

## Comment

**Consultee** Mr Nick Sandford (415183)  
**Email Address** nick.sandford@woodlandtrust.org.uk  
**Company / Organisation** The Woodland Trust  
**Address** Autumn Park  
Dysart Road  
Grantham  
NG31 6LL

**Event Name** Consultation Draft Core Strategy February 2010  
**Comment by** The Woodland Trust (Mr Nick Sandford)  
**Comment ID** DCS/19  
**Response Date** 01/04/10 12:51  
**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**

Policy CP8

**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?*

As discussed in our submission at the Further Options stage, we welcome the commitment to ensuring that residents have access to green infrastructure in new development. However, we would like to see the Council adopt access standards to ensure that this happens. These could include the Natural England Access to Greenspace (ANGST+) standard and the Woodland Trust's Access to Woodland Standard, which states that:

No person should live more than 500metres from at least one area of accessible woodland of no less than 2ha in size and

There should also be at least one area of accessible woodland of no less than 20ha within 4km of people's homes

In our previous submission, we supplied statistics on how Selby and neighbouring authorities perform against the Woodland Access Standard and we can supply these figures again on request. They show that people in Selby have significantly less access to smaller woods close to their homes than do people in Harrogate or York and that there is a need for significant new woodland creation in Selby to make up the shortfall.

Our Woodland Access Standard is used as an indicator in the Yorkshire and Humber Regional Spatial Strategy, so it would be appropriate to include it in your core strategy or in one of the supporting LDF documents.

## Comment

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Grantham  
NG31 6LL

**Event Name** Consultation Draft Core Strategy February 2010  
**Comment by** The Woodland Trust (Mr Nick Sandford)  
**Comment ID** DCS/20  
**Response Date** 01/04/10 13:03  
**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**

Policy CP12: Climate Change

**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?*

We welcome the statement in paragraph 7.12 that climate change is having and is likely to continue to have a detrimental effect on biodiversity and the reference to the England Biodiversity Strategy Climate Change Adaptation principles. We also welcome paragraph of policy CP12, which talks about the need to protect, enhance and create habitats to enable adaptation to climate change.

Reference is made in paragraph 7.10 to the Government's Low Carbon Transition Plan. This plan is clear in outlining the benefits of woodland creation both in order to sequester carbon from the atmosphere and also to enable adaptation to climate change, as well as providing a range of other "ecosystem services".

In its "Low Carbon Transition Plan" the Government states:

"The Government will support a new drive to encourage private funding for woodland creation. If we could create an additional 10,000 hectares of woodland per year for 15 years, those growing trees could remove up to 50 million tonnes of carbon dioxide between now and 2050.".....

The Low Carbon Transition Plan goes on to say:

"Well-targeted woodland creation can also bring other benefits, including a recreational resource, employment opportunities, flood alleviation, improvements in water quality, and helping to adapt our landscapes to climate change by linking habitats to support wildlife. The Government will ensure that woodland creation policies continue to respect the benefits and demands of landscape, biodiversity and food security."

For this reason, we would like to see your Core Strategy contain a commitment to a significant amount of new woodland creation, both to enable effective tackling of climate change but also to deliver a range of other benefits to both people and wildlife in the district.

The Woodland Trust has an aspiration of seeing a doubling of native woodland cover across the UK over the next 50 years and we would like to see all local authorities making a commitment to contribute to this through clear and ambitious woodland creation targets in their Core Strategies and other strategic planning documents.

## Comment

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**Address** Autumn Park  
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Grantham  
NG31 6LL  
**Event Name** Consultation Draft Core Strategy February 2010  
**Comment by** The Woodland Trust (Mr Nick Sandford)  
**Comment ID** DCS/22  
**Response Date** 01/04/10 14:23  
**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**

Policy CP15: Protecting and Enhancing the Environment

**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?*

We welcome inclusion in the policy of para 2a, which states that international, national and locally protected sites for nature conservation will be protected from inappropriate development.

However, we do not believe that this gives sufficient protection to irreplaceable semi-natural habitats such as ancient woodland.

In para 7.49 of the sub-text you state that: "...many of these resources (ie wildlife habitats) are irreplaceable and their loss, depletion or fragmentation should be avoided". In para 7.51, you refer to policy ENV6 of the Yorkshire and Humber Regional Plan which gives strong protection to ancient woodland. You could also have referred to the strong protection given to ancient woodland in national policy by way of PPS9.

The problem with the wording in para2a of the policy is that "protection from inappropriate development" implies that there is some type of development which would justify the destruction of ancient woodland. We strongly disagree with this view and would like to see ancient woodland given absolute and unambiguous protection in your core strategy.

We do welcome the commitment in para 3 of Policy CP15 that developments should contribute to green infrastructure by improving the network of linked open spaces and green corridors. This paragraph could be improved by including a specific reference to natural greenspace and woodland, because of the wide range of ecosystem services which they are able to provide.

## Comment

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**Email Address** nick.sandford@woodlandtrust.org.uk  
**Company / Organisation** The Woodland Trust  
**Address** Autumn Park  
Dysart Road  
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NG31 6LL  
**Event Name** Consultation Draft Core Strategy February 2010  
**Comment by** The Woodland Trust (Mr Nick Sandford)  
**Comment ID** DCS/21  
**Response Date** 01/04/10 14:13  
**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**

Policy CP13

**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?*

We support the inclusion in the policy of reference to biomass technologies but we would also like to see a specific mention of wood fuel. Yorkshire Forward and the Forestry Commission have done some innovative work in the region on use of wood as a fuel and it can be particularly useful as a sustainable source of renewable energy where the timber can be grown and used locally for small scale heat and power generation.

## Comment

**Consultee** Mr Nick Sandford (415183)  
**Email Address** nick.sandford@woodlandtrust.org.uk  
**Company / Organisation** The Woodland Trust  
**Address** Autumn Park  
Dysart Road  
Grantham  
NG31 6LL

**Event Name** Consultation Draft Core Strategy February 2010  
**Comment by** The Woodland Trust (Mr Nick Sandford)  
**Comment ID** DCS/24  
**Response Date** 01/04/10 14:30  
**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**  
Policy CP16: Design Quality

**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?*

We particularly support the commitment in Policy CP16 to promoting access to green infrastructure so as to support active lifestyles which contribute to the health and well being of the local community.

As discussed in our submission at the Further Options stage and also in our comments on Policy CP8 in the current consultation, we would like to see access to green infrastructure include access to woodland and to see this measured by the Council adopting the Woodland Trust's Access to Woodland Standard.



## Comment

<b>Consultee</b>	Roderic Parker (415214)
<b>Email Address</b>	[REDACTED]
<b>Address</b>	15 Prospect Drive Tadcaster LS24 8HJ
<b>Event Name</b>	Consultation Draft Core Strategy February 2010
<b>Comment by</b>	Roderic Parker
<b>Comment ID</b>	DCS/25
<b>Response Date</b>	01/04/10 14:47
<b>Consultation Point</b>	Draft Core Strategy - Full Document ( <a href="#">View</a> )
<b>Status</b>	Submitted
<b>Submission Type</b>	Web
<b>Version</b>	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.**

Background Paper 1 - Travel to Work Patterns

**Please add any comments here.**

Your analysis with respect to Leeds is simplistic, as it does not differentiate between those parts of Leeds which border on to Area 1 and those which are further away, including the city of Leeds itself. I am thinking in particular of the Thorpe Arch Trading Estate, which is only 4 miles from Tadcaster, where a significant number of Tadcaster people work. Somewhere in your policy you should allow for planning for a greater use of cycling as a sustainable means of transport and as a way of enhancing the attraction of Tadcaster as a place to live, even if the employment supporting this is outside the District.

## Comment

<b>Consultee</b>	Roderic Parker (415214)
<b>Email Address</b>	[REDACTED]
<b>Address</b>	15 Prospect Drive Tadcaster LS24 8HJ
<b>Event Name</b>	Consultation Draft Core Strategy February 2010
<b>Comment by</b>	Roderic Parker
<b>Comment ID</b>	DCS/26
<b>Response Date</b>	01/04/10 14:59
<b>Consultation Point</b>	Section 5. Creating Sustainable Communities ( <a href="#">View</a> )
<b>Status</b>	Submitted
<b>Submission Type</b>	Web
<b>Version</b>	0.1

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

**Paragraph(s) / Policy Number**

CP2

**Do you agree with the text/policy?** Yes

**Please add any comments below**

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

This policy (CP2) is to be welcomed, especially given the statement in 5.17 about the lack of development in Tadcaster. It is to be hoped that the existing commitments will be brought forward, not necessarily by relying on the goodwill of a major local landowner to do so.

## Comment

**Consultee** Roderic Parker (415214)  
**Email Address** [REDACTED]  
**Address** 15 Prospect Drive  
Tadcaster  
LS24 8HJ  
**Event Name** Consultation Draft Core Strategy February 2010  
**Comment by** Roderic Parker  
**Comment ID** DCS/27  
**Response Date** 01/04/10 15:07  
**Consultation Point** Section 5. Creating Sustainable Communities ( [View](#) )  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

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

**Paragraph(s) / Policy Number**

CP3

**Do you agree with the text/policy?** Yes

**Please add any comments below**

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

I would be happier with the sentiments expressed in this policy if the District Council had been more successful in getting existing allocations used for housing, in particular the brownfield site on Mill Lane, Tadcaster.

## Comment

**Consultee** Roderic Parker (415214)  
**Email Address** [REDACTED]  
**Address** 15 Prospect Drive  
Tadcaster  
LS24 8HJ  
**Event Name** Consultation Draft Core Strategy February 2010  
**Comment by** Roderic Parker  
**Comment ID** DCS/28  
**Response Date** 01/04/10 15:11  
**Consultation Point** Section 5. Creating Sustainable Communities ( [View](#) )  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

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

**Paragraph(s) / Policy Number**

CP5

**Do you agree with the text/policy?** Yes

**Please add any comments below**

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

There is an argument for having a higher proportion of affordable housing built in Tadcaster, given the present pressures on such housing and the need for the town to house those who, given more choice, might prefer to live in local villages.

## Comment

**Consultee** Roderic Parker (415214)  
**Email Address** [REDACTED]  
**Address** 15 Prospect Drive  
Tadcaster  
LS24 8HJ  
**Event Name** Consultation Draft Core Strategy February 2010  
**Comment by** Roderic Parker  
**Comment ID** DCS/29  
**Response Date** 01/04/10 15:20  
**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**

CP10

**Do you agree with the text/policy?** Yes

**Please add any comments below**

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

This policy seems a rather weak with respect to encouraging tourism. Elsewhere there are comments about the closeness of the district to York and to Leeds for economic considerations, but there seemed to be nothing on the same lines relating to tourism, when both these cities hold major national museums and are of interest in their own rights. Further, the reference in policy CP 9 to using former mining sites for tourism purposes looks on the face of it laughable. Should we not aim for specific support for small-scale tourism developments, such as more local bed and breakfast establishments and some exploitation of the Towton battlefield site?

## Comment

<b>Consultee</b>	Roderic Parker (415214)
<b>Email Address</b>	[REDACTED]
<b>Address</b>	15 Prospect Drive Tadcaster LS24 8HJ
<b>Event Name</b>	Consultation Draft Core Strategy February 2010
<b>Comment by</b>	Roderic Parker
<b>Comment ID</b>	DCS/30
<b>Response Date</b>	01/04/10 15:27
<b>Consultation Point</b>	Section 7. Improving the Quality of Life ( <a href="#">View</a> )
<b>Status</b>	Submitted
<b>Submission Type</b>	Web
<b>Version</b>	0.1

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

**Paragraph(s) / Policy Number**

CP14

**Do you agree with the text/policy?** Yes

**Please add any comments below**

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

This policy is to be welcomed, but the District Council must demonstrate that its own planning processes do not interfere with requests from homeowners for microgeneration facilities.

Local policy might also do more to encourage the use of local rivers for small-scale electricity generation.

With respect to wind turbines, the District Council should not lose its nerve over the number of plans talked about or submitted. While wind turbines can be seen as only a short term measure until more reliable and less intrusive methods become viable (I am thinking of tidal and wave systems here) we should be ready to take our share of the national need.

## Comment

**Consultee** Roderic Parker (415214)  
**Email Address** [REDACTED]  
**Address** 15 Prospect Drive  
Tadcaster  
LS24 8HJ  
**Event Name** Consultation Draft Core Strategy February 2010  
**Comment by** Roderic Parker  
**Comment ID** DCS/31  
**Response Date** 01/04/10 15:35  
**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**

CP16 and 7.72

**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 do not agree with the statement at the end of this policy about "10 dwellings or more". Why not make it all dwellings?

Policy sentence i) about sustainable construction principles is a bit weak. Is it within planning powers to insist on locally sourced building materials wherever possible?

## Comment

<b>Consultee</b>	Mr Stuart Black (415238)
<b>Email Address</b>	[REDACTED]
<b>Address</b>	7 Holden Gardens SELBY YO8 4JR
<b>Event Name</b>	Consultation Draft Core Strategy February 2010
<b>Comment by</b>	Mr Stuart Black
<b>Comment ID</b>	DCS/32
<b>Response Date</b>	01/04/10 15:40
<b>Consultation Point</b>	Draft Core Strategy - Full Document ( <a href="#">View</a> )
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<b>Submission Type</b>	Web
<b>Version</b>	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 add any comments here.**

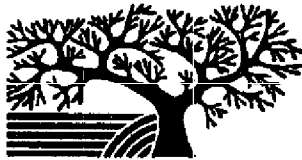
4.2 - Strategic Housing Sites Site A - Cross Hills Lane I would suggest that this site is entirely unsuitable for the following reasons:- 1:- Flooding This area covered by this proposed site is subject to flooding in various degrees of severity on a regular basis, making it entirely unsuitable for residential development. In the year 2000 the area flooded to such a degree that the Selby Dam tributary went from 10 foot to 250 foot across and rose to such an extent that it passed through residences and on to Leeds Road itself. I would not want to be a householder seeking insurance for a property on this site - will Selby District Council be underwriting any subsequent claims? 2: Access And Cost Has the cost of access been investigated to the appropriate level? Mettalled roads cost a significant amount of money per linear metre. The proposed access road is a not a short one and one suspects that special production techniques will be required to protect it from subsidence and erosion due to the possibility and effects of flooding and a very high water table. Access to this site would also require the construction of a bridge at considerable additional cost over and above other sites. 3:- Environmental



Impact This area is populated, used and frequented by many different species of animal and wild fowl, including swans and heron that would be immediately displaced as a result of the planned development of site A. This is also an area of natural green beauty which would be lost forever should this development proceed.

Consultee ID 416192

Comment ID DCS/67



Campaign to Protect  
Rural England

DATE	DATE RECEIVED & LOGGED
23 APR 2010	1 APR 2010

SELBY DISTRICT COUNCIL  
PLANNING  
Branch Chairman: Dr Guy R Woolley  
Woodstock House, Church Street,  
Barkston Ash, Tadcaster,  
LS24 9PJ Tel: [REDACTED]

**CPRE**

**YORK & SELBY BRANCH**

President: Sir Bryan Askew

Please reply to:  
CHAIRMAN

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

Dear Mr Heselton,

31 March 2010

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

Thank you for inviting comments on the Selby District LDF - Draft Core Strategy. We are impressed by the authors comprehensive review. However, there are several points we wish to make.

In paragraph 7.15 there is a statement about the preservation of the natural environment and wildlife habitats, with which we would wholeheartedly agree however, in paragraph 7.17 reference is made to "short term extraction of shallow coal seams in the Selby Coalfields". This can only be achieved by opencast mining. This we would oppose on environmental grounds but more particularly as a danger to the Sherwood aquifer which underlies much of Selby District.

Methane is only released by the actual working of coal seams; it is the fracturing of the coal and immediate strata that releases the methane. Drilling into the adjacent strata and applying suction to the pipes that are inserted into the drill holes captures the gas.

Carbon Capture and storage is a very expensive business and as far as we know has not yet been achieved on a large scale. The production of electricity by non-fossil fuels is being promoted but we must be mindful of its lack of reliability. Co-firing of power stations should be encouraged but, we should remember that all fuels are not environmentally friendly, witness the Drax Orimulsion experiment some years ago that proved even more polluting.

In consideration of areas prone to flooding there does not appear to be any definition of what constitutes a risk. It is usual to define a risk as "a 1 in x years" likelihood of flooding taking place. We see no evidence of what x is likely to be and it would reduce in value with climate change.

We hope our comments are of value.

Yours sincerely

[REDACTED]  
Dr G R Woolley  
Chairman, York and Selby District Branch



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

**LD** 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](http://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](http://www.selby.gov.uk) and e-mail to [ldf@selby.gov.uk](mailto: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	A. CAWOOD	Name	
Organisation		Organisation	
Address	BURLEY CROFT, 12A, BURLEY CLOSE SOUTH MILFORD	Address	
Postcode	LS.25 5B.T.	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email		Email	

SELBY DISTRICT COUNCIL  
PLANNING

- 1 APR 2010                      23 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

C 5. 2.

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?

Whilst not objecting to Residential, Commercial and industrial development in Selly Town and adjacent villages - this will lead to a substantial increase in lorries and cars passing through Hambleton and Monkington on the A63. Many will travel to gain access to the new junction with the A1M at Selly Fork. The traffic will certainly be detrimental to the quality of life of those local residents, who reside adjacent to the A63 in these villages (Hambleton & Monkington).

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

[Empty box for 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?*

SELBY DISTRICT COUNCIL PLANNING	
- 1 APR 2010	23 APR 2010
DATE RECEIVED & LOGGED	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 31-3-10

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](mailto: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**

DATE RECEIVED	23 /
DATE RECEIVED	- 1 APR 2010
DATE RECEIVED	
DATE RECEIVED	

Sherburn-in-Elmet Parish Council  
SELBY DISTRICT COUNCIL

Comments ID DCS/66  
Consultee ID 416187

Eversley Park Centre Low Street Sherburn-in-Elmet North Yorkshire LS25 6BA

Telephone: [REDACTED]

E-mail: [REDACTED]

Office hours: Mon to Wed 10am – 4pm; Thurs 10am – 3pm; Fri 1pm – 4pm

Mr T Heselton  
Principal Planner (LDF Team)  
Civic Centre  
Portholme Road  
SELBY  
North Yorkshire  
YO8 4SB

30 March 2010

Dear Sir

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

Further to your letter of 18 February 2010, the Parish Council have considered the Draft Core Strategy document and comment as follows:

- We agree that Selby, as the principal town, should take the bulk of the development.
  - Sherburn in Elmet is designated to have 680 new dwellings, however, existing commitment of 200 is to be taken into consideration and therefore the new allocation between now and 2026 is 480.
  - We acknowledge that Sherburn in Elmet is one of the larger settlements in the district and should take a reasonable amount of housing, but Selby District Council need to bear in mind the excessive development over the past 20 years.
  - Current developments appear to include excessive affordable housing.
  - There is a need to take into account the relative lack of services in the village compared with others. We question whether the locations of the current allocations are sensible because we need to avoid flood plain and also make sure we avoid coalescence. We need to take into account that Sherburn in Elmet is at the centre of a group of villages, including South Milford and Monk Fryston, who rely on Sherburn in Elmet for services.
  - We stress the level of past growth has been excessive given the lack of facilities and services, eg Fire Station, Police Station, Re-cycling facility, Leisure/Sports Centre, etc.
- /continued.....

- We have no objection to the level of growth suggested provided that the shortfall in facilities and services is addressed before any building takes place.
- Any future locations of developments should be subject to public consultation with the Parish Council and the local community.
- We are concerned that windfall developments should be included in the allocations as previously stated.
- With regard to public transport, the level of the train service from Sherburn to York is totally inadequate and South Milford station may be on the line from Leeds to Selby but the level of service is poor in terms of frequency and reliability. The bus service to Leeds and Selby is poor and to York is non-existent. As a result of this any attempts to stop travel by private car is futile.
- We need to retain a rural and agricultural aspect for the village and therefore when planning permissions are given this should be considered.
- We hope you will ensure that any future developments do positively contribute to the area's identity and that the Village Design Statement is taken into consideration when planning permission is sought.
- Before any building proceeds attention should be given to renewing the infrastructure, in particular the sewers and mains drainage.

Yours sincerely



**MARGARET GIBSON (Mrs)**  
Clerk to the Sherburn in Elmet Parish Council

SELBY DISTRICT COUNCIL PLANNING	
DATE RECEIVED & LOGGED	DATE
- 1 APR 2010	LAST REPLY DATE
	23 APR 2010



Comments ID DCS/62  
Consultee ID 416127

ryan king

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From: [REDACTED]  
Sent: 01 April 2010 01:11  
To: ldf  
Subject: LDF

Attachments: SDC - LDF - March 2010.doc



SDC - LDF - March  
2010.doc (43...

Mr Heselton

Please find letter attached.

Kind regards

Sandra Adamson  
Clerk to Hambleton Parish Council

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# Hambleton Parish Council

**Parish Clerk**  
Mrs Sandra Adamson  
5 Anson Croft  
Hambleton  
Selby  
YO8 9QW  
Tel: [REDACTED]  
E-mail: [REDACTED]

**Chair:** Cllr. Ingrid Millington – **Tel:** 01757 228566

29<sup>th</sup> March 2010

Dear Heselton

Thank you for forwarding the Selby District Consultation Draft Core Strategy booklet for the Parish Councillors to make comments.

Firstly may we applaud you for all the hard work that has gone into producing such a document?

We consider your comments concerning placing Hambleton as a Primary village and would welcome more houses and amenities in the village. But we would generally consider our village to be in the secondary village department due to the lack of amenities it has to offer residents.

Comments as follows from Councillors:

## **C.P.1**

### **Spatial Development Strategy**

Hambleton has been placed in the Designated Service category.

Outline of reasons why the placement should be secondary village status.

1. Within the past 5 years over 50 new dwellings including affordable homes have been constructed with approximately another 50 presently under construction. This huge increase now makes the village a large 'dormitory' village the residents commuting to work in Leeds or York.
2. No additional or public or private amenities, apart from one very small owned Play area has been constructed or implemented, although the additional 106 funding brought by the newly built housing has enabled the Parish Council to develop its play area to its maximum potential.
3. The local village school is reaching maximum pupil roll and within the next few years will require additional build if pupil numbers continue to grow as they have done over the last 5 years.

4. The village lacks and has lacked local services such as:
  - a. general store
  - b. Post office
  - c. Newsagents
  - d. Surgery

For a number of months and year, with little or no prospect of re-establishment.
5. Although on the A63 Leeds/Selby corridor, public transport is limited and does not cater for key workers, shift workers. There is no service available for a 6.a.m. start, thus many residents are reliable on private transport. There is no effective integrated public transport system linking bus services with train services therefore a very high proportion of residents do rely on private transport. Further high volumes of house building in this village will only exacerbate the situation unless a robust transport integrated services is on offer.
6. There are very limited employment opportunities within Hambleton village, the majority of businesses being family owned and run. Hambleton is primarily a commuter village.
7. The main concentration of housing within the Parish is within the village itself, with a few scattered dwellings on the fringe. The main land area is given over to arable and pasture agriculture and without having to encroach on this land the village has very limited scope for additional housing. Conservation of green spaces within the village has always been maintained and continues to be desirable to maintain the ethos of the village.
8. It is noted that several villages categorised within the secondary village status have better local services available to their residents, have just as good access to local public transport and also have limited flood risk similar to Hambleton.

### **C.P.9**

#### **Promoting Economic Prosperity**

1. The potential employment land identified along major routes and the Selby Bypass should not result in such development producing bottlenecks along the major routes at junction, roundabouts and both end of the Bypass. Selby bypass should not end up in a similar position to that of the York out ring road today.

Difficult to imagine in the proposed timescale that any other than logistical and storage facility can be attracted into the Selby District. The recent closure of chemical and paper board making indicates a decline in varied employment opportunities. The proposed renewable energy suite on the redundant chemical factory site has yet to be revealed to the general public.

Any prospects at the proposed wind farm site would be met by travelling workers, the construction phase would only be short term and attract possibly mainly unskilled workers

#### **C.P.10**

##### **Rural diversification**

1. Planning polices to improve and increase rural diversification in the district should be robust and enforceable enough to prevent any development being built 'piece meal' without restricting genuine rural diversification. All aspects of any proposed rural planning need to be identified at the beginning of the planning procedure in order to prevent over development of a site.

Very often in diversification and tourism/recreational opportunities employment is often needed to cater for extended family members whose roots are in the core rural business.

#### **C.P.11.**

##### **Vitality and Viability of Town and Villages**

To the Councillors given knowledge that no energy policy has yet to emerge from Whitehall other than the setting of the target emissions it would see unlikely that developers will have the technology or the desire to comply with the requirements.

#### **C.P.13.**

##### **Improving Resource Efficiency**

Stillingfleet mine has gas engines producing electricity from methane. Carbon capture technology is still being developed, biomass deliveries to Drax will hopefully still being developed and the development of water bone routes.

Trusting this meets with your requirements.

Yours sincerely

*S Adamson*

Mrs S D Adamson  
Clerk to the Parish Council

ryan king

---

**From:** Jason Brownbridge [REDACTED]  
**Sent:** 01 April 2010 09:44  
**To:** ldf  
**Subject:** Policy CP1 (Selby District Council)

**Attachments:** 100218\_Core\_Strategy\_Final\_Comments\_Form\_Feb\_2010.doc



100218\_Core\_Strat  
egy\_Final\_Com...

Please find enclosed my comments on the above policy.

Jason

Please don't print this email unless you really need to.

The Family Fund gives grants that relate to the additional needs of severely disabled children and young people up to the age of 18 in England, Northern Ireland, Scotland and Wales. If you would like to see if the Family Fund can consider a grant application, please visit our Family Fund website at [www.familyfund.org.uk](http://www.familyfund.org.uk)

Support the Family Fund by shopping online through Family Fund extra. Everytime you shop the Family Fund gets commission to help more disabled children. Over 120 popular retailers, including Argos, Comet, M&S, John Lewis, HMV, Amazon, Tesco and many more visit [www.familyfundextra.co.uk](http://www.familyfundextra.co.uk)

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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.***

b) Personal details		a) Agent details if you are using one	
Name	Jason Brownbridge	Name	
Organisation		Organisation	
Address	1 Chestnut Croft Hemingbrough Selby	Address	
Postcode	YO8 6UD	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 No

Please add any comments below

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

POLICY CP1

**The main object of putting views forward is the fact that Hemingbrough is classed as a designated service village** with community facilities such as schools, healthcare, public transport etc, we now have just 4 buses per day from (weekdays) 10.25am until 2.25pm – In order for the criteria 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

Further to this I would like to add how the reduction in Arriva bus services has affected me personally.

I Work in York, and can no longer use the bus to get to/from selby in the morning/evening, meaning I have to rely on a lifts, which is not really acceptable, as this pushes peoples goodwill to the limit, or look at getting my own transport, which I cannot really afford.

Also simple things like going out for the day is impossible, as you have to rush back to Selby to catch a bus in the middle of the afternoon.

I can also no longer arrange medical/dental Appointments outside of work time (something which is encouraged), meaning I either have to arrive at work late & make up the time, or use up my holidays.

I also believe it flies in the face of Arriva's recent claim that they want to encourage more people to use the bus & reduce the traffic on the roads. How do you encourage bus use by slashing the number of buses?, and how do you reduce traffic on the road, when by slashing buses, you force people to look at having to get their own transport – increasing the amount of traffic on the road?

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



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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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Local Development Framework Team on 01757 292034 or by email to [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk).

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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**

Comments  
Consultee  
Agent

ID DCS/61  
ID 416098  
ID 416094

ryan king

---

**From:** ryan king  
**Sent:** 01 April 2010 10:13  
**To:** 'Ed Kemsley'  
**Subject:** RE: Selby Core Strategy

Dear Mr Kemsley

I acknowledge receipt of your comments for the Draft Core Strategy.

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](mailto:rking@selby.gov.uk)  
**Web:** [www.selby.gov.uk](http://www.selby.gov.uk)

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

---

**From:** Ed Kemsley [<mailto:Ed@peacockandsmith.co.uk>]  
**Sent:** 01 April 2010 10:07  
**To:** ldf  
**Cc:** [phillip@phillipjohnson.orangehome.co.uk](mailto:phillip@phillipjohnson.orangehome.co.uk)  
**Subject:** Selby Core Strategy  
**Importance:** High

Dear Sir / Madam

Please find attached comments submitted on behalf of my client, Mr Johnson. I would be grateful if you would confirm receipt if these. Please note that I have attached pdf and word versions of the document for ease of use.

If you have any queries please give me a call.

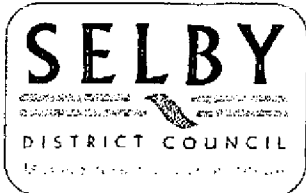
Kind regards

ED KEMSLEY  
Senior Associate, Peacock and Smith Ltd  
Suite 9C Joseph's Well  
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LS3 1AB  
T 0113 243 1919  
M 07737832965  
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[www.peacockandsmith.co.uk](http://www.peacockandsmith.co.uk) <<http://www.peacockandsmith.co.uk>>

ID 416098

Registered address: Westwood House, 78 Loughborough Road, Quorn, Leicestershire, LE12 8DX  
Registration No. 0130 6847

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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>a) Personal details</b>		<b>a) Agent details</b> if you are using one	
Name	Philip Johnson	Name	Ed Kemsley
Organisation		Organisation	Peacock & Smith Ltd
Address	Bridge House Kirk Lane Syke House Nr Goole	Address	Suite 9C Joseph's Well Hanover Walk Leeds
Postcode	DN14 9AN	Postcode	LS3 1AB
Tel	[REDACTED]	Tel	0113 2431919
Fax	[REDACTED]	Fax	0113 2422198
Email	[REDACTED]	Email	<a href="mailto:ed@peacockandsmith.co.uk">ed@peacockandsmith.co.uk</a>

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Paragraph 4.13

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

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We previously submitted representations in relation to the 'Further Options' Draft Core Strategy on 17 December 2008 and suggested that given the very close relationship between Whitley and Eggborough (which is confirmed by the existing adopted Local Plan – please see extract below), that Whitley and Eggborough are identified as a joint Service Village.

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 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."*

Whilst it is noted that Whitley no longer has a petrol station, the village is served by Fulham House Farm Shop (off Fulham Lane), which provides a reasonable range of convenience goods and includes a butchers and cafe. In addition we also note that there are current plans for the expansion of Whitley and Eggborough School to meet growing demand from the two villages.

In terms of access to employment, we note that Eggborough provides significant employment opportunities at Eggborough Power Station, St Gobain glass factory, Tunstall Telecom Communications and other smaller businesses for both residents of Eggborough and Whitley. We consider that this is a significant factor which needs to be taken into account and along with the other factors raised above,

should lead to the conclusion that Eggborough and Whitley are sustainable locations for future development offering good access to services, facilities, employment and public transport. On this basis, we object to the proposed Settlement Hierarchy and suggest that Eggborough and Whitley be identified as a joint Designated Service Village in the emerging Core Strategy.

The proposed Settlement Hierarchy is based on the results of the Core Strategy Background Paper No. 5 'Assessing the Relative Sustainability of Smaller Rural Settlements in Selby District' (July 2008) and the Background Paper No. 6 'Village Growth Potential' (February 2010).

Background Paper 6 concludes that Wistow only has a school and part time post office, but should be a Designated Service Village as it has relatively good access to higher level services and job opportunities in Selby. However, we note that the Background Paper 5 concluded that Wistow has poor public transport accessibility and therefore such residents will be reliant on the use of a car to access these jobs and services. Furthermore, it concludes that limited further residential growth in Wistow could assist in achieving an improvement in bus services, but provides no justification.

In contrast, Whitley, as outlined above, has good access to local jobs in Eggborough, plus a primary school, farm shop, butchers and café. It also has a reasonable bus service and access to rail services at nearby Eggborough. Existing residents and future residents will not have to be reliant on the car to access jobs and services, unlike Wistow, however it is only designated as a Secondary Village.

In light of the above we consider that the assessments carried out in respect of the 'sustainability' of villages and in particular Background Paper 6 'Village Growth Potential' are not robust or credible. Planning Policy Statement 12 stipulates that Core Strategies will be sound only when they are 'justified' e.g. founded on a robust and credible evidence base. We wish to object to the Core Strategy on this basis and request that Whitley be designated along with Eggborough as a joint Designated Service Village and Wistow be downgraded as Secondary Village due to its poor public transport accessibility.

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Please sign and date the form

Signed \_\_\_\_\_

Date

31/03/10

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Signed \_\_\_\_\_

Date \_\_\_\_\_

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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

Comment ID DCS/68

**From:** Jo Wright [jo.wright@smithsgore.co.uk]  
**Sent:** 01 April 2010 10:11  
**To:** ldf  
**Subject:** Selby LDF Consultation on Draft Core Strategy  
**Attachments:** SelbyCoreStrategyCommentsForm\_2010.doc

Please find attached a response to the above consultation on behalf of my client, The Diocese of York.

Regards,

Jo Wright • BA (Hons) MSc MRTPI

**Smiths Gore** 48 Bootham York North Yorkshire YO30 7WZ  
**e** jo.wright@smithsgore.co.uk  
**t** 01904 756300 (switchboard) **f** 01904 756301w [www.smithsgore.co.uk](http://www.smithsgore.co.uk)

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YO30 4WJ  
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T - 01904 699500  
F - 01904 699501



**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](http://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](http://www.selby.gov.uk) and e-mail to [ldf@selby.gov.uk](mailto: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		Name	Jo Wright
Organisation	The Diocese of York	Organisation	Smiths Gore
Address	c/o Agent	Address	48 Bootham York
Postcode		Postcode	YO30 7WZ
Tel		Tel	01904 756318
Fax		Fax	01904 756301
Email		Email	Jo.wright@smithsgore.co.uk

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

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

Policy CP1 Spatial Strategy

**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 Spatial Strategy set out in Paragraph 4.13 and Policy CP1 is generally supported. In particular, the York Diocese supports the designation of Selby as a principal town with complementary growth in Brayton. This Policy recognises Brayton as being a sustainable option for further growth with good access to the village via the A19 with a range of services and facilities and close proximity to Selby. In addition, the inclusion of South Milford and Hemingbrough as designated service villages is also supported. The Village Growth Potential Study (Background Paper No 6) identifies these villages as having good local services and facilities where there is scope for additional housing and employment growth.

It is however important that Policy CP1 should retain a degree of flexibility in relation to development in secondary villages such as Birkin and Chapel Haddlesey. Paragraph 4.27 stresses that development aimed at meeting a specific local need, such as 100% affordable housing will be considered favourably. In such settlements, it is considered important that some development, including market housing is essential to ensure that local facilities are supported to ensure the viability of these settlements. Whilst it is accepted that 100% affordable housing schemes may be the Council's preferred option, such an approach may result in the smaller settlements becoming unsustainable. More innovative approaches to housing delivery could be considered in these villages to ensure that affordable housing is brought forward to meet local needs and also ensure that schemes are viable (see response to Policy CP6).



**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**

Policy CP4 Housing Mix

**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?*

Policy CP4 is supported. Rigid targets should not be imposed for the mix and type of dwellings required. The preference for different house types can change with market conditions and should not be pre-determined. Each site has its own constraints and developments should be considered on a site by site basis taking into account site specific circumstances and sustainability criteria. It is considered that these matters should be discussed with the Council during the submission of individual planning applications and following the outcome of the annual SHMA.

**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**

Policy CP5 Affordable Housing

**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 first part of the policy seeks to achieve a target of 40% affordable housing. Given the depressed state of the market it is considered that affordable housing requirements should not be overly onerous. It is considered that the target of 40% is ambitious, particularly in the current market. The implementation of such a policy at the time of publication is unachievable. The Selby Affordable Housing Viability Assessment acknowledges that land value is a very significant factor in determining affordable housing viability. Initial calculations in viability studies have therefore been influenced by historic land values. There are no guarantees that land values will revert to such levels in the near future and it is therefore very important that housing policies are flexible enough to deal with changes in market conditions to ensure that the optimum level of housing is delivered across the plan period. In addition, meeting the requirements of the Code for Sustainable Homes will place further costs on developers.

Whilst it is accepted that some of the wording of the Policy CP5 allows for the provision of affordable housing to be applied flexibly it is considered that the policy could make it clearer that a lower proportion and/or different tenure mix of affordable housing may be permitted where it can be demonstrated that the development would not otherwise be financially viable. There should be room for negotiation on both the extent and method of providing affordable housing provision which should be dependant on the constraints of a site. It is important that site constraints are considered against factors such as affordable housing requirements to protect the viability of a scheme. Paragraph 29 of Planning Policy Statement 3 (PPS3) indicates that where it can be robustly justified, off site provision or a financial contribution in lieu of on site provision of affordable housing (of broadly equivalent value) may be accepted as long as the agreed approach contributes to the creation of mixed communities in the local authority area. It is requested that this approach is considered and incorporated into the Council's affordable housing policies.

If the affordable housing policy does not retain a degree of flexibility, it will prevent housing sites coming forward and could result in non-delivery of not only affordable but also open market housing.

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

Policy CP6 Rural Housing

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?*

More innovative approaches to housing delivery could be considered in rural villages to ensure that affordable housing is brought forward to meet local needs and also ensure that schemes are viable. Such approaches could include sites on the edge of villages which are predominantly affordable housing, but where an element of market housing can be accommodated to make the scheme viable.

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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 \_\_\_\_\_

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](mailto: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**

1D 416203

**ryan king**

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**From:** Jo Wright [jo.wright@smithsgore.co.uk]  
**Sent:** 01 April 2010 10:20  
**To:** ldf  
**Subject:** Selby LDF Consultation on Draft Core Strategy  
**Attachments:** SelbyCoreStrategy.pdf

Further to my recent email regarding the above matter, please find attached a pdf (signed) copy of the comments form on behalf of my client, The Diocese of York .

Regards,

Jo Wright • BA (Hons) MSc MRTPI

**Smiths Gore** 48 Bootham York North Yorkshire YO30 7WZ  
**e** [jo.wright@smithsgore.co.uk](mailto:jo.wright@smithsgore.co.uk)  
**t** 01904 756300 (switchboard) **f** 01904 756301w [www.smithsgore.co.uk](http://www.smithsgore.co.uk)

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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](http://www.selby.gov.uk) and e-mail to [ldf@selby.gov.uk](mailto: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.

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a) Personal details		a) Agent details if you are using one	
Name		Name	Jo Wright
Organisation	The Diocese of York	Organisation	Smiths Gore
Address	c/o Agent	Address	48 Bootham York
Postcode		Postcode	YO30 7WZ
Tel		Tel	01904 756318
Fax		Fax	01904 756301
Email		Email	Jo.wright@smithsgore.co.uk

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[Empty comment box]

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

**Section Number / Paragraph(s) / Policy Number** Policy CP6 Rural Housing

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

[Empty rectangular box for input]

Please sign and date the form

Signed \_\_\_\_\_

Date 31/3/10

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Local Development Framework Team on 01757 292034 or by email to [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk).

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