts structures extending 91.4m (300ft) above ground level, local planning authorities are asked to inform the CAA/DAP about developments that might breach this level.

DfT / ODPM Circular 1/2003 (Annex 2, paragraph 30-32) refers.

- **Venting and Flaring.** Venting and flaring of gas should be anticipated with mineral extraction. This might have a potential impact upon the safe operation of aircraft in the immediate vicinity. With this in mind, should planning permission be granted, it would be essential to establish whether such releases of gas would constitute a potential danger to overflying aircraft. If there were such a danger, the site would need to be promulgated to the aviation community along with advisory avoidance criteria.

We hope this is of use. Should the Council wish to discuss any related issue or seek clarification of any point, please do not hesitate to get in touch.

Yours faithfully



P.P
K RIENSEMA
Head of Strategy and Standards
Aerodrome Standards

Consultation ID 415772

Comment ID

DCS/34



North
Yorkshire
Police

22nd February 2010

Your Ref: FP/L140

Mr Terry Heselton
Principal Planner (LDF Team)
Selby District Council
Civic Centre
Portholme Road
Selby
YO8 4SB

SELBY DISTRICT COUNCIL PLANNING	
25 FEB 2010	17 MAR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

Dear Mr Heselton,

Selby District Local Development Framework (LDF) Draft Core Strategy

Thank you for forwarding a CD version of the above draft Core Strategy for comment.

Guidance advises that every Core Strategy should have at least one general policy to help deliver planning's contribution to crime prevention and community safety.

From a 'designing out crime' point of view, I welcome the references made in the Core Strategy to community safety and in particular Secured by Design (Design Quality - Page 93).

You cannot have sustainable attractive and high quality places where people wish to live without taking into consideration crime, the fear of crime and community safety. Your draft Core Strategy fully recognises this by ensuring that all new development proposals adopt the principles of Secured by Design.

I'm not sure whether you would consider it appropriate or not, but I would ask that you consider including a paragraph which makes a link to Design and Access statements being required to demonstrate how crime prevention measures have been considered in planning proposals and how the design reflects the attributes of safe sustainable places outlined in Safer Places the Planning System and Crime Prevention (a companion guide to Planning Policy Statement 1).

I have no further comments to make. Many thanks again for involving me in the consultation process.

Yours sincerely,

Jim Shanks
Police Architectural Liaison Officer



NORTH WHARFE INTERNAL DRAINAGE BOARD

(A Member of the York Consortium of Drainage Boards)

**WILLIAM SYMONS
CLERK TO THE BOARD
DERWENT HOUSE
CROCKEY HILL
YORK
YO19 4SR**

**Telephone (01904) 720785
Fax (01904) 720800**

Email: bill.symons@yorkconsort.gov.uk

Please ask for David Fullwood

Our Ref: DFF/MA

2 March 2010

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

Dear Sir,

**Selby District Local Development Framework (LDF)
Consultation on Draft Core Strategy**

Thank you for forwarding copies of the above Strategy to the Board and the invitation for the Boards comments.

As far as the Strategy is concerned the Boards prime interest is in the management of surface water discharges from development sites. There is no specific mention within the strategy of the management of surface water from any new development sites.

Within the Strategy the principal town of Selby and the Local Service Centres of Sherburn in Elmet are not within the Boards area. A very small area of Tadcaster lies partially within the North Wharfe area.

Designated Service Villages

The following villages are within the Boards areas Barlby/Osgodby, Hemingbrough, North Duffield and Riccall. All of these villages have Board maintained watercourses adjacent to them, which receive surface water discharges from the existing development. Additional surface water discharges from new development within these villages will have an impact on these watercourses. Also a number of the watercourses rely on a final pumped discharge to the River Ouse. These pumping stations are generally considered to be at capacity and cannot accept increased flows to them.

It is therefore imperative that when sites are allocated for development within these locations the management of surface water discharge is given the necessary high priority. It is essential that appropriate schemes be designed such that additional strain is not placed on the existing infrastructure.

Secondary Villages with Defined Development Limits

There are a number of villages within this group, which are within the Boards area. The comments made above can generally be applied to these locations.

Yours faithfully,

W Symons
Clerk and Engineer to the Board

ryan king

From: Michelle Allenby [michelle.allenby@yorkconsort.gov.uk]
Sent: 02 March 2010 15:04
To: ldf
Subject: Consultation on Draft Core Strategy
Follow Up Flag: Follow up
Flag Status: Red
Attachments: 2010-03 Selby DC re LDF - 02.03.2010.doc

Consultee ID 414877 Comment ID DCS/10

OUSE & DERWENT INTERNAL DRAINAGE BOARD

(A Member of the York Consortium of Drainage Boards)

**WILLIAM SYMONS
CLERK TO THE BOARD
DERWENT HOUSE
CROCKEY HILL
YORK
YO19 4SR**

**Telephone (01904) 720785
Fax (01904) 720800**

Email: bill.symons@yorkconsort.gov.uk

Please ask for David Fullwood

Our Ref: DFF/MA

2 March 2010

LDF Team
Selby District Council
Civic Centre
Portholme Road
Selby
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W Symons
Clerk and Engineer to the Board

ryan king

From: Michelle Allenby [michelle.allenby@yorkconsort.gov.uk]
Sent: 02 March 2010 15:03
To: ldf
Subject: Consultation on Draft Core Strategy
Follow Up Flag: Follow up
Flag Status: Red
Attachments: 2010-03 Selby DC re LDF - 02.03.2010.doc



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

LDF LOCAL DEVELOPMENT FRAMEWORK

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		Name	
Organisation	Leeds City Council	Organisation	
Address	Forward Planning & Implementation Leonardo Building 2 Rossington Street Leeds	Address	
Postcode	LS2 8HD	Postcode	
Tel	(0113) 2478122	Tel	
Fax	(0113) 247 8464	Fax	
Email	ldf@leeds.gov.uk	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? Yes / No / Partly

Please add any comments below

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

Large empty rectangular area for providing comments.

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

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

Thank you for consulting Leeds City Council on the Selby draft Core Strategy.
We have no comments to make. However we would be grateful if you would keep us informed as the Area Action Plan for Selby and Adjoining Villages and the Allocations DPD progresses.

Thank you

Please sign and date the form

Signed  (K. Holloway)

Date 3rd 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,

ryan king

From: Holloway, Kathryn [Kathryn.Holloway@leeds.gov.uk]
Sent: 03 March 2010 15:36
To: ldf
Subject: Draft Core Strategy
Follow Up Flag: Follow up
Flag Status: Red
Attachments: LCC scanned rep to Draft Selby CS.tif

Forward Planning & Implementation
City Development
Leeds City Council
Thorseby House (Level 3)
2 Rossington Street Leeds LS2 8HD
Tel (0113) 2478122 Fax (0113) 2478464
Email: ldf@leeds.gov.uk

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Consultee ID 415796

Comment ID DCS/35

05 March 2010

Terry Heselton
Selby District Council
Civic Centre
Portholme Road
Selby
YO8 4SB

ldf@selby.gov.uk

Our ref: CSE-19830



Dear Terry

**Selby District Local Development Framework
Consultation on Draft Core Strategy
Your Ref: FP/L140**

Thank you for consulting the Commission for Architecture and the Built Environment (CABE).

Unfortunately, due to limited resources, we are unable to comment on this document. However we would like to make some general comments which you should consider.

A good spatial plan is essential to achieving high quality places and good design. CABE believes that getting the local development framework core strategies right is one of the most important tasks planners are undertaking.

We have run workshops with over 65 local planning authorities to look at how design is being embedded in core strategy documents, which form part of the local development framework. The workshops offer local authorities independent informal advice from an expert panel and allowed us to identify the strengths and weaknesses of current approaches to spatial planning and how design, functionality and space are dealt with in core strategy documents.

Three key messages for local planning authorities preparing core strategies have emerged from our workshops. These are now embedded within a CABE publication called ***Planning for places: delivering good design through core strategies***. This publication is available to download from the CABE website www.cabe.org.uk/publications/planning-for-places

The three key messages are also applicable to other LDF documents and you should keep these in mind when preparing other Development Plan Documents and Supplementary Planning Documents:

Tell the story

A good core strategy needs to tell the story of the place, explain how it works and highlight its qualities and distinguishing features. Telling the story helps everyone understand how the qualities of the place have shaped the strategy and its priorities for future quality. For more information about telling the story, please refer to the CABE website: www.cabe.org.uk/planning/core-strategies/tell-the-story



Set the agenda

Use the core strategy to say what is wanted for the area, express aspirations and be proactive and positive about the future of the place and say how this will be achieved. Set out what is expected in terms of design quality and where necessary provide links to the relevant development plan documents or supplementary planning documents. For more information about setting the agenda, please refer to the CABE website: www.cabe.org.uk/planning/core-strategies/set-the-agenda

Say it clearly

Make the core strategy relevant and understandable to a wide audience. Use diagrams to inform the text and communicate the strategy and show what quality of place means. For more information about saying it clearly, please refer to the CABE website: www.cabe.org.uk/planning/core-strategies/say-it-clearly

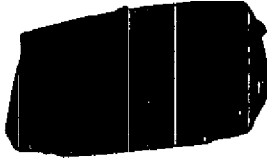
It is also important that there is a clear priority for design quality and place-making objectives in the core strategy, setting out the key principles. This needs to be explicit so that it cannot be challenged when applications are being determined.

We would also like to respond by drawing your attention the following CABE Guidance that you might find useful:

- *Making design policy work: How to deliver good design through your local development framework*
- *Protecting Design Quality in Planning*
- *Creating Successful Masterplans – a guide for clients and Design Reviewed Masterplans*
- *By Design: urban design in the planning system towards better practice* (published by DETR)

These, and other publications, are available from our website www.cabe.org.uk

Yours sincerely



Sarah Burgess
Senior advisor



KEY QUESTIONS – CORE STRATEGY WORKSHOP

Questions to think about when telling the story

- Is there a clear description of the special character of a place and how it functions?
- Does it recognise the choices facing an area?
- Does it express the role the place plays in the sub-region and region?
- Who lives there and why?
- Is it clear how the physical, economic, environmental and social influences have shaped the place?
- Does the vision set out what the place will be like and reflect the characteristics and issues of the area?



Questions to think about when setting the agenda

- What are the core principles behind the strategy?
- Are the priorities clear and have the tough decisions been made?
- Does the strategy clearly set out what you want for an area - and where, when and how you want it?
- Is it clear that quality of place is a priority?
- Is the emphasis on neighbourhoods rather than housing numbers?
- What sort of lifestyle will communities have?
- What are the expectations for development?
- Could developers identify what is wanted and where? Has the strategy considered the implications of change and how that change will be managed?
- Are there links in the core strategy to other local development documents?
- Is there backing from the rest of the authority, the local strategic partnership and other key partners?
- Have examples of other places that could inspire change locally been identified?
- Does the strategy set out the brief for areas that need further detailed analysis?

Questions to think about when saying it clearly

- Does the document use plain English?
- Is the strategy selective in its content?
- Are maps, diagrams and photos used to tell the story of the place, explain the strategy or show benchmarks?
- Are the issues set out and the response to them shown clearly?

- Has the strategy been expressed at different spatial scales so that its implications are understood at the neighbourhood, town, city, sub-regional and regional level?



ryan king

From: Andrew Davies [adavies@cabe.org.uk]
Sent: 05 March 2010 16:12
To: ldf
Subject: Re: Selby District Local Development Framework - NO COMMENTS
Follow Up Flag: Follow up
Flag Status: Red
Attachments: NCP_100305_Selby LDF Consu_19830_AD.pdf

05 March 2010

Terry Heselton

Selby District Council

Civic Centre

Portholme Road

Selby

YO8 4SB

ldf@selby.gov.uk

Our ref: CSE-19830

Dear Terry

Selby District Local Development Framework

Consultation on Draft Core Strategy

Your Ref: FP/L140

This email has been scanned for viruses on behalf of CABA For more information please visit
<http://www.epagency.net>

08/03/2010



The government's advisor on architecture, urban design and public space

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Contact us

Our office is near Holborn in central London. We are easy to reach by bike, tube, bus, train or car.

How do I get in touch with CABE?

Call our office any time between 8.30am and 5.30pm:

- **Phone** - 020 7070 6700
- **Fax** - 020 7070 6777
- **Email** - info@cabe.org.uk

Call Jane Barraclough or Dominy Bird on 020 7070 6700 with all press enquiries.

Call Stella Bland on 07739 237 148 with urgent out-of-office-hours enquiries.

Where is CABE based?

CABE
1 Kemble Street
London WC2B 4AN

Commission for Architecture and the Built Environment, 1 Kemble Street, London WC2B 4AN
[Contact us](#) | [Terms and conditions](#) | [Accessibility statement](#)



**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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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	J France	Name	
Organisation		Organisation	
Address	Cherry tree house wistow	Address	
Postcode	Yo8 3ut	Postcode	
Tel		Tel	
Fax		Fax	
Email		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? Yes / No / Partly

Please add any comments below

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

I really disagree that Wistow should be a designated service village. When looking at the availability of services how can Selby council feel it should be a designated service village? There is a pub and a fish and chip shop. There isn't even a shop. The accessibility of higher order services and employment services is no higher than any other village on the bus route.

It should be designated the same as Cawood (who has much more services) and Kelfield.

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

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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 _____

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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: Jonathan France ([REDACTED])
Sent: 07 March 2010 12:07
To: ldf
Follow Up Flag: Follow up
Flag Status: Red
Attachments: 100218_Core_Strategy_Final_Comments_Form_Feb_2010.doc

Jonathan France

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08/03/2010



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Consultation Draft Core Strategy
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February 2010**



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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	J WETTERER	Name	
Organisation		Organisation	
Address	8 LEEDS ROAD SELBY	Address	
Postcode	YO8 4HX	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email	[REDACTED]	Email	

SELBY DISTRICT COUNCIL
PLANNING

12 MAR 2010 - 1 APR 2010

DATE RECEIVED & LOGGED LAST REPLY DATE

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

Section Number / Paragraph(s) / Policy Number

N67

STRATEGIC DEVELOPMENT SITES

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?

APPENDIX 7

A. CROSSHILLS LANE

It seems that this site consists of Farm land, Allotment land, School playing fields. The inclusion of the latter two is wrong and would lead to a loss of recreational space (conflicting with the 'green' policy). The farmland near the dam is prone to flooding and will give rise to objections from EA and LD13 as it is used as a flood catchment area.

The idea of a link to Leeds road has been a 'planners dream' for many many years, it will not happen because 'the sums will never add up' to finance it. If NVCC as owner of the school playing area feels it has land to spare it should be used as public open space, recreation area for the local community as there is very little in that area.

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?

(This area is intended for handwritten or typed comments.)

SELBY DISTRICT COUNCIL PLANNING	
12 MAR 2010	- 1 APR 2010
DATE RECEIVED ALOGGED	LAST REPLY DATE

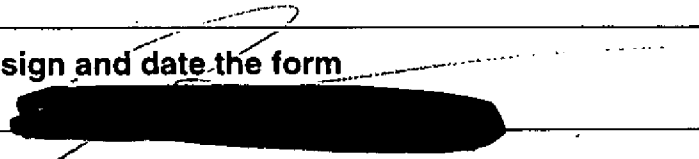
Please copy / print extra sheets and use a new sheet for each section / policy

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

2/3/2010

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



Comments Form Consultation Draft Core Strategy for Selby District February 2010		SELBY DISTRICT COUNCIL LOCAL DEVELOPMENT FRAMEWORK PLANNING
DATE RECEIVED & LOGGED 15 MAR 2010	Office use 8 APR 2010	
DATE RECEIVED & LOGGED	LAST REPLY DATE	

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

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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	Bryan Wilcockson	Name	
Organisation	Old Selbions	Organisation	
Address	16 Sandy Rise Selby YO8 9DW	Address	
Postcode	YO8 9DW	Postcode	
Tel		Tel	
Fax		Fax	
Email		Email	

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

Section Number // Paragraph(s) // Policy Number

5.28 (Page 38)

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 data appears flawed and based on completions at the peak of the housing boom. 400 houses per annum for 13 years seems overstated, with neither the jobs (industry) nor infrastructure capable of supporting it

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 7.4 (Page 77)

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?

Paragraph is overstated. It does not give a balanced view.

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

I support the preference for the redevelopment of brownfield sites.
Whilst the old BOCM factory was shown (page 2 of citizenlink supplement)
nothing was mentioned of the old Rostron, Shipyard, Storges &
Yorkshire Chemicals sites

Please sign and date the form

Signed _____

Date 12.03.2010

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

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to the EDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road,
Selby, North Yorkshire, YO84SB.

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which will help us to improve the way we consult in the future



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



Office use
ID No:

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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	R M MIDDLETON	Name	
Organisation		Organisation	
Address	2 CARL ST SELBY	Address	
Postcode	YO8 8AW	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email	[REDACTED]	Email	

Customer Contact Centre
Received
15 MAR 2010

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

Section Number / Paragraph(s) / Policy Number:

OLYMPIA

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?

SHOULD MAKE ENTERING SLOWLY BETTER
AND MAKE IT LOOK BETTER

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

CROSSHILLS

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?

WE THOUGHT THIS LAND WAS
FLOOD PLANE SO SHOULD HAVE
PROBLEMS.

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
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Please sign and date the form

Signed _____

Date

13/03/10

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SELBY DISTRICT COUNCIL PLANNING	
15 MAR 2010	- 6 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

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

BNP Paribas Real Estate
Belgrave House
Bank Street
Sheffield
S1 2DR
Tel: +44 (0)114 241 2207
Switchboard: +44 (0)870 700 2233
Fax: +44 (0)114 275 2565
Email: Paul.r.forshaw@bnpparibas.com

Your ref:
Our ref: 080625 PBF L090310

11 March 2010

Dear Sir

REPRESENTATIONS TO SELBY LOCAL DEVELOPMENT FRAMEWORK DRAFT CORE STRATEGY

JAS BOWMAN AND SONS LIMITED, EGGBOROUGH

We have been instructed by our clients, Jas Bowman and Sons Limited ("Jas Bowman"), to submit representations on their behalf to the above document in respect of their site to the south of Eggborough (the "site"). A site plan is enclosed for your information.

Site Description and Background

The site is located in the south of the Selby District, in the settlement of Whitley Bridge, within the primary village of Eggborough. The site is located on the east side of Selby Road / Graysfield, and is bordered by residential areas to the west and south, and an open field to the north, with further residential development beyond this. The east of the site backs on to the A19, and the Goole to Leeds railway line runs to the south of the site.

The site is approximately 5 hectares (13 acres) in area and contains an operational mill, storage tanks, offices and hardstanding.

The site is fully operational, and Jas Bowman currently has no intention of ceasing operations. However, flexibility is required in the Local Development Framework (LDF) in order to enable the regeneration of the site if it does become surplus to requirements in the future.

Jas Bowman considers that the site offers the opportunity for residential development for the following reasons:

- Redevelopment of the site would constitute the redevelopment of previously developed land;
- The site is located within the defined settlement limit;
- The site is located within a primarily residential area;
- The site is located close to a number of employment opportunities including Tunstall Communications, Eggborough Power Station, Kellingley Colliery, The Maltings Industrial Estate, the Northside Industrial Estate, and the Saint Gobain float glass factory;
- The site is located close to a number of community facilities and services, including Whitley and Eggborough Primary School, a village hall in both Whitley Bridge and Eggborough, an





- equipped play area, playing fields and cricket pitch in Eggborough, and recreation facilities at Eggborough Power Station, as well as a number of local shops; and
- The site has access to the wider area via public transport with 2 buses per hour offering services to Selby and Goole, and an hourly bus services to Doncaster, Pontefract and Knottingley. Whitley Bridge Rail Station is also located within walking distance of the site, offering services to Goole, Doncaster and Leeds.

Details of the site, and its suitability for residential development were submitted to the Selby LDF Strategic Housing Land Availability Assessment (SHLAA) "Call for Sites" exercise in August 2008.

The SHLAA assess the site as suitable for housing development due to its location within the existing settlement limits of a village and its previously developed nature. It considers that housing development on the site is achievable within years 0-7 of the LDF, but due to Jas Bowman's operations, the site may not become available for development until years 8-17 of the LDF.

In addition, representations were submitted to the Further Options Draft of the Core Strategy in December 2008. These representations further promoted the residential development potential of the site and requested that the Core Strategy allowed for a higher level of housing growth in Eggborough and Whitley Bridge. They also sought the release of employment land for alternative uses, particularly housing, where employment sites are located in inappropriate areas, such as primarily residential areas.

In light of the above, please find Jas Bowman's representations to the Draft Selby Core Strategy below:

Representations to the Selby LDF Draft Core Strategy

Policy CP1: Spatial Development Strategy – Settlement Hierarchy

Jas Bowman **objects** to the settlement hierarchy in the draft Core Strategy. It is considered that Whitley Bridge should be included in the Designated Service Villages category, along with Eggborough, as the two settlements share a number of services and facilities.

The villages of Monk Fryston and Hillam, and Barby and Osgodby are grouped together in the settlement hierarchy as two single Designated Service Villages as they have close links and shared facilities. A similar relationship exists between Eggborough and Whitley Bridge. In particular, there are a number of employment opportunities in both Whitley Bridge and Eggborough, as identified above, which residents of both communities use. There is a primary school which is shared between both communities, and Eggborough is reliant on the railway station at Whitley Bridge for access to rail transport. As such, both settlements are clearly linked, and the Core Strategy should reflect this by identifying Whitley Bridge and Eggborough as a linked Designated Service Village in the Settlement Hierarchy.

In addition to the above, Paragraph 2.47 of the Yorkshire and the Humber Plan ("RSS") (May 2008) defines local service centres as the following:

"Towns and villages that provide services and facilities that serve the needs of, and are accessible to, people living in the surrounding rural areas."

Whilst it is acknowledged that Eggborough and Whitley Bridge are not of similar size to Sherburn in Elmet and Tadcaster, it is considered that combined they offer a wide range of services, facilities and employment opportunities that serve the needs of the surrounding rural area, including the villages of Kellington, Whitley, Great Heck and Hensall. These services include shops, public houses, a post office, petrol station and other shopping and leisure services, community facilities such as a primary school, and the employment opportunities identified above. The settlement also offers regular public transport services to major urban centres such as Selby, Doncaster, Pontefract and Leeds. Considering the level of services that Eggborough and Whitley Bridge



combined offer, it is considered that they both should at least be identified as a single Designated Service Village in the Core Strategy.

Policy CP1: Spatial Development Strategy – Other Locational Principles

Jas Bowman **supports in principle** the priority given to re-use of previously developed land in the Core Strategy. However, the Core Strategy states that priority will be given to the development of suitable greenfield sites in the settlements of Selby, Sherburn in Elmet and Tadcaster before previously developed land in the Designated Service Villages and smaller settlements. Jas Bowman **objects** to this.

Paragraph 36 of Planning Policy Statement 3: *Housing* states that the priority for development should be previously developed land. It is therefore considered that the re-use of previously developed land should be prioritised regardless of the settlement. As such, previously developed land in the Designated Service Villages and smaller settlements should be prioritised for development over greenfield sites in the larger settlements.

Policy CP2: The Scale and Distribution of Housing

Part B of Policy CP2 states that in order to accommodate the level of growth required by the RSS in Selby, 1,000 dwellings will be delivered through an urban extension to the existing built-up area to the north-west of Selby, and another 800 to the east of the town.

Jas Bowman **objects** to the use of urban extensions. It is considered that the Core Strategy should make more effective and efficient use of previously developed land by distributing this development amongst the smaller settlements in the District, particularly the Designated Service Villages. Not only will this reduce the level of development on greenfield sites in Selby, it will provide a higher rate of housing growth in the Designated Service Villages, such as Eggborough and Whitley Bridge where there is already access to employment opportunities and services, as stated above, therefore creating a sustainable pattern of growth.

Policy YH7: *Location of Development* in the RSS sets out a hierarchical approach to the location of development. It states that the first priority for development should be the re-use of previously developed land. Second priority is given to other suitable infill opportunities, and only when development cannot be accommodated by the above does it allow for the use of urban extensions. In order for the Core Strategy to be in accordance with the RSS, it is considered that it should allow for an increased level of housing development on previously developed land within the Designated Service Villages, such as Eggborough / Whitley Bridge, before the use of urban extensions to Selby.

Policy CP9: Scale and Distribution of Economic Growth

Part V of Policy CP9 states that Selby District Council will support the safeguarding of existing and allocated employment sites. Jas Bowman **objects** to this, and considers that the Core Strategy should allow for the re-use of employment sites for alternative uses, including housing, where they are located in areas that may no longer be suitable for employment development. This includes residential areas, and particularly in the medium sized settlements in the District, such as Eggborough / Whitley Bridge, where the continued use of the site for employment uses may cause a disamenity to surrounding residential properties.

The Core Strategy aims to restructure the local economy towards a more service and knowledge based economy. In order to achieve this it is considered that more office based employment development will be required in the District. National Planning Policy aims to direct office development to urban centres where it will have greater levels of accessibility by a range of transport modes, including public transport. It is therefore considered that new employment growth in the District should be directed towards the urban centre of Selby, and to a lesser extent the centres of Sherburn in Elmet and Tadcaster. The need to focus higher value employment growth,



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particularly in the financial and professional services and knowledge based sectors, in and around the centre of Selby is emphasised in 2007 Employment Land Study (ELS) produced by GVA Grimley. In addition, Policy YH5: *Principal Towns* of the RSS states that employment development should be focused on the Principal Towns in the Region, including Selby and aims to improve the viability and vitality of their centres.

It is therefore considered that the Core Strategy should allow for the re-use of employment sites for alternative uses, in sustainable locations outside of the urban centres of Selby, Tadcaster and Sherburn in Elmet, where these sites are not appropriate for the development of employment uses in the professional and financial services sectors. In particular, sites which are located within the Designated Service Villages such as Eggborough / Whitley Bridge, and are located in existing residential areas.

Jas Bowman therefore requests that Policy CP9 allows for the reuse of employment sites, in the Designated Service Villages and smaller settlements where they are not suitable locations to meet the needs for a local economy based on the financial and professional services sectors, and / or where the continued employment use of the site will create negative impacts on surrounding residential areas through issues such as noise, dust, traffic, etc.

Conclusion

Jas Bowman's site in the settlement of Eggborough / Whitley Bridge is currently operational. However, flexibility is required in the LDF to allow for situations in the future where the site may become surplus to requirements.

The site is considered to be suitable for residential development and has been assessed as such in the Selby SHLAA. This is due to its location within a primarily residential area and its access to employment opportunities, community services and facilities such as schools, and public transport links to Selby and the wider area.

Jas Bowman considers that the Core Strategy should refer to Eggborough and Whitley Bridge as a joint Designated Services Village due to the closely linked role that both settlements play in offering employment opportunities, service provision and public transport links to the wider area.

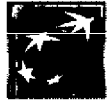
Jas Bowman also considers that, in order to be in conformity with the RSS, the Core Strategy should prioritise housing development on previously developed land in the Designated Service Villages and smaller settlements before delivering significant levels of housing growth through urban extensions to the settlement of Selby.

In addition, Jas Bowman requests that, in light of the Core Strategy's aspirations to diversify the local economy towards the knowledge based and financial and professional services sectors, existing employment sites which are not suitable locations for employment uses in the service sectors should be allowed to be redeveloped / reused for alternative uses, including housing. This particularly includes sites which are located outside of the main urban centres of Selby, Tadcaster and Sherburn in Elmet. It is also requested that the Core Strategy allows for the reuse of employment sites for housing development. Particularly where, due to the site's location within a primarily residential area, the continued use of the site may have a negative impact on surrounding residential properties through issues such as noise, dust, traffic, etc.

We reserve the right to amend or withdraw these representations if necessary.

We trust the above is clear and satisfactory; however if you require further information or would like to discuss the above please do not hesitate to contact either Paul Forshaw or John Dunshea at the above office.

Consultee ID
915834



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**SELBY DISTRICT COUNCIL
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15 MAR 2010

- 6 APR 2010

DATE RECEIVED
& LOGGED

LAST REPLY
DATE

Finally, we would be grateful if you could confirm receipt of these representations and confirm that they have been "duly" made.

Yours faithfully,

BNP Paribas Real Estate UK Ltd

BNP Paribas Real Estate UK Limited

Cc Mr A G Bowman – Jas Bowman and Sons Ltd

Enc Site Plan

Completed Consultation Response Form

Whitley Bridge, East Yorkshire

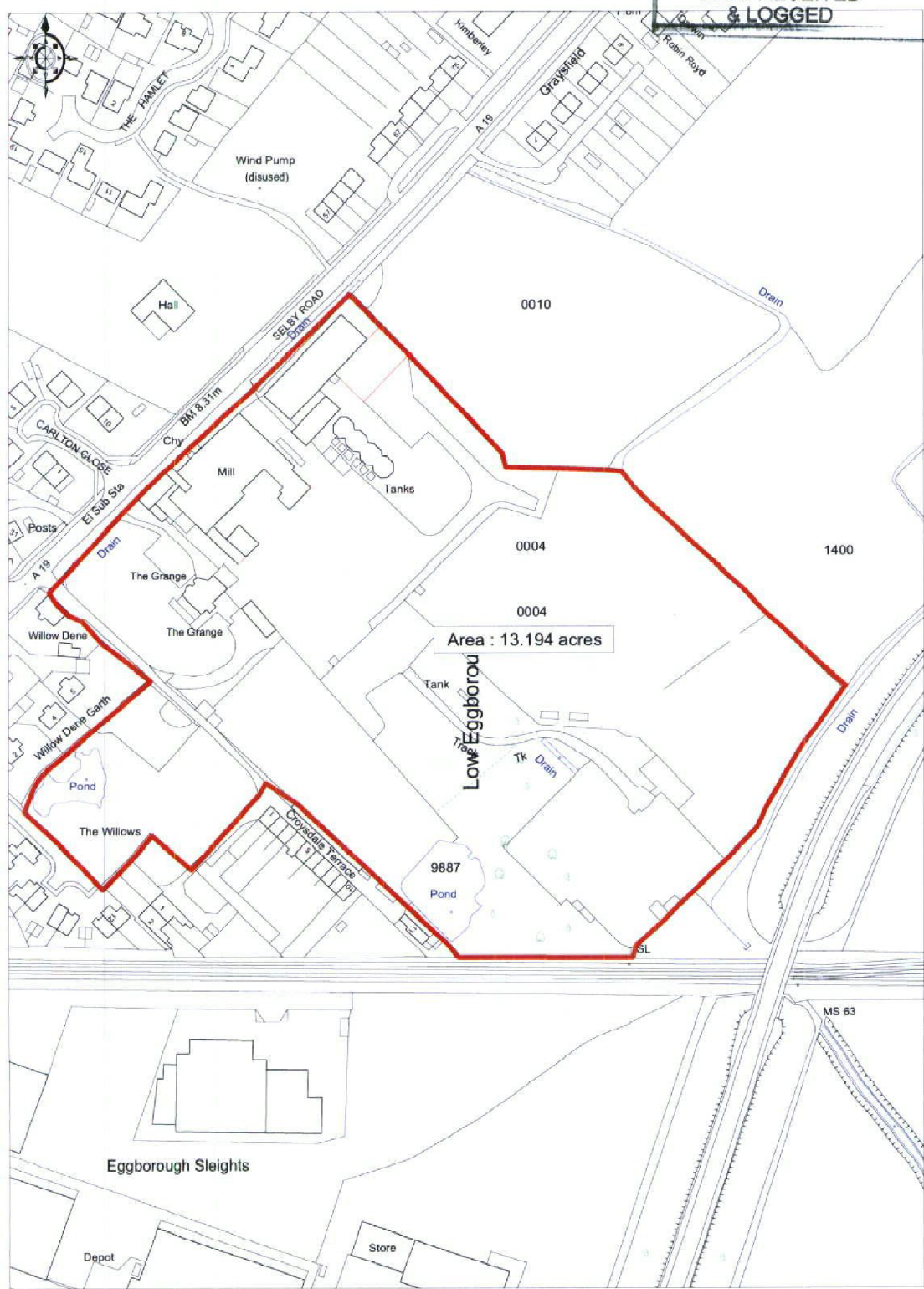
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15 MAR 2010

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**Comments Form
Consultation Draft Core Strategy
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February 2010**



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ID No:

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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	Mr AG Bowman	Name	Paul Forshaw
Organisation	Jas Bowman and Sons Ltd	Organisation	BNP Paribas Real Estate UK Ltd
Address	Ickleford Mill Hitchin Hertfordshire	Address	Belgrave House Bank Street Sheffield
Postcode	SG5 3UN	Postcode	S1 2DR
Tel		Tel	0114 241 2207
Fax		Fax	0114 275 2565
Email		Email	Paul.r.forshaw@bnpparibas.com

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

Section Number / Paragraph(s) / Policy Number

CP1: Settlement Hierarchy

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 see enclosed letter.

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

CP1: Spatial Development Strategy –
Other Locational Principles

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 see enclosed letter

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

CP2

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 see enclosed letter.

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

CP9

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?

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

Please see enclosed letter.

Please sign and date the form

Signed BVP Paribas Real Estate UK Ltd

Date 11/3/2010

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which will help us to improve the way we consult in the future**

ryan king

From: Bryan Metcalf [REDACTED]
Sent: 16 March 2010 10:55
To: ldf
Subject: Chapel Haddlesey Parish Council comments on core strategy
Follow Up Flag: Follow up
Flag Status: Red
Attachments: Planning LDF core strategy 16.03.10.DOC

CHAPEL HADDLESEY PARISH COUNCIL

Clerk
 Mr Bryan Metcalf
 2 Garth Lane
 Hambleton
 Selby
 YO8 9QA
 e-mail: [REDACTED]
 Tel: [REDACTED]

16th March 2010

Attn T R Hesleton
 Selby District Council,
 Portholme Road
 Selby
 YO8 4SB

Dear Mr Hesleton

**Ref Selby Local Development Framework & Sustainable Community Strategy
 Consultation on Draft Core Strategy**

Chapel Haddlesey Parish Council has made the following comments:-

- They agreed that the village should be one with no extra development and defined boundaries
- They felt that if there was development in rural areas and villages 3 storey development should not be allowed

Yours sincerely,
Bryan Metcalf
 Bryan Metcalf
 Clerk to the Council

CHAPEL HADDLESEY PARISH COUNCIL

Clerk
Mr Bryan Metcalf
2 Garth Lane
Hambleton
Selby
YO8 9QA
e-mail [REDACTED]
Tel [REDACTED]

16th March 2010

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Selby District Council,
Portholme Road
Selby
YO8 4SB

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Clerk to the Council