

Comment ID DCS184 Page 1 of 1
CONSULEE ID ~~416467~~ 416472
Agent ID 416467

ryan king

From: Aimee Korzonek [AKorzonek@tldp.co.uk]
Sent: 01 April 2010 16:16
To: ldf
Subject: Draft Core Strategy - Policy CP7 the Travelling Community
Attachments: Draft Core Strategy Policy CP7 The Travelling Community.pdf

FAO Mr Hessleton

Please find our comments on the Draft Core Strategy - Policy CP7 the Travelling Community attached.

Regards,

Aimee Korzonek
Assistant Planner




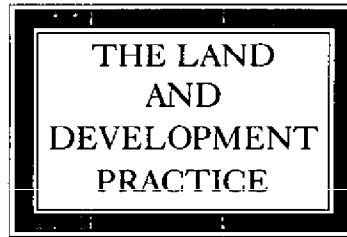
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MINERALS AND WASTE PLANNERS
ENVIROMENTAL ASSESSMENT
LAND SURVEYORS

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**SELBY DISTRICT COUNCIL
PLANNING**

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TOWN PLANNING & ENVIRONMENTAL CONSULTANTS
PROJECT DESIGN & MANAGEMENT - LAND & MINERAL SURVEYORS

Our Ref: 8628/SN/TW/0401

1 April 2010

Mr T Hesseleton
Selby District Council
The Civic Centre
Portholme Road
Selby
YO8 4SB

Dear Mr Hesseleton

RE: DRAFT CORE STRATEGY – POLICY CP7 THE TRAVELLING COMMUNITY

I write on behalf of the Towton Action Group, whom we have previously represented in an objection to a planning application for a gypsy site and also attended an appeal on their behalf.

The action group were started in objection to an unauthorised gypsy site adjacent to the development limits of Towton, within the Green Belt and in close proximity to a historic battlefield and an area of acknowledged nature conservation interest. Despite the objections of residents and the refusal of planning consent a temporary consent was granted for the applicants at appeal purely on the basis that Selby District Council do not currently have sufficient provision for the gypsy and traveller community in line with the RSS requirements.

In this respect and based on advise given by the planning policy officer in attendance at the appeal the site has been given a temporary consent until January 2014. In order that the temporary consent is not extended or altered to a permanent consent (both on this site and any other sites which may come forward due to the lack of available sites within the district) it is imperative that sites are allocated as expediently as possible.

The policy as written is a first step in this process and is fully supported in order to enable future sites to be allocated to ensure accommodation is provided in a strategic manner than on an ad hoc basis of individual applications.

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S.R. Harrison M.Inst. C.E.S., I.C.I.O.B., M Madge M.A., M.R.T.P.I., I. Torrible, P. Schofield F.C.C.A.

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The Policy promotes the allocation of sites through the Allocations DPD, which is again supported, however it is of paramount importance that future timetables are maintained to ensure that the Core Strategy and Allocations document are adopted prior to the temporary consents within the district expiring. On this basis it is considered that provision should be made in the Core strategy for a Supplementary Planning Document to be devised to provide for any new provision and to prevent any further unauthorised/temporary sites should the timetable for the Allocations DPD not be met.

Policy CP3 makes such provision for an SPD to be developed to bring forward residential sites to identify a potential shortfall of housing delivery. Therefore there is no reason why a similar approach could not be taken to provide for the shortfall in gypsy and traveller provision within the district.


Further to this, there is also a concern regarding the availability of spaces within the new sites which are to be provided. It needs to be ensured that current temporary sites are given first preference on the allocated sites to ensure that the sites are not filled, leaving no opportunity for existing occupants of temporary sites to re-locate and therefore put pressure on existing temporary sites to be maintained on a permanent basis.

It is therefore considered that the policy should be extended to ensure that a phasing scheme is included for the occupancy of any sites to ensure that priority is given to any existing gypsies and travellers in the district that occupy temporary sites/pitches.

With regards to the content of the policy it is supported, particularly with regards to criterion and the restrictions which are placed on where new allocations will be located. However it is considered that an assessment of any other allocations should be made and included where appropriate, for example the restriction of sites adjacent to conservation areas and historic battlefields.

In conclusion the policy is supported as is the requirements for the allocated sites, however it is considered that this should be further defined as outlined above. In order to ensure that the needs of current temporary/unauthorised sites/pitches are met a phasing policy should be introduced to give priority when a permanent site is established. Finally as a result of the approval of temporary consents within the district due to the lack of available sites it is considered that alternative delivery mechanisms be looked at to ensure that the timetable for implementation is met, primarily it is considered that this should be done through the development of a Supplementary Planning Document to make interim provisions.

Yours sincerely



Stuart Natkus

Comment ID DCS/73

ryan king

From: Jennifer Hubbard [REDACTED]
Sent: 01 April 2010 16:18
To: ldf
Subject: Comments From: Consultation Draft Core Strategy for SDC Feb 2010
Attachments: JH Comp Comments Form re Draft Core Strategy 1.4.2010.doc

Please find attached Comments Form for the above.

Regards.

Karen Patrick
Secretary to Jennifer Hubbard

01/04/2010



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

LDF LOCAL DEVELOPMENT FRAMEWORK

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

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

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

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

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

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

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

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

b) Personal details		a) Agent details if you are using one	
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Fax	[REDACTED]	Fax	
Email	[REDACTED]	Email	

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

Section Number / Paragraph(s) / Policy Number

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

Please add any comments below

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

These representations fall in to 7 main categories.

- The Vision
- Objectives
- Housing requirements
- The approach to and evidence base for the identification of service and secondary villages
- Affordable housing
- Scale and distribution of economic growth
- Tadcaster

There is inevitably some overlap between these issues but it is hoped that the approach to dealing with them separately is helpful.

The Vision

To achieve the Vision (as set out at CS para 3.1) a wider distribution of jobs, housing and investment is required than is provided for in the draft Core Strategy.

Objectives

Objective 4: It is accepted that the prevention of coalescence is a function of green belt but is it an objective of the CS to prevent the coalescence of all settlements? If so, what is the justification for this? It is suggested that preventing all coalescence cannot/should not be a fundamental vision since coalescent settlements are already represented and accepted as part of the District's settlement pattern.

Objective 7: See below in relation to service and secondary villages and CS employment policy, this objective is likely to be harmful/counterproductive to the wellbeing of rural settlements.

Objective 8: Whilst it is accepted that the principal rail links across the District and bus services along the principal routes between Selby and the larger settlements in the surrounding areas are likely to remain throughout the LDF period, in the rural areas, the existence (or otherwise) of – particularly – bus services at a single point in time is a poor indicator of the long term sustainability of the settlement or area. Bus services in particular are subject to constant change and little weight should be attached to the current situation in establishing a long term spatial strategy for the District. However, since many bus services are publicly subsidised, a more helpful approach particularly under integrated spatial planning initiatives would be to first identify centres where growth is desirable in the rural areas and then target public subsidies to provide, maintain or enhance services to those locations.

Housing Requirements

Paragraph 2.15 is, I think, confusing and in some respects incorrect. It is implied in this paragraph that the RSS "housing growth" figure of 440 dwellings per annum is a ceiling or cap and, whilst it is made clear in Policy CP2 that the total housing requirement to 2026 is a "minimum requirement", this should also be made clear in paragraph 2.15. The Government Office's response to the Council's proposed interim housing policies was a clear indication that housing provision considerably in excess of – almost double – the target figures included in RSS is considered acceptable and not fundamentally harmful to the overall development strategy.

It is not made clear in the Core Strategy what criteria, checks/balances will be used to determine in what circumstances housing growth in excess of 440 dwellings per annum will be approved. This is an *omission* from the document.

It is also not correct that: "*The RSS target reflects the overriding objective of concentrating housing growth in the more sustainable larger settlements.....*" The concentration of development (or otherwise) is a housing/population distribution policy which is independent of the actual numbers of dwellings to be provided.

Policy CP3 considers the management of the housing land supply. Whereas it is relatively straightforward to bring land forward for development where it can be demonstrated a 5 year supply is not available, there is no obvious straightforward solution for limiting the supply when targets are harmfully exceeded. The policy does not indicate at what point above the indicative targets the Council will take action to "damp down" the supply and what form that action might take. It is important to be clear on this to enable the development industry to take forward investment decisions, without which a continuous land supply will not come forward.

Approach to and evidence base for the identification of service and secondary villages

The evidence base for the designation of service and secondary villages (Background Paper 5: Sustainability Assessment of Rural Settlements) is highly suspect as, indeed, is acknowledged in the document itself. The East Riding sustainability matrix on which Background Paper 5 is based is no longer used by that Council as a material planning consideration and appeal Inspectors attach little weight to it. It – and Background Paper 5 – have two fundamental flaws: First, the list of sustainability "indicators" is too short and, second, the indicators are given equal weight in the overall assessment which is rarely appropriate and indicative of actual circumstances. Simply, a simple tick box assessment is unsubtle and fails to identify the different characteristics of the settlement patterns in different parts of the District.

For example, where there are significant gaps in the distribution of larger settlements (for example in the north west part of the District) no consideration is given to meeting the needs of the smaller settlements by the identification of one (or more) settlement as a focus for services and growth to serve the group. It is not surprising that such settlements, individually, attract low scores on the sustainability index as facilities are frequently distributed across the group rather than concentrated in one settlement.

I support the representations of Appleton Roebuck Parish Council for that village to be redesignated as a Service Village to assist in maintaining the sustainability of the group of settlements in the north west part of the District.

Size, in itself, should not be a determinant of sustainability. Barlby, Osgodby and Brayton are designated as Service Villages mainly due to size and the consequential range of facilities which serve those populations but it is not clear what service function they perform for the surrounding areas. This, surely, is a pre-requisite of designation under CP1A(a). Given the limited growth envisaged in the CS, it would be preferable to limit new development in these settlements to that

which maintains the existing level of services and to redistribute any "surplus" to Selby and Sherburn and to those settlements which perform a genuine service function for surrounding settlements and surrounding rural areas.

The list of local services used to classify settlements at Table 2 of Background Paper 5 should be widened/increased to include – at least - garage/petrol filling stations, playing fields/parks/recreation grounds, public houses/restaurants and churches/chapels. Whilst accepting the importance of a local Doctors' surgery, residents in any settlement are likely to visit one, most if not all of these suggested additional facilities more frequently than the Doctors' surgery.

Escrick enjoys a wide range of services and facilities. The settlement lies on a bus route with a 15 minute service between York and Selby in what the Council has described as a sustainable commuting corridor with a string of employment sites along the route. Escrick clearly performs a service function for the surrounding settlements of Deighton, Stillingfleet and Skipwith. The village should be included in Category 1 under Table 4 of Background Paper 5 (Classification of settlements by accessibility).

Notwithstanding the above comments, on the basis of the indicators considered in Background Paper No.5, Escrick is incorrectly ranked in the summary of relative sustainability of settlements at Table 7. Based on the four indicators considered (size, local services, accessibility to service centres and accessibility to employment, Escrick's overall ranking should be 2, confirming it as a "more sustainable" settlement in that three of the indicators fall in the highest two categories (para 4.1). Based, therefore, on the Council's own assessment and irrespective of other considerations Escrick should be designated as a service village.

Policy CP1A(a) service villages and (b)

There is a need for a more flexible approach to the levels of and criteria for development in the service villages and secondary villages. This can be achieved without significantly affecting the success of a fundamental general change of direction to more sustainable patterns of development since this will only be achieved by major changes of emphasis in the larger urban areas/West Yorkshire conurbations. The levels of development envisaged in the rural areas of the District are insignificant in relation to existing development and proposed levels of growth in the region's urban areas but failure to take proper account of the needs of the rural areas/village settlements will fundamentally affect their long term sustainability.

Greater weight should be attached to maintaining the sustainability of these settlements by, wherever possible, maintaining existing levels of services and infrastructure. This means continuing growth, albeit at modest levels, and this should apply to both housing growth and provision of employment opportunities in or proximate to the settlements. As the CS notes, two thirds of the population in the District live in the rural areas where travel to work patterns are extremely complex.

Directing new development to previously developed land in the rural settlements needs to be reconsidered, particularly in the secondary villages where there appears to be no intention to reconsider existing Development Limits. Previously developed land in rural settlements tends to comprise workshops, stores, filling stations, shops and public houses – that is, land and premises which provide existing (or if vacant) potential services and facilities to the existing community. Any encouragement under the CS for such premises to close in favour of residential redevelopment (and there is much evidence of this happening particularly in respect of public houses) will diminish the service base of the settlements, encourage higher levels of out-commuting and make the settlements increasingly unsustainable.

The reliance on existing Development Limits is not helpful. Policy CP1 should make it clear that the Development Limits of service villages will be reviewed as part of the LDF process and that employment sites of an appropriate size will be identified for each service village: also that there will be an opportunity to review Development Limits for secondary villages where appropriate, to include the opportunity to bring potential rural exceptions sites within the Development Limits to facilitate cross-subsidy housing – as discussed below.

Provision should also be made within CP1 to facilitate the development of farmsteads within villages. It is understood that a change to the PPS3 definition of previously developed land in this respect is already in prospect. This would enable farms to relocate where current operations and use of increasingly large machinery or which rely on livestock enterprises are no longer compatible with village environments. This would provide opportunities for new residential development within Development Limits and reducing pressure to redevelop – for example – workshops and public house sites.

Levels of housing and employment growth in excess of that needed merely to sustain the existing service base should be provided for all service villages, which may well mean at the Allocations DPD stage identifying additional housing and employment sites within, on the edge or outside of current Development Limits whether or not through a formal review of existing Development Limits.

Affordable housing

I have 3 broad but inter-related observations on this issue. First, it is self-evident that unless there is a significant increase in total housing provision within the District, only a small proportion of the identified affordable housing needs will be met. Second, unless there are to be increases in housing provision outside Selby and the local service centres, no significant affordable housing will be provided in the rural areas other than on exceptions sites. This is incompatible with the objective of meeting affordable housing requirements as close as possible to where they arise.

Third, the proposed 40/60% affordable/general market housing split and the thresholds for the provision of affordable housing at Policy CP5 are likely to continue to be a disincentive to development.

The affordable housing policies should facilitate more innovative ways of providing affordable housing both within market housing developments and particularly on rural exceptions sites including, on the latter, the opportunity for cross-subsidy and to permit restrictions and limitations in affordable housing S106 Agreements including tenure mixes to be varied over time, to reflect changing circumstances. There is ample evidence to indicate that it is not always necessary to ensure affordability in perpetuity and government support for encouraging new means and new providers of affordable housing.

In the post-war period of Council house building, Council houses were typically built at the end of or beyond the existing built up areas of villages as landowners – mainly farmers – declined to make land their livestock turnout paddocks adjacent to the farmsteads available for building. The results are still visible today where rows of clearly public housing occur on the edge of settlements un-integrated with the rest of the village. Policy CP6 will repeat this unsatisfactory form of development.

A more appropriate response would be to consider small scale changes to the Development Limits of villages where there is an identified affordable housing need to enable mixed affordable/market schemes to come forward within Development Limits.

It is known that there are many owners of land adjacent to village Development Limits who would consider a cross-subsidy-type of mixed housing scheme but who are not prepared to make land

available for 100% affordable housing schemes. This form of cross-subsidy approach (on a site outside a settlement Development Limit) has been adopted with success by Ryedale District Council.

Scale and Distribution of Economic Growth

It is indicated at para 6.13 of the CS that the Council aspires, inter alia, to provide a range and choice of employment opportunities across the District including sites for indigenous employment. However, this aspiration is not reflected in Policies CP9 or CP10 which make no provision in the rural areas for new employment development outside Development Limits apart from recreation, tourism and leisure development, development at identified mine sites and "farm diversification enterprises".

Whilst it is not suggested that the provision indicated for Selby is necessarily wrong, over-concentration of employment development in/near Selby is inherently unsustainable given the wide spread of settlements across the District and Selby's limited accessibility from the remoter settlements. A more flexible approach is required which recognises that meeting locally-generated demands for employment development on new sites adjacent or close to service villages can in itself reduce commuting and help to maintain the sustainability of rural communities. Clearly any such sites whether allocated or arising through planning applications would have to meet normal development control technical and amenity criteria.

It would be helpful if the Council's interpretation of "farm diversification enterprises" could be made clear in CP10. Would the policy support, for instance (subject to normal development control considerations), any farm-based enterprise promoted by a farmer which increased income and/or subsidised or underpinned revenue from the farming activities or, to comply with the policy, must the enterprise be based on or an extension to the existing agricultural operations on the holding or use the skills, or the buildings or the machinery/equipment of the farmer. That is to say, can farm diversification enterprises be entirely non-agricultural in nature but acceptable if they maintain the viability of the farm?

Tadcaster

What *precisely* is the Council and Core Strategy proposing or able to do to develop the market town of Tadcaster (para 2.17) given the particular circumstances of land ownership in and around the town?

- Land at Hall Garth Field which was initially excluded as a residential development site in the draft Selby Rural Areas Local Plan due to ownership constraints, was subsequently included following the landowner's written undertaking to the Local Planning Authority to bring the land forward for development within the Plan period. The site remains undeveloped.
- In the same Plan, land was allocated to the north of the by-pass and west of the A162 road for employment development with the support of the then-landowner. Your records will show that the proposed allocation attracted objections which were supported by the Local Plan Inspector. The Council nevertheless decided to retain the allocation in view of the landowner's support for the development of the site and landownership constraints elsewhere in/around Tadcaster. Subsequently, the ownership of the land changed and the site remains undeveloped.

I could go on.

More than ever under LDF arrangements, planning policies are to be judged on their ability to deliver and it is difficult to understand in the circumstances how the Council's objectives for

Tadcaster, particularly the delivery of a minimum 680 dwellings between 2009 and 2026, can be achieved. This is particularly important in light of the relatively low overall levels of growth envisaged in the Core Strategy and the absence of any other settlement identified for growth and/or to meet the needs of the existing communities in the north western part of the District.

It is accepted that historically and actually, Tadcaster meets the description of a Market Town but that is no justification in itself for proposing significant (or any) growth, nor is this required by RSS policy. In the absence of firm evidence that the proposed policies for Tadcaster can be delivered within the LDF period, growth should be limited to that necessary to maintain the existing level of services and further housing and economic development "redistributed" elsewhere within the District.

Improving Resource Efficiency

Whilst the objectives of Policy CP13 are supported, elements (b) and (c) are not realistic and cannot be justified.

The advice of the Building Research Establishment (BRE) to developers on strategic allocated sites elsewhere in the region (in York and East Riding) is that the technologies mentioned in CP19(b) are insufficiently tested at the present time to be relied on and that for the foreseeable future, large residential schemes should proceed on the basis of proven technology.

With respect to CP13(c) the Code for Sustainable Homes' levels are to be achieved through Building Regulations and there is no need for a CS policy on this topic. There is ample evidence from a wide range of schemes locally, regionally and nationally that whereas the developers of single dwellings or small schemes are prepared to exceed current Building Regulations' requirements, the volume builders are not and will only do so as Building Regulations progressively change to require higher CSH levels.

Non-residential developers appear more willing to embrace energy efficiency measures since the financial benefits to them are more easily demonstrated.

Policy changes

The above representations would require amendments to the following policies:

- CP1: Spatial Development Strategy
- CP2: Scale and Distribution of Housing
- CP3: Managing the Housing Land Supply
- CP5: Affordable Housing
- CP6: Rural Housing Exceptions Sites
- CP10: Rural Diversification
- CP13: Improving Resource Efficiency

Conclusion

Although I have proposed numerous changes to the draft Core Strategy, with the exception of the suggestion that Tadcaster should retain its Local Service Centre designation but should not be expected to contribute significantly to the wider housing and employment needs of the District, none of the other suggestions materially weakens the overarching spatial strategy or objective of promoting sustainable patterns of development: rather, the suggestions involve a different and more sympathetic way of looking at the needs of the rural areas of the District to ensure that they and the communities within them remain sustainable.

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

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

Section Number / Paragraph(s) / Policy Number

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

Please add any comments below

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

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

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

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

Please sign and date the form

Signed

Jennifer Hubbard

Date 1st April 2010

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

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

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

ryan king

Comment ID DCS/85

From: Clare Plant [clare.plant@dipconsultants.co.uk]
Sent: 01 April 2010 16:24
To: ldf
Subject: Draft Core Strategy representation
Importance: High
Attachments: Core Strategy Representations.pdf; Core Strategy comments form.pdf

To whom it may concern,

In relation to the current consultation on the Draft Selby Core Strategy, please find attached the comments form and a short report containing our comments on the document, which are made on behalf of Land 4 New Build.


Should you have any queries or questions regarding the attached please do not hesitate to contact me.

Clare Plant
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 DLP Planning Ltd
 11 Paradise Square, Sheffield S1 2DE

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**Comments Form
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for Selby District
February 2010**



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

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

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

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

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

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

a) Personal details		a) Agent details if you are using one	
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Fax		Fax	
Email		Email	Roland.bolton@dlpconsultants.co.uk

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

Section Number / Paragraph(s) / Policy Number

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

Please add any comments below

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

Please see attached detailed representations commenting on sections 2, 4 and 5 of the Draft Core Strategy.

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

See attached representations.

Please sign and date the form

Signed

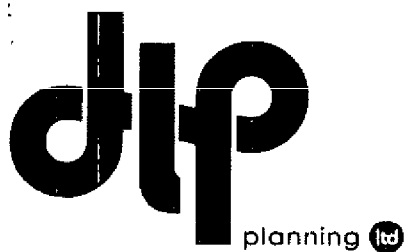


Date 1/4/10

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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 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



For and on behalf of
Land 4 New Build Ltd

REPRESENTATIONS ON THE DRAFT CORE STRATEGY

Prepared by
DLP Planning Ltd

March 2010



Prepared by: Clare Plant/Roland Bolton
Approved by: Roland Bolton
Date: March 2010

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11 Paradise Square
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Tel: 0114 228 9190
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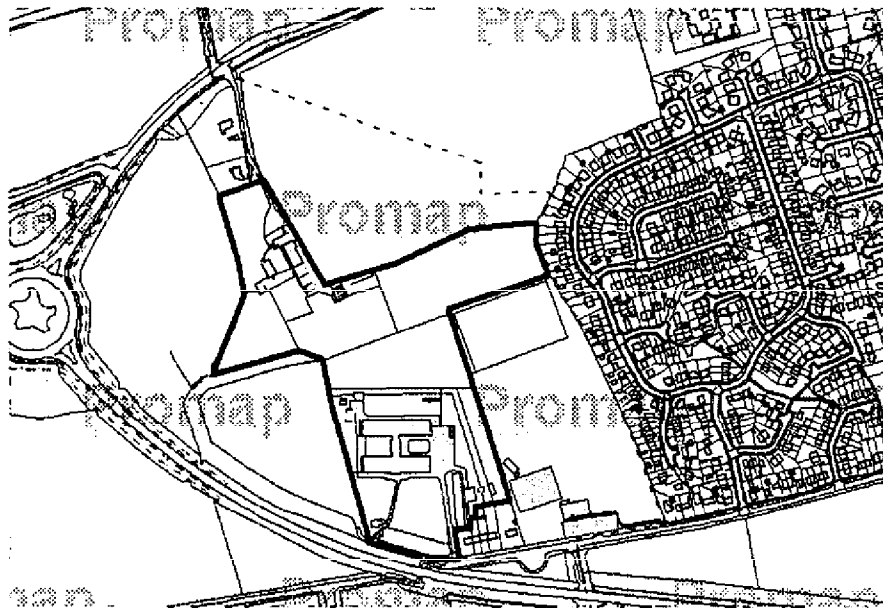


Introduction

- 1.1 This representation has been prepared by DLP Planning Ltd on behalf of Land 4 New Build Ltd in response to Selby District Councils consultation on the Draft Core Strategy paper (February 2010).
- 1.2 This submission sets out how our client's land, which is located to the west of Thorpe Willoughby can contribute significantly and sustainably to the increased housing delivery requirements within the district.
- 1.3 This representation will consider the draft policies in the light of the land interest of our client, Land 4 New Build and how this fits within the context of wider identification of housing distribution in the area.
- 1.4 In particular, this representation will raise concerns regarding the formal inclusion of figure 3, the Core Strategy Diagram, which includes the Selby Area Action Plan boundary. It is considered that inclusion of this diagram would pre-empt consideration of the formal boundary of the SAAP and settlement boundary within the Site Allocations DPD's. This could prevent delivery of housing targets proposed for Thorpe Willoughby through premature sterilisation of land to the west of the settlement.
- 1.5 Whilst it is not within the remit of the Core Strategy to allocate specific sites for development, it does identify areas for growth distribution within the district. It is therefore pertinent to discuss the merits of the site owned by our client, which could make an important contribution to the overall housing land supply within the district.

Site Context

- 2.1 The site is approximately 6.4ha and is currently in use as a pig breeding farm with part of the site constituting previously developed land as shown in photograph 1.



Photograph 1 – Site outline

- 2.2 As shown in photograph 2, the land is adjacent to the settlement of Thorpe Willoughby to the east, with a sports field to the south and agricultural land to the north. The site to the north is partially allocated for housing within the extant Selby Local Plan under policy THW/2.



Photograph 2 – Aerial photograph of the site in relation to Thorpe Willoughby



- 2.3 The site has a number of owners who have agreed for their interests to be jointly promoted. As such the site is part greenfield, part brownfield with a variety of uses which are of limited agricultural, amenity or landscape value. The opportunity to include the site within a future housing allocation would represent an opportunity to enable a sustainable extension to the settlement of Thorpe Willoughby.
- 2.4 The site also incorporates an intensive livestock unit and the redevelopment of this albeit agricultural use would result in significant environmental improvements to the local residential environment. The enclosure of the existing sports ground by residential development would make the space more welcoming and pleasant than existing as it would be fully incorporated into the settlement.
- 2.5 The land is not identified on the Environment Agency's map as being within an area of flood risk. The location is in an area which fell outside the extent of the extreme flood, at the time of their assessment of the likelihood of flooding. Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less.
- 2.6 The sites use for residential development would not only contribute to the districts requirement for additional suitable housing land allocations in order to meet the RSS targets, but it will ensure the sustainable growth of one of the Selby Service Villages.
- 2.7 In addition, the use of the site for residential development would provide a form of betterment in terms of facilitating the removal of the unattractive pig breeding facility use from this prominent site adjacent to the Selby bypass.
- 2.8 The site could potentially accommodate approximately 192 dwellings at an average of 30 dwellings per hectare and is not considered to be significantly constrained.
- 2.9 Furthermore, due to the sites location adjacent to the residential area and existing playing fields, development of the site would facilitate an inclusive approach to settlement growth in a sustainable location adjacent to public and private transport links.



Comments on Draft Core Strategy

- 3.1 The consultation process provides the opportunity to make comments and observations associated with the wider strategic implications associated with the Selby Local Development Framework. It is important that this policy document adequately addresses the appropriate issues and ensures a "spatially aware strategy" is developed which will provide a focus for all new development within the District over the next 10-20 years
- 3.2 Whilst the draft Paper provided recognises that the Core Strategy will only set out the broad locations for development, it is acknowledged that individual sites will be the subject of further consultation and examination in due course. However, where individual sites are promoted, it is essential that they are fully compliant with the objectives of the Core Strategy.
- 3.3 This representation will comment on the issues identified in the consultation document and how further consideration is necessary to avoid unnecessary sterilisation of land for future housing delivery.
- 3.4 Consideration will also be given to the constraints in relation to the site subject of this representation.

Comment 1: Key Issues and Challenges

- 3.5 We generally support the Core Strategy policy relating to the concentration of growth in Selby and adjoining villages during the plan period.
- 3.6 This pattern of distribution would conform with the RSS, focusing development in urban areas based on a hierarchy of cities, towns and lower order settlements. This allows sufficient development at Principal Towns (including Selby) to enable them to fulfil their service centre role, whilst policy YH6 indicates that a slower pace and scale of growth, compared to urban areas should be focussed on Local Service Centres with Local Development Frameworks establishing local needs that are essential to support smaller settlements in line with PPS7.
- 3.7 This strategy gives rise to issues which should be addressed at the local level including the amount of new development, which may be accommodated within Selby (and adjoining villages).
- 3.8 Paragraph 2.14 of the Core Strategy states that these issues will be further considered within an Area Action Plan for Selby and adjoining villages, which is in the early stages of preparation. Hence, this Core Strategy provides guidance on the strategic distribution of future growth across the District and consideration has been given, during its preparation, to identifying strategic development sites for housing and employment to accommodate the future expansion of Selby.
- 3.9 This approach is generally supported, however the following paragraphs will question whether the Core Strategy in the current form offers the level of flexibility required to enable the SAAP to deal with these issues, including provision of future housing allocations, adequately.



Comment 2: Spatial Development Strategy

- 3.10 The identification of Thorpe Willoughby as a third tier settlement (a designated service village) and the inclusion of the settlement within the Selby Area Action Plan (SAAP) is supported.
- 3.11 The council states that the service villages of Barlby/Osgodby, Brayton and Thorpe Willoughby are considered to be relatively sustainable because of their size, the range of facilities available and because of their proximity to the wider range of services and employment opportunities available in Selby.
- 3.12 Paragraph 4.17 states that in view of the close proximity of Selby to the adjoining villages of Barlby/Osgodby, Brayton and Thorpe Willoughby and the interdependent roles of these settlements, it is intended to plan comprehensively for the wider area through a Selby Area Action Plan DPD. This approach is supported.
- 3.13 The Council suggest that, a controlled level of growth in these settlements is considered to be further justified by the assertion that there is insufficient capacity to absorb all future growth in the three principal towns without compromising environmental and sustainability objectives. Hence, limited further growth in those villages which have a good range of local services (as identified above) is considered appropriate in line with PPS7. Again this general approach is supported.
- 3.14 The sequential approach that the Council are suggesting for the identification of suitable sites for development in the following order of priority and that housing allocations of an appropriate scale will be identified through future DPD's:
- *Previously developed land and buildings within the settlement*
 - *Suitable greenfield land within the settlement (Selby, Sherburn in Elmet, Tadcaster and designated Service Villages only)*
 - *Extensions to the settlement accessible by public transport, PDL before Greenfield*
- 3.15 Suggested change:
- *Previously developed land and buildings within the settlement*
 - *Suitable greenfield land within the settlement (Selby, Sherburn in Elmet, Tadcaster and designated Service Villages only)*
 - *Extensions to the settlement (Selby, Sherburn in Elmet, Tadcaster and designated Service Villages only) priority will be given to locations which are sustainable and will deliver environmental, and amenity enhancements to the settlement being extended*
 - *Undeveloped Greenfield*
- 3.16 Given the definition of PDL, it is likely that there may be circumstances where there are significant environmental improvements that could be gained from an allocation on the edge of a settlement, on land which is either underutilised or has farm buildings upon it. Whilst we accept that these may fall within the definition of greenfield and not be prioritised under this process within Selby. We consider the approach to identification of land should take into account potential environmental benefits of using underutilised land and agricultural buildings prior to undeveloped agricultural land.



- 3.17 It is considered that due care should be taken to ensure a suitable level of appropriate housing allocations can be achieved to meet targets in service villages whilst ensuring that small scale previously developed sites, do not hold back the delivery of suitable greenfield sites, which would support sustainable development objectives.
- 3.18 Policy CP1(A) is considered to support these aspirations whilst enabling emerging DPD's to deliver housing sites in line with the need to support communities in the SAAP areas. This is further articulated through policy CP1(B), relating to secondary Villages and addressing infill within existing settlement limits and advocating extension of existing settlement boundaries where it is required to meet targets. This approach is supported in principle.
- 3.19 The inclusion of figure 4 within the draft Core Strategy paper (as an enlargement of Core Strategy Key Diagram 3) is not supported on the basis that the SAAP boundary is unnecessarily entrenched within this strategic paper prior to formal consultation and examination as part of the SAAP DPD.
- 3.20 The impact of identifying the exact extent of the SAAP is to restrict the growth of service villages on the boundary of the SAAP area, in particular limiting growth to the west and south side of Thorpe Willoughby on an arbitrary basis, as the northern side of the settlement is further restricted by the railway line. It is considered that this premature formalisation of this boundary serves to limit the options available for delivering housing in line with targets set out within the paper.
- 3.21 The SAAP boundary is based on the historic Parish Council administrative boundary and does not take into account physical features of the area such as the more recently constructed Selby Bypass, which creates an alternative natural boundary to the settlement. The use of old administrative boundaries to define the SAAP would exclude the consideration of some locations adjacent to the named settlements on an arbitrary basis and is therefore unsound.

Comment 3: Creating Sustainable Communities

- 3.22 Policy CP2 The Scale and Distribution of Housing states that taking account of current commitments, housing land allocations will be required to provide for the development of approximately 5,140 dwellings of which 2864 will be in Selby, Barlby/ Osgodby Brayton, Thorpe Willoughby.
- 3.23 Part B of the policy proposes 1,000 dwellings delivered through an extension to the north-west of Selby, 800 dwellings and 45 ha of employment land to the east of the town. It goes onto state that smaller scale sites in Selby and Barlby / Osgodby, Brayton and Thorpe Willoughby will need to accommodate about 1,100 dwellings and will be identified through an Area Action Plan.
- 3.24 Policy CP2 presents detailed figures on the housing delivery targets for Selby however, the growth of service villages is constrained by factors including flood risk and other physical constraints. It is therefore important that sufficient and suitable housing land can be identified through the LDF process in order to enable the planned levels of growth within these service villages, in order to support rural communities.
- 3.25 Paragraph 5.21 states that all proposals for development outside current Development Limits of settlements, other than exception sites for 100% affordable housing in villages (of less than 3,000 population), will be brought forward through specific allocations



either in an Area Action Plan for Selby and the adjoining villages or an Allocations DPD as appropriate, and in accordance with Policy CP3 – Managing Housing Land Supply.

- 3.26 This places an emphasis on selection of housing allocations within the Selby Area Action Plan DPD and the Allocations DPD, or other site specific proposals documents, having regard to:
- *the annual housing requirement;*
 - *the sequential priorities listed in Policy CP1*
 - *the level of deliverable commitments in each settlement*
 - *the relative suitability and deliverability of the site taking into account an appraisal of its relative sustainability compared with potential alternatives.*
- 3.27 As set out in our earlier objection, we consider that the environmental and amenity benefits of potential sites should also be a consideration in the determination of future allocations.
- 3.28 The above factors are subject to changing physical and economic factors and as such potential development sites within service villages should not be unduly restrained prior to detailed examination of potential sites within the latter DPD documents. Inclusion of the figure 4 diagram within the Draft Core Strategy paper pre-empts the consultation and redrafting of the AAP DPD which is to follow the Core Strategy and which should have the power to consider the boundary of the area in order to avoid sterilising land on the edge of the AAP boundary.
- 3.29 The site that is subject of this representation is adjacent to the existing settlement of Thorpe Willoughby and would support its vitality and viability through investment into the town and introduction of residential development in a suitable and sustainable location. However, stringent application of the existing SAAP boundary would prevent release of this and neighbouring sites despite their sustainable and appropriate credentials.

Comment 4: Managing Housing Land Supply

- 3.30 Paragraph 5.35 suggests that the Area Action Plan DPD for Selby and adjoining villages and an Allocations DPD will provide more detail on the location of future allocations to meet the housing requirement. This approach enables site specific considerations to be accounted for and is supported.
- 3.31 Policy CP3 regarding how the supply will be managed to ensure a five-year supply is generally supported. In the event of a shortfall in the District Five Year Land Supply being identified, or anticipated, further sites will be brought forward to meet identified potential shortfalls in delivery across the District through a Supplementary Planning Document. Sites will be sourced from the Selby Area Action Plan and Allocations DPD.
- 3.32 We would highlight our concern that as the RSS figures are minimum levels, overprovision in itself need not be a cause for concern. The last sentence in part A requires redrafting to emphasise this fact.
- 3.33 The ability to appropriately formulate these DPD's will be significantly restricted should the boundary of the SAAP be entrenched within the Core Strategy as it is with the draft paper. It is understood that the location of the existing boundary was confirmed in 2008 based on Parish Council boundaries with intention to review the rationale further during preparation of the LDF.



- 3.34 The requirement for additional housing delivery within the district including within service villages is clearly expressed in the Draft Core Strategy in accordance with the RSS targets. However, the adoption of a tight boundary line that does not take into account physical features of the area or other constraints impacting the settlement as a whole is considered to be unduly restrictive.

Development Constraints

- 3.35 The current development opportunities within Thorpe Willoughby are limited comprising of one site allocated for housing within the extant Local Plan, which is adjacent to the site subject of this representation. This limited opportunity for further development is reinforced by the settlement boundary which wraps tightly around the village and has been utilised as an initial boundary line for the SAAP. This restricts the level of growth that could be accommodated in this location and would therefore undermine the sustainable objectives of the Core Strategy.
- 3.36 It is considered that there are several Greenfield sites to the west of Thorpe Willoughby that would be appropriately utilised as land to meet the housing allocation requirement of the RSS. This is particularly pertinent as these sites are clearly bound by the bypass to the south and the railway line to the north and west.
- 3.37 It is considered that should the Council continue to operate a policy of tight restraint around part of this settlement without enabling the boundary of the SAAP as part of the consultation process on the DPD, there may be insufficient housing land supply to meet the housing figures suggested in the Draft Core Strategy.
- 3.38 The comprehensive development of this site would ensure the sustainable growth of the settlement in line with the policies contained within the RSS and also contribute to the housing land requirement of the District. It would also deliver environmental and amenity enhancements to the settlement and the surrounding countryside.

The need for flexibility in a Core Strategy

- 3.39 Given the above it is clearly very important that for the Core Strategy to be found sound it should be able to demonstrate significant flexibility as there is clear evidence that the strategy may be required to accommodate a fluctuating level of housing delivery within the Plan Period.
- 3.40 In terms of the Housing Market profiles, it is clear that these are based on very short term views with regard to the immediate market as it was operating at the time. It is important that there is flexibility in the Core Strategy to accommodate an increase in the overall level of housing from the present RSS and to respond to the changing housing market, particularly with respect to the noticeable move towards more traditional market housing.
- 3.41 The Selby Local Plan saved policies shows one existing housing allocation within Thorpe Willoughby with the adopted but unsaved version of the proposals map showing a further site to the north of Leeds Road, which was de-allocated following the saved policies directive of the Secretary of State. This process indicates the past focus within Selby on redevelopment of brownfield sites over greenfield sites
- 3.42 The Core Strategy rightly acknowledges that the rural nature of Selby and particularly the individual nature of the villages within the district will require future development of greenfield sites in order to ensure settlements continue to be sustainable. The allocation



of only one housing site within Thorpe Willoughby with any further outward development of the settlement being constrained by the existing settlement boundary would confirm that to achieve the distribution of development reflecting the demand and constraints within the district justify the release of this land.



Spatial Options

- 4.1 The concentration of development into the main settlement and designated service villages is supported as this represents the most sustainable form of development.
- 4.2 The development of the Thorpe Willoughby site should not be seen in isolation but should be considered as part of the strategic expansion of the whole settlement.
- 4.3 It is inappropriate to define the SAAP boundary at this stage without proper consideration of the implications of those boundaries for the accommodation of development. The use of very historic Parish boundaries which exclude clear development opportunities on an arbitrary basis is clearly unsound. The plan should therefore be removed from the Core Strategy or a more indicative plan produced, which consequently enables consideration of physical features and appropriate boundaries for the area within the relevant DPD's to follow.
- 4.4 As such the proposed level of housing set out for the settlement could be achieved through development of suitable greenfield/brownfield sites.

ryan king

From: ryan king
Sent: 01 April 2010 13:14
To: Appleton Roebuck and Acaster Selby Clerk
Subject: RE: Appleton Roebuck Parish Council Response to the Consultation Draft Core Strategy

Dear Sammie

I acknowledge receipt of your comments on the Selby District 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
Web: www.selby.gov.uk

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

From: JAMES BRAMBLES [mailto:]
Sent: 31 March 2010 16:33
To: idf
Cc: []
Subject: Appleton Roebuck Parish Council Response to the Consultation Draft Core Strategy

Please find attached Appleton Roebuck & Acaster Selby Parish Council's response to the Consultation Draft Core Strategy.

Could you please confirm receipt of this by return email.

Regards

Sammie Brambles
Parish Clerk



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



Office use
ID No:

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

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

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

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

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

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

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

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

a) Personal details		a) Agent details if you are using one	
Name	Mrs S Brambles (Clerk to the Council)	Name	
Organisation	Appleton Roebuck & Acaster Selby Parish Council	Organisation	
Address	'The Brambles' 3 Southfield Grange Appleton Roebuck York	Address	
Postcode	YO23 7EH	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email	[REDACTED]	Email	

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

Section Number / Paragraph(s) / Policy Number

Policy CP1

Do you agree with this text / policy? Yes / No / Partly - Not in relation to Appleton Roebuck

Please add any comments below

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

These representations concern the implications of Policy CP1, which designates Appleton Roebuck as a "secondary village", for the future wellbeing of the settlement. Our reading of the draft document suggests there is little scope under Policy CP1A(b) for development to be approved during the life of the Local Development Framework which the Parish Council considers to be vital to the sustainability of the settlement and of surrounding settlements which rely on Appleton Roebuck for a range of services.

There is currently permission only for 16 new houses in the village 4 of which are almost ready for occupation. The Parish Council is not aware of any sites within the Development Limits which meet the criteria for development set out in Policy CP1A(b) other than brownfield sites currently used for employment or community purposes which help to sustain the viability of the village. There is no opportunity within the policy to review the Development Limits or to designate an employment site to serve the village (for example, by consolidating existing industrial developments on Acaster airfield, which lies within the Parish) or to recognise the desirability of redeveloping farmsteads within the village which remain greenfield by definition.

The Parish Council therefore objects to the current designation of Appleton Roebuck and proposes that it should be re-designated as a Service Village under Policy CP1A(a). In putting forward this proposal, the Parish Council is not seeking any significant expansion of the village but to ensure that modest growth can occur over the timescale of the LDF to provide affordable housing, to meet local housing needs and to at least maintain the population base of the village. It is necessary to do this to sustain existing services as household size reduces.

The Parish Council accepts that under Regional Spatial Strategy policy the majority of new residential and employment development and services is to be directed to Selby and thereafter to the market towns of Sherburn and Tadcaster and following that to Service Villages but it is notable that the Core Strategy currently does not identify any Service Village in the north west sector of the District.

National Policy recognises that in rural areas service centres can comprise a group of settlements not just a single settlement and the Parish Council suggests that in the north west sector of the District the settlements of Acaster Selby, Bolton Percy, Colton, Bilborough and Appleton Roebuck can properly be treated as a group of settlements for the purposes of promoting sustainable patterns of development. The settlements have close links with each other and for their continued wellbeing it is necessary to main services by targeting new development in the most efficient way possible.

The school in Appleton Roebuck is at the centre of the community and the centre for primary education for the group of settlements listed above. This is amply demonstrated by the current school roll which shows that 39% of children live in the villages listed above or in the surrounding countryside outside Appleton Roebuck. The Importance of modest growth over time is also demonstrated by the fact that 20% of the children attending the village school live in houses built

in Appleton Roebuck since 2000.

Within the village and Parish are, for the size of the settlement and in comparison with the other villages in the group, is a good range of services, employment opportunities and community infrastructure, for example:

Service facilities and employment opportunities

Post Office¹
 2 Public Houses
 Petrol Filling Station/Garage/MOT Testing Centre
 Vehicle Bodywork Fabrications Business
 Diving School including film/TV program makers
 Lawnmower maintenance workshop
 Holiday caravan site
 Bus repair and maintenance business
 Carpet fitting and manufacturing business
 Joiners/building contractors
 Livery Stables

Community facilities

2 Churches
 Chapel
 Tennis Courts²
 New detached classroom at the school available for community use
 Village Hall/Parish Room

Community groups

Drama group
 History group
 Good Companions (Senior Citizen Group)
 Pre-School Playgroup
 Little Apples (Playgroup for younger children)
 Youth Club
 Parent Teacher Association
 Appleton Roebuck Fund Raising Group
 Tennis Club
 Badminton Club²
 Community Responders for Ambulance Service

The range of services and facilities available in Appleton Roebuck village and Parish comfortably exceeds what is available in the surrounding settlements. This suggests that Appleton Roebuck should be regarded as a service village for the group of settlements and the place where new development and investment should be concentrated consistent with the scale of development in the group and the rural location.

Public Transport

Appleton Roebuck is served by 7 buses per day (mon-sat) to/from York. A review of the service with the prospect of it extending to Tadcaster is due in May of this year.

We consider that this is a satisfactory level of service at this time. However we would like to have our service to Tadcaster re-instated as soon as possible.

Village Store/Shop

There is currently no general store/ village shop in Appleton Roebuck. For sometime, however, the Parish Council has been committed to the provision of a shop and various sites and premises have been considered. Premises offered by a local landowner for this purpose have not yet become available and the Parish Council is currently considering using the Parish Room for this purpose, as it already does for the provision of the Post Office service.

A community-based shop is proposed as the Parish Council recognises the difficulty of finding tenants or managers to run a new shop in a rural community. The Parish Council is in contact with Stillington Parish Council (in Hambleton) where a community-run shop opened approximately 2 years ago and has proved extremely successful. The Parish Council hope to build on Stillington's experience.

Notes:

¹ The Post Office, which provides key services in rural communities, has been omitted from the list of village facilities in Background Paper No.5

² In common with many rural areas, recreational facilities in the locality are not concentrated in one settlement. Here, football and badminton facilities are provided at Bishopthorpe and Copmanthorpe and the "local" cricket field is at Bolton Percy.

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**

CS Background Paper No.5 : Sustainability Assessment of Rural Settlements

The Sustainability Assessment is based on a now somewhat elderly but similar Assessment prepared by the East Riding of Yorkshire Council which is no longer used in the planning process as a material planning consideration. It was an early attempt to assess the relative sustainability of rural settlements but it is now recognised by that Council, by Appeal Inspectors and more widely that it has some serious shortcomings and lacks the sophistication to be used as a basis for planning policy.

Similarly, Background Paper No. 5 draws conclusions (including the designation of Appleton Roebuck as a secondary village) from very basic information. To be fair, the shortcomings of Background Paper No. 5 are recognised within the document.

For example, settlement classification by size and basic local services need to be considered not just on a settlement by settlement basis but in relation to the level of services in groups of villages which identify with one another. Classification by accessibility seems to the Parish Council, in relation to Appleton Roebuck, to be flawed. In relation to classification by access to local employment opportunities, the Parish Council considers that "access" should be assessed by reference to a combination of distance and transport modes, not just distance: also (as is acknowledged in the document) local employment opportunities including agricultural opportunities, are difficult to quantify.

Any errors or rankings based on incomplete information in the five separate classifications covered in the Background Paper are compounded in the summary of relative sustainability ranking at Table 7. Specifically, the Parish Council does not accept that Appleton Roebuck's overall ranking (No. 4 – least sustainable settlement) is a true representation of its importance as a Service Centre in the relatively sparsely populated north west sector of the District.

Put simply, Appleton Roebuck may not be sustainable in comparison with – say – Brayton or Barlby but that begs the question – how are the small settlements in the north west sector of the District to be properly serviced in the future – not from Brayton or Barlby, we suggest.

In Summary

- There is no land currently available for development within the Development Limits of Appleton Roebuck.
- The Parish Council does not want to see any local facilities lost, which would be a consequence of the redevelopment of brownfield sites within the village.
- Appleton Roebuck is a stable community, that is to say, there is an extremely low turnover of population but there needs to be continued modest growth if the village is to remain a sustainable community.
- There needs to be continued modest growth within the catchment area of the school to

ensure its future. Appleton Roebuck rather than any of the other villages in the group is the most sustainable location for such growth.

- The Parish Plan, approved in January 2005 after lengthy consultation in the village, promotes development which is necessary to maintain activity in the village at least at its present level. The Plan recognises that more affordable housing is required and that any new market housing should be predominantly small units rather than large houses.
- The Parish Council does not consider that the long term needs of Appleton Roebuck, the Parish and the surrounding settlements can properly be met throughout the life of the Local Development Framework other than by upgrading the settlement to the status of a Service Village.

Please sign and date the form

Signed Keith Scott (Chairman AR & AS PC)

Date 31st March 2010

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

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

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

Comment ID DCS/774

ryan king

From: ryan king
Sent: 01 April 2010 17:58
To: 'Caroline Grant'
Subject: RE: YF Response to Draft Core Strategy

Dear Caroline

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

Regards.

Ryan King
Assistant Planning Officer (LDF Team)

SELBY DISTRICT COUNCIL
An 'Excellent' Council

Tel: 01757 292034
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Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB - DX 27408 Selby

From: Caroline Grant [mailto:Caroline.Grant@Yorkshire-Forward.com]
Sent: 01 April 2010 16:40
To: ldf
Cc: John Pilgrim
Subject: YF Response to Draft Core Strategy

FAO TERRY HESSELTON

Dear Terry,

Please find attached Yorkshire Forward's response to the above consultation.

Please may I request a receipt for this response.

Kind regards,

Caroline Grant
Graduate Planner
Direct line: 0113 3945776

Yorkshire Forward
Head Office: Victoria House, 2 Victoria Place, Leeds, LS11 5AE

We're here to improve the region's economy by:
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Terry Heselton
Planning Policy Manager
Selby District Council
Civic Centre
Portholme Road
Selby
YO8 4SB

Your Ref: Core Strategy
Our Ref: YF/10/68

31 March 2010

Dear Terry,

SELBY LOCAL DEVELOPMENT FRAMEWORK CONSULTATION DRAFT CORE STRATEGY

Thank you for seeking Yorkshire Forward's comments on the above document. The Agency welcomes the opportunity to participate in the development of Selby District Local Development Framework (LDF). In response to the Issues and Options consultation, Yorkshire Forward supported the focus of new development on Selby, Sherburn-in-Elmet and Tadcaster. Objective 6B(i) of the Regional Economic Strategy (RES) seeks to deliver high quality, integrated renaissance programmes in all our major cities and towns. This renaissance programme includes Selby District, incorporating the towns of Selby, Tadcaster and Sherburn-in-Elmet.

Distribution of Growth

We support the proposed distribution of growth outlined within the Draft Core Strategy; as this approach will support and enhance Yorkshire Forward's renaissance activities within the District. In addition, we consider that an approach which focuses the majority of development within Selby and the main service centres is crucial in ensuring that development is directed towards the most sustainable locations and reduce the need to travel. We therefore welcome the approach outlined within Policy CP1.

Economic Development

It will be necessary to ensure that any de-allocations, or change of use, that reduce the supply of available employment land in Selby is addressed through the provision of new sites, taking account of the needs of expanding businesses whilst also ensuring there is a supply of sites suitable to meet the needs of new businesses particularly those in sectors likely to grow strongly during the plan period such as renewable energy, technology and science.

The support offered within the Core Strategy towards the redevelopment of Gascoigne Wood is welcomed, however, we consider that this support would be enhanced by identifying the site as a key Strategic Employment Site within the Core Strategy. In addition, we would wish to reiterate our aspiration, as outlined in our

December 2008 response, to see both Burn Airfield and Olympia Park listed as key Strategic Employment sites.

We consider that safeguarding Burn Airfield as a Strategic Employment site will help to ensure that Selby has a broad range of sites available, consistent with PPS4 which requires local planning authorities to '*...identify a range of sites, to facilitate a broad range of economic development.*' (EC2.1 h). The transport links and the scale of the site available at Burn Airfield mean that it is ideally suited to meeting the land requirements of a regionally significant inward investor. The limited availability of such sites within the sub region means that a failure to identify this site for mixed industrial uses could potentially limit inward investment into the region.

The Olympia Park site offers a number of advantages being located within the urban area of Selby, the ability to accommodate larger buildings and has good access from the bypass, and we therefore consider that the site should be identified as a Strategic Employment site. The site has the potential to be developed as a Science Park which would help to diversify the local economy and support Policy YH1B (York sub area policy) of the RSS, which seeks to spread the economic benefits of York's economic success to other parts of the sub area.

During the last round of consultation on Selby's Core Strategy, we highlighted the importance of ensuring that the Core Strategy is sufficiently flexible in relation to the provision of employment land within smaller settlements, and we would wish to reiterate this point. A flexible policy to the provision of employment land in smaller settlements will help to support local employment opportunities.

Yorkshire Forward commissioned Roger Tym and Partners to undertake a study (Planning for Employment Land – Translating Jobs into Land) to provide guidance to local authorities on the assessment of future need for employment land. This study will provide useful technical support in relation to converting jobs forecasts into employment land requirements. In addition, the study provides guidance on ensuring there is a sufficient margin of choice within the supply of employment land to take account of 'churn', choice, competition, and uncertainty. The Council may find the guidance contained within this document useful when drafting the next iteration of their Core Strategy.

Climate Change

We highlighted the potentially important role that Combined Heat and Power could play in providing renewable energy within Selby District, and we are therefore welcome the reference made to CHP within Policy CP13. The inclusion of CHP within new developments can help to increase the cost effectiveness of CHP schemes, whilst also making a contribution towards meeting the RES target of reducing greenhouse gas emissions by 20-25% based on 1990 levels by 2016.

I hope the above comments are helpful and look forward to future opportunities for involvement in the ongoing Local Development Framework preparation process. Please do not hesitate to contact me if you have any comments or queries regarding this response.

Yours sincerely

A black rectangular redaction box covering the signature of the sender.

John Pilgrim
Senior Planning Executive

ryan king

comment ID DCS/76

From: D DUMBELL [REDACTED]
Sent: 01 April 2010 16:43
To: ldf
Subject: Consultation on Draft Core Strategy
Attachments: TH C Strategy 2.doc

Sent Thursday 1st April at 16.43

Attached find the comments of Barlby and Osgodby Parish Council. Sorry, didn't have time to do the online form as I wanted to meet the deadline, but will try and submit these comments via the online form next week.

Regards

Dianne Dumbell

Clerk
Barlby and Osgodby Parish Council

BARLBY AND OSGODBY PARISH COUNCIL

Clerk : Mrs Dianne Dumbell
 Dower House, Landing Lane, Barlby,
 SELBY, North Yorkshire YO8 5UU
 Tel : [REDACTED]
 Email : [REDACTED]

T Heselton
 Selby District Council
 Civic Centre
 Portholme Road
 SELBY
 YO8 4SB

31st March 2010

Dear Terry,

SDLD Consultation on Draft Core Strategy

Thank you for the opportunity to comment on the Draft Core Strategy, the Parish Councils comments are as follows :

Olympia Park

Barlby and Osgodby Parish Council accepts the role of Selby as the main focus for growth as long as development is accompanied by adequate provision of facilities and services, such as improved public transport, as part of the sustainability agenda.

Barlby and Osgodby Parish Council will not oppose Olympia Park Phase 1 (between the A19 and the Railway) providing the strategy adopts the following safeguards :

- *No ground floor bedrooms in domestic dwellings*
- *Maintenance responsibility for riverside structures (jetties) agreed and specified*
- *Education provision to be specified*
- *New infrastructure such as sewerage, drainage, etc to be specified.*

Barlby and Osgodby Parish Council will oppose any Phase 2 residential development (between the Railway and the River) at Olympia Park as there should be employment opportunities in place for residents before further housing is approved.

There are still serious concerns about flood risk. The 2000 floods demonstrated how much land in Barlby Village and Barlby Bridge is at risk of flooding and how quickly the affected land was deluged. The Phase 1 site is felt to be a sustainable development but there should be no further residential development on any other previously flooded land in Barlby.

Osgodby

In this consultation Osgodby is now linked to Barlby as a Designated Service Village. *Barlby and Osgodby Parish Council is concerned that this does not reflect the fact that Osgodby has few services, development should therefore be confined to infill and very small windfall sites.*

S106 Funding

The ability to access and target S106 monies is vital to Villages such as Barlby and Osgodby. *The Strategy should declare that S106 monies remain available for projects within villages where development takes place. Commuted sums from developments below 5 dwellings will also be available for projects within villages as well as to provide affordable housing.*

General

In addition there should be safeguards for countryside/biodiversity areas and protection for strategic gaps.

Yours Sincerely

D E Dumbell

Clerk

ryan king

From: ryan king
Sent: 01 April 2010 17:49
To: 'Will Mulvany'
Subject: RE: LDF - Core Strategy Consultation Feb-April 2010

Dear Mr Mulvany

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

Regards.

Ryan King
Assistant Planning Officer (LDF Team)

SELBY DISTRICT COUNCIL
An 'Excellent' Council

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

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

From: Will Mulvany [<mailto:will.mulvany@sandersonweatherall.com>]
Sent: 01 April 2010 16:26
To: ldf
Subject: LDF - Core Strategy Consultation Feb-April 2010
Importance: High

Dear Sir or Madam

Please find attached comments in respect of the Core Strategy consultation.

A hard copy is in tonight's post, but please confirm safe receipt.

Regards

Will Mulvany MATRP MRTPI
Senior Consultant
Planning
For and on behalf of Sanderson Weatherall LLP

Direct Line: 0113 221 6136
Mobile: 07889 075 388
Email: will.mulvany@sandersonweatherall.com

www.sandersonweatherall.com

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01/04/2010

ID 416452

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Leeds London Newcastle
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31 March 2010

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

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6 APR 2010	26 APR 2010
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sandersonweatherall.com

By Post and Email

Dear Sir

**CONSULTATION DRAFT CORE STRATEGY FOR SELBY DISTRICT, FEBRUARY 2010
COMMENTS ON BEHALF OF MR WAINWRIGHT**

We write with regard to the above document, on behalf of our client, Mr Wainwright.

Our client is the owner of various sites in Sherburn in Elmet.

We enclose a completed Comments Form, as requested, and trust that the comments are given due consideration and incorporated within the further stages of the LDF.

If you have any queries, please do not hesitate to contact this office. In the meantime, please ensure that we are informed of further stages of consultation for the Core Strategy and other LDF documents.

Yours faithfully


**Will Mulvany MATRP MRTPI
Senior Planning Consultant
For and on behalf of Sanderson Weatherall LLP**

DD: 0113 221 6136
Email: will.mulvany@sandersonweatherall.com

Enc

cc Mr Wainwright



Chartered Surveyors and Property Consultants
Sanderson Weatherall LLP
Registered in England - company number 4670360
Registered Office 25 Wellington Street Leeds LS1 4WG
Regulated by RICS





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

LDF LOCAL
DEVELOPMENT
FRAMEWORK

SELBY DISTRICT COUNCIL
PLANNING
COUNCIL use
ID No: _____

6 APR 2010

26 APR 2010

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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	Mr Wainwright	Name	Will Mulvany
Organisation		Organisation	Sanderson Weatherall LLP
Address	C/o Agent	Address	25 Wellington Street Leeds
Postcode		Postcode	LS1 4WG
Tel		Tel	0113 221 6136
Fax		Fax	0113 221 6200
Email		Email	will.mulvany@sandersonweatherall.com

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

Section Number / Paragraph(s) / Policy Number

Policy 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?

Our client agrees with the settlement hierarchy as set out in Draft CP1 in that Sherburn in Elmet is promoted in the second tier of town below Selby and alongside Tadcaster.

Development should indeed be distributed in accordance with the hierarchy.

However, Draft Policy CP2 directs a disproportionate level of development to the Selby AAP area. It is not disputed that this should be the primary focus for new housing, but the level of provision for both Selby and Tadcaster is significantly lower.

My client is promoting various sites within Sherburn for residential development. These form part of the current SHLAA supply.

It is not the intention of this submission to suggest an alternative level of provision. However, as the true deliverability of sites will not be known until more detailed scrutiny is given (probably within the SAAP and Sites Allocations DPDs).

The stated figures within Policy CP2 should therefore be subject to change in line with the later site specific documents.

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 31/03/2010

For and in behalf of Sanderson Weatherall LLP

On Behalf of the Diocese of Leeds

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 10 125/88
 Consultee 10 416545
 Agent 10 416550

ryan king

From: Michael Briggs [MBriggs@savills.com]
Sent: 01 April 2010 16:16
To: ryan king
Subject: RE: Core Strategy Consultation
Attachments: LDF Team (01-04-10).pdf

Ryan

Please find attached representations in respect of the Selby Core Strategy. A hard copy will follow in tonight's post.

Kind regards,
 Michael.

**Michael Briggs BA(Hons) MA
 Planner
 Savills**

City Point, 29 King Street, Leeds, LS1 2HL

Direct Ph : +44 (0) 113 220 1278

Direct Fax : +44 (0) 113 244 0104

Mobile: +44 (0) 7971 340 321

Email: mbriggs@savills.com

Website: www.savills.com

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From: ryan king [mailto:rking@selby.gov.uk]
Sent: 01 April 2010 10:32 AM
To: Michael Briggs
Subject: RE: Core Strategy Consultation

Dear Michael

Either is sufficient although we do have an online consultation website where the document can be viewed and comments submitted. The website is <http://selby-consult.limehouse.co.uk/portal>

Kind regards.

**Ryan King
 Assistant Planning Officer (LDF Team)**

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

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01/04/2010

From: Michael Briggs [mailto:MBriggs@savills.com]
Sent: 01 April 2010 10:29
To: ryan king
Subject: RE: Core Strategy Consultation

Thanks Ryan.

Are we required to fill in a response form or will a simple letter suffice?

Thanks.

**Michael Briggs BA(Hons) MA
Planner
Savills**

City Point, 29 King Street, Leeds, LS1 2HL

Direct Ph : +44 (0) 113 220 1278

Direct Fax : +44 (0) 113 244 0104

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Email: mbriggs@savills.com

Website: www.savills.com

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From: ryan king [mailto:rking@selby.gov.uk]
Sent: 01 April 2010 10:04 AM
To: Michael Briggs
Subject: RE: Core Strategy Consultation

Dear Mr Briggs

The consultation period on the Selby District Draft Core Strategy closes at 5pm today (1st April 2010).

Kind regards.

**Ryan King
Assistant Planning Officer (LDF Team)**

SELBY DISTRICT COUNCIL
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Tel: 01757 292034

Fax: 01757 292090

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From: Michael Briggs [mailto:MBriggs@savills.com]
Sent: 01 April 2010 09:22
To: ldf
Subject: Core Strategy Consultation

Good morning,

01/04/2010

Could you please let me know when the Core Strategy consultation period closes?

Thanks.

**Michael Briggs BA(Hons) MA
Planner
Savills**

City Point, 29 King Street, Leeds, LS1 2HL
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Portholme Road
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By Email and Post

Dear Sir

Mr Bradley

Selby Core Strategy Preferred Options Public Consultation

We are writing to submit comments to the Core Strategy Preferred Options document on behalf of our client who holds land interests in Church Fenton. We intend to advance a case at the appropriate point in the LDF process to identify specific sites in Church Fenton for development in accordance with sustainability criteria and market needs evidence.

In general terms the spatial development strategy embodied in the Core Strategy and the identification of needs in the designated service villages is broadly supported. Church Fenton should play a significant role in delivering those identified needs. Our specific comments on the document are set out below and are grouped under relevant headings:

Section 4: Spatial Development Strategy

It is noted that the document identifies insufficient capacity within the three principal settlements to support the level of growth required over the plan period. We therefore support the acknowledgement that appropriate levels of growth in the designated service villages will be required in order to deliver the overall levels of development set out in the Regional Spatial Strategy. Considering Church Fenton's overall levels of sustainability, including excellent public transport links and local facilities, there should be a high element of provision made in the village relative to others.

Paragraph 4.1 sets out that specific sites for accommodating housing, employment and other needs will be identified in subsequent Development Plan Documents including an Allocations DPD. We intend to put forward details of landownership for consideration on behalf of our client at the appropriate time.

Paragraph 4.26 sets out that development which creates or improves local services and community facilities which supports rural diversification or meets local housing need will also be acceptable. We will take these aspects into account in bringing forward appropriate land through the LDF process.

Paragraph 4.34 refers to the sequential test set out in PPS25 which will be used when identifying land for development. We intend to produce technical information for the purposes of land identification through the LDF which will address *inter alia* flood risk aspects.

Policy CP1 part A

We support part A of Policy CP1 in general terms which aims to direct the majority of new development towards the towns and more sustainable villages in the District. Church Fenton is one of the most sustainable designated service villages and so should be identified for a higher level of new development.



Policy CP1 part B

In relation to the sequential approach adopted towards allocating land for development, given that the target for dwellings developed on previously developed land is 50%, it is clear that greenfield sites will play a significant part in meeting the housing needs requirement over the Plan period.

Section 5: Creating Sustainable Communities

Paragraphs 5.7 and 5.8 note that 69% of the population live outside the three principal settlements and that 59% of affordable housing need also originates outside these towns. In the light of these population characteristics there is strong support for ensuring that the designated service villages and Church Fenton in particular make adequate provision for identified requirements.

Paragraph 5.19 sets out that 20% of planned growth will be located within the designated service villages excluding Barlby/Osgodby, Brayton and Thorpe Willoughby. This level of provision is supported in general terms and, given the sustainability context of Church Fenton, this settlement should provide an appropriate scale of growth.

Policy CP2 part A

The policy indicates a total requirement for the designated service villages over the period to 2026 of 1,495 dwellings. Of this total, 230 already benefit from planning consent leaving a residual requirement of 1,265 dwellings which is a significant amount of new development. When we consider that this total will be split between 13 settlements, it is assumed that each designated service village will be required to accommodate 97 new dwellings on average over the Plan period. We would argue that Church Fenton should provide between 100 – 150 dwellings over this period, or perhaps more, given its inherent level of sustainability.

Policy CP2 part D

Part D of Policy CP2 sets out that allocations will be identified through the LDF in the most sustainable service villages where local need is established. We will put forward appropriate sites as part of this process and provide evidence in accordance with the requirements of this policy.

We trust these comments are taken into consideration as the Core Strategy progresses. If you require anything further then please do not hesitate to contact me.

Yours faithfully


Iain Bath
Director

Savills

Comments ID DCS187
Consultee ID 416513
Agent ID 416467

ryan king

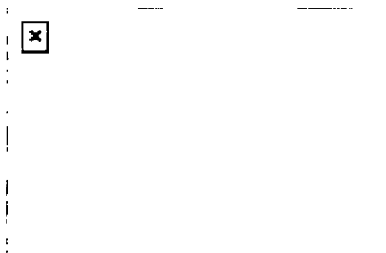
From: Aimee Korzonek [AKorzonek@tldp.co.uk]
Sent: 01 April 2010 16:57
To: ldf
Subject: Draft Core Strategy - Promotion of Church Fenton Airbase as a Primary Settlement
Follow Up Flag: Follow up
Flag Status: Red
Attachments: Draft Core Strategy Promotion of Church Fenton Airbase as a Primary Settlement.pdf

FAO Mr Hessleton

Please find our comments on the Draft Core Strategy attached.

Regards,

Aimee Korzonek
Assistant Planner




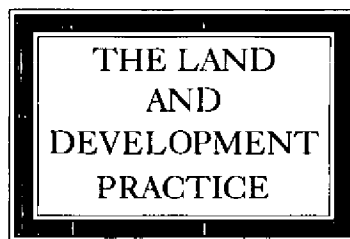
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TOWN PLANNING & ENVIRONMENTAL CONSULTANTS
PROJECT DESIGN & MANAGEMENT - LAND & MINERAL SURVEYORS

Our Ref: 8628/SN/TW/0401

1st April 2010

Tony Hesselton
Planning – Development Control
Civic Centre
Portholme Road
Selby
YO8 4SB

Dear Mr. Heselton,

Re: Representations on the Selby District Council Consultation Draft Core Strategy and the Promotion of Church Fenton Airbase as a Primary Settlement.

The Selby District Council Consultation Draft Core Strategy ("the CS") was released for consultation on the 18th February 2010 with a deadline for representation to be received no later than 1st April 2010.

This representation is made on behalf of Mr S. Sahota with specific regard to land at Church Fenton Airbase.

Policy CP1

It is accepted that the majority of development should be focused upon the principle town of Selby in accordance with the Regional Spatial Strategy ("the RSS") and in recognition of Selby's importance as the districts economic hub. However, the significant restrictions placed on development within the district's villages is considered to be detrimental to the council's house building and affordable housing targets. Secondary villages are considered to be capable of accommodating growth and development which can bring various benefits including improved visual amenity, economic prosperity and meeting RSS and LDF targets.

Head Office: 1 Horsefair ■ Wetherby ■ Leeds ■ LS22 6JG

Also at: Unit 12 ■ Derwent View ■ Brackenholme Business Park ■ Brackenholme ■ North Yorkshire ■ YO8 6EL
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Church Fenton Airbase is currently identified within the Local Plan as a H7 Settlement with allocation for B1 and C2 development. Such development in this location is not considered to be viable nor is it considered to be the most sustainable location for such a scheme. Church Fenton Airbase provides a large amount of brownfield land which can make a large contribution to RSS housing targets and also revise the Council's residential delivery on previously developed land.

The development of Church Fenton Airbase would provide a large number of new dwellings in a location made sustainable by the village's proximity to Church Fenton, Selby, Tadcaster and Sherburn in Elmet. Church Fenton provides a number of services, employment opportunities, recreational uses and good public transport links, including a railway station with direct access into Leeds and York. The village is also located between the districts three largest settlements again providing quick and easy access by a range of transport modes to each of these sustainable towns.

Policy CP2

Policy CP2 and the justification to this policy highlight the number of properties required in Selby District up until 2026 and distribute these properties throughout the district. At the outset in paragraph 5.5 it is outlined that part of the RSS target has already been committed through existing unimplemented planning permissions. These commitments should not count towards the number of properties required by the RSS and the stance being taken by the council flies in the face of national policy guidance in Planning Policy Statement 3 'Housing', which states at paragraph 58:

In determining how much land is required, Local Planning Authorities should not include sites for which they have granted planning permission unless they can demonstrate, based upon robust evidence, that the sites are developable and are likely to contribute to housing delivery at the point envisaged.

There is no evidence provided to indicate that the commitments are developable and likely to contribute to housing delivery. As such these commitments should not reduce the future housing requirements of the district. The 10% reduction included by the council to account for non delivery is not justified by national guidance which clearly explains the correct stance to take.

Housing delivery in the district will be further restricted by the development of windfall sites. Paragraph 5.26 states that in accordance with paragraph 59 of PPS3, windfall sites will not be included in land supply calculations, however once they become commitments they will be taken into consideration and residential quotas reduced accordingly. This disregards the fact that housing delivery targets within the RSS should not be treated as a ceiling to development, this is outlined in policy H2 Section B Criterion 5, which is quoted below:

Adopting a flexible approach to delivery by not treating housing figures as ceilings whilst ensuring that development is focussed on locations that deliver the Plan's Core Approach and Sub-Area policies

In line with the guidance contained within the RSS it is not considered necessary to deduct windfall sites from future housing allocations. Overprovision caused by the development of windfall sites is acceptable and should not reduce future residential development and allocations. Allocations should only be reduced if windfall sites add a significant number of additional properties to the market to the extent that the aims and objectives of the Core Strategy are compromised. In accordance with the guidance contained within PPS3 Selby District Council should maintain annual housing building targets at RSS levels. House building within the district should be continually monitored but annual levels should only be reduced in exceptional circumstances.

From viewing the allocations put forward as part of the Selby Housing Land Availability Assessment ("the SHLAA") it is apparent that the allocations available are unlikely to meet the RSS housing targets. The SHLAA includes allocations for 6339 properties within the primary villages to meet the CS target of 1495, however from undertaking a simple assessment of these allocations it is apparent that 3817 are on sites within flood zone 3 and/or within the Green Belt. Without considering all material planning considerations it is apparent that the majority of allocations are likely to be unviable or have significant restraints to development.

Church Fenton Airbase does not have any issues of flood risk or encroach into the Green Belt. The site would provide a large number of houses towards the district's RSS targets and also provide a substantial number of properties on previously developed land, again working towards the Council's Brownfield targets.

Selby District Council has linked Monk Fryston with Hillam to create a primary village. Church Fenton is already a primary village and the inclusion of Church Fenton Airbase can improve

sustainability and allow the effective growth of Church Fenton without the loss of Greenfield land. The redevelopment of the site is sustainable, contributes Brownfield delivery towards RSS housing targets and is deliverable given that much of the site is in single ownership and is being pushed for development.

In total there are SHLAA allocations totalling 12157 dwellings within Selby, Tadcaster and primary villages with 7128 of these allocations being partly or wholly sited within flood zone 3. Therefore 58.6% of all allocations within these areas have serious flooding issues, flooding issues which irrespective of other factors will raise doubts over the deliverability of these sites. Church Fenton Airbase can substantially deliver a large number of dwellings which will contribute to RSS targets and increase delivery on Brownfield land.

Policy CP3

We would highlight that most allocations brought forward in Selby District are on Greenfield sites and targets for developing on previously developed land are unlikely to be met. Bringing more allocations forward in a greater number of villages can solve the potential shortfall in developing previously developed land by providing a more diverse range of sites and increasing the potential for previously developed sites to come forward. The Council's attempts to restrict development on residential curtilage is also likely to hinder the delivery of Brownfield sites. The development of garden curtilage can already be controlled by design policies which provide a basis to refuse developments which do not respect local character, scale, massing, design, layout etc. The justification to Policy CP1 on pages 25 and 26 does not need to draw upon the disadvantages of developing residential curtilages when such development also brings many benefits such as reducing the need to extend urban areas and ensuring Brownfield development targets are met.

I thank you in advance for taking our comments into consideration in respect of the draft Core Strategy and look forward to the opportunity to comment on the preferred options document.

Yours sincerely

THE LAND AND DEVELOPMENT PRACTICE



Stuart Natkus