

**ryan king**

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**From:** Holm, Colin (NE) [colin.holm@naturalengland.org.uk]  
**Sent:** 01 April 2010 17:02  
**To:** terry heselton; ldf  
**Subject:** Selby Draft Core Strategy  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
**Attachments:** Selby CS.pdf

Dear Terry,

Please find Natural England's response to the draft Core Strategy attached. I hope it is helpful.

Kind regards, and Happy Easter,

Colin

Colin Holm  
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<<Selby CS.pdf>>

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Date: 01/04/10  
 Our ref: YH-09/10.516  
 Your ref:



Terry Hesselton  
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BY E-MAIL

Dear Terry

### **Selby District Consultation Draft Core Strategy -- February 2010**

Thank you for consulting Natural England on the above document. Our role is to conserve and enhance the natural environment, for its intrinsic value, the well-being and enjoyment of people and the economic prosperity that it brings.

In general we are supportive of the approach that the Draft Core Strategy follows but we have made some comments as regards our own particular interests. We have set out our comments in the order that they appear in the document as follows:

#### **2. Key Issues and Challenges**

We acknowledge that this section identifies a broad range of issues however we consider that there is insufficient coverage of environmental issues. We suggest that issues such as increasing biodiversity, achieving a net gain in green infrastructure and protecting and enhancing natural habitats and local landscapes should be included as a key challenge within the District. In particular we recommend that under the sub-heading "Other Challenges", environmental enhancement should be included as a vital part of improving the image of the area and of contributing to the regeneration of coal mining areas.

#### **3. Vision, Aims and Objectives**

##### **Vision**

Whilst we do not disagree with the vision we consider that it is very brief and not specific to Selby District. The vision should be meaningful and achievable with realistically ambitious targets for the improvement of the environment, heritage and countryside. In particular we would like to see more detailed coverage of how the natural environment would be protected and enhanced in the future and the opportunities for a net gain in green infrastructure, improvements to open space provision and countryside recreation.

##### **Aims and Objectives**

Natural England broadly agrees with the strategic aims and objectives of the Core Strategy. In particular we support objective 12 which encourages good design and the encouragement of local distinctiveness, and objective 14 which

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covers the protection and enhancement of green infrastructure, natural habitats and landscape.

#### 4. Spatial Development Strategy

##### Policy CP1 Spatial Development Strategy

Natural England broadly supports the spatial strategy and agrees that the proposed hierarchy of settlements is appropriate and offers protection to the open countryside. The Strategy includes the proposal for sustainable urban extensions to the north-west and east of the town and we are concerned with the environmental impact of these. However we agree with the Sustainability Appraisal which says that the actual impact on biodiversity and other environmental assets is as yet uncertain until the actual locations are determined. We would be happy to advise further on how ecological, green infrastructure and landscape evidence can be used to inform these large housing developments.

We have the following comments on the text which precedes Policy CP1:

In paragraph 4.30, in the section, "Other locational principles", **Previously Developed Land** is discussed. In general Natural England agrees with the policy of "urban concentration with regeneration" as this policy will offer protection for the surrounding open countryside by prioritising development on brownfield sites. However some brownfield sites can be very important to wildlife and can support significant biodiversity interest, which in turn supports wider ecosystems. Brownfield sites can therefore make positive contributions to the quality of life for local people through access to open spaces with wildlife or other semi-natural interest. Natural England would therefore urge that policy wording is included in the Core Strategy concerning the development of brownfield sites, ensuring that sustainable development would seek to retain natural interest as far as possible, and where this is unrealistic, to ensure provision is made off-site which allows the interest to be retained or enhanced, i.e. a 'net gain' approach to development.

**Green belt** within the district is discussed at paragraph 4.39. The strategy says that it will maintain the overall extent of the existing green belt but that consideration will be given to localised boundary treatments. Natural England believes that green belt policy has been effective in containing urban areas and protecting the countryside from development and that this overall policy approach should continue. We recognise, however, that much green belt land can be of uninspiring quality and there is potential for it to deliver more positive benefits for the natural environment and people's enjoyment of it, and to play a role in climate change adaptation. There is also a danger that the green belt can increase pressure for the development of more environmentally sensitive sites elsewhere. We would therefore suggest that localised boundary treatment should be informed by detailed assessment of the purposes of green belt<sup>1</sup> as well as its wider positive benefits, such as benefits for landscape, biodiversity, access to the natural environment and climate change adaptation. We would be happy to provide further advice on this issue.

#### 5. Creating Sustainable Communities

##### CP2 Scale and Distribution of Housing

We reiterate our comments made at the consultation of Further Options (December 2008) which advised that an assessment of the sensitivity of the landscape to change around Selby should be undertaken to assist with any decisions about the location of sustainable urban extensions. However we

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<sup>1</sup> As described in Planning Policy Guidance 2: Green Belt.

appreciate that detailed location of these proposed areas will be determined in the Site Allocations DPD.

### **CP8 Access to Services, Community Facilities and Infrastructure**

Natural England encourages the provision of green infrastructure as an integral part of the creation of sustainable communities throughout England. Networks of multi-functional greenspace providing a wide range of environmental and quality of life benefits should be identified in regional and local plans and designed into all major new development and regeneration schemes from the outset. We would wish to see an overall net gain in green infrastructure and the encouragement of development proposals which improve the quality and quantity of accessible green space, where appropriate.

For this reason we strongly support policy CP8 and the recognition that it gives to the green infrastructure network of the District. We are glad to note that the Natural England document "Green Infrastructure Guidance" (2009) has been fully considered in the preparation of this policy. We also agree with the findings of the Sustainability Appraisal which says green infrastructure can mitigate the consequences of development, provide recreational space and alternative transport routes for non-car users.

We note that at paragraph 5.1.20, in the text accompanying policy CP8, draws attention to the shortfall in recreational open space identified in the Sustainability Appraisal Scoping Report. One of Natural England's objectives is to increase the availability of green space and to this end we promote a series of standards to ensure that people, wherever they live, can relax, play, exercise or just escape in their neighbourhood green space. We would therefore like to see specific mention of Natural England's Accessible Natural Greenspace Standards within the core policy, or subsequent DPD's, as these advocate that every home should be within 300m of accessible natural greenspace of at least two hectares (ha) which is equivalent in size to two football pitches. Each home should also have access to:

- o at least one accessible 20ha site within 2km
- o at least one accessible 100 ha site within 5km

Natural England would also wish to see key green infrastructure corridors displayed in a map within the Core Strategy (ideally within the key diagram).

## **6. Promoting Economic Prosperity**

### **CP10 Rural Diversification**

Natural England generally supports this policy which encourages the development of the rural economy. We are particularly glad to note that the policy makes the provision that development associated with rural diversification should be of an appropriate scale and type that will not harm the rural character of the area. We would suggest that reference is made to the Selby Landscape Character Assessment which should provide guidance on the local landscape character of the area to ensure that new development is in keeping with its surroundings i.e. that it has a "good landscape fit".

## **7. Improving the Quality of Life**

### **CP12 Climate Change**

Natural England strongly supports this policy as we consider that climate change is the most serious threat to the natural environment. We have launched our own campaign to try and raise awareness of the impact of climate change on

England's wildlife and landscapes and we want to work with a range of partners in land use planning and management and the various environment sectors.

We are particularly glad to note that the adaptation of natural habitats to climate change has been included in this policy at (h). In seeking to secure the future of England's natural environment in a changing climate, Natural England's particular focus is to increase the ability of landscapes and ecosystems to adapt to climate change. We are therefore pleased that this is recognised in this policy. We also note that the Sustainability Appraisal commends this policy because of the provision to improve biodiversity resilience to climate change.

We note that flood risk has been included in the context of climate change and we would also advise that this policy should explain how flood waters can be accommodated without harm to the built environment by creating natural flood water sinks such as wet woodlands, reedbeds and low lying pastures in flood risk areas. This both helps to prevent flooding and creates a wider range of natural habitats.

#### **CP13 Improving Resource Efficiency**

Natural England supports the approach set out in this policy as we promote the concept of sustainable design and construction in our own work. We would suggest that an additional point should be added regarding sustainable design that development should minimise the consumption and extraction of minerals by using recycled materials in new construction and by making best use of existing buildings.

#### **CP14 Renewable Energy**

We support the principle of sustainable energy generation and believe that such developments, if appropriately sited can make an important contribution to the low carbon economy that is needed to tackle climate change. However as well as the climate change mitigation benefits of renewable energy schemes, there can also be significant adverse effects on landscapes, nature conservation and people's enjoyment of the countryside and landscape. We therefore consider renewable energy proposals on the basis of the extent to which they conserve and enhance the existing natural environment. We recommend the Core Strategy's approach to renewable energy should include a stronger provision for protecting the natural environment and local amenity. Natural England has recently published wind energy guidance which sets out the key environmental issues that may affect wind farms ([http://www.naturalengland.org.uk/about\\_us/news/2010/160310.aspx](http://www.naturalengland.org.uk/about_us/news/2010/160310.aspx)). These include landscape, tranquillity and biodiversity issues.

#### **CP15 Protecting and Enhancing the Environment**

Natural England strongly supports this policy and agrees with the findings of the Sustainability Appraisal which recognises that the policy supports wildlife enhancements that contribute to habitat restoration and creation, in addition to producing a net gain in biodiversity through development. We are also glad to see that Green Infrastructure is included in this policy and linked to both the natural environment and the provision of open space.

We are pleased to note, at paragraph 7.57, that Natural England's support of working in partnership with the Council and other statutory bodies is recognised. We also note the reference to the Selby Biodiversity Action Plan and the Leeds City Region Green Infrastructure Strategy.

However we are concerned that at paragraph 7.58 Locally Important Landscape Areas are still mentioned. In our previous comments we highlighted that Planning Policy Statement 7: Sustainable Development in Rural Areas,

recommends an approach to landscape protection based on Landscape Character Assessment (LCA) with less emphasis on local designations such as Locally Important Landscape Areas. We understand that these designations will be discussed further in subsequent DPDs but we nevertheless consider that the principle of following the landscape character approach should be established within the Core Strategy.

We note that Selby has a Landscape Character Assessment completed in 1999 and would suggest that this is mentioned in the policy wording or accompanying text. To ensure a robust policy we would advise that the LCA be updated, where budgets allow, and particularly in relation to areas most likely to be subject to development pressures. LCAs provide a comprehensive landscape evidence base to underpin planning and management decisions and as such should be included within the policy framework of the core strategy.

We would also encourage the recognition in this policy of the work going on at a regional level on Biodiversity Opportunity Mapping as this provides a strategic framework for the development of local opportunity maps, ensuring that national and regional opportunities are addressed (see: <http://www.yhbf.org/articleDetail.aspx?page=AC83E0DC-F9A8-4918-9AD9-FB62C4D8596C&article=1BF625A1-A1FF-4649-B1E5-CB758CA5469D> ).

We note that neither the policy wording nor the accompanying text mentions "geodiversity" or geological conservation. We would suggest that in the policy at point 2b that the wording is changed as follows:

*"Ensuring developments retain, protect and enhance features of biological **and geological** interest and provide appropriate management of these features."*

#### **CP16 Design Quality**

Natural England supports this policy. In our own work we follow the approach that development should be "good enough to approve", accessible to all, locally distinctive and makes a positive contribution to the character of the area, utilising the opportunities presented by the location. We consider that if this policy is followed then our own objectives can be met.

We are very pleased to note that at paragraph 7.64 that Village Design Statements are mentioned in the accompanying text of this policy, as it is an initiative which Natural England actively promotes.

#### **8. Implementation**

In figure 8 Core Strategy Performance Indicators, we generally agree with the indicators set out for policy CP15 but consider that there should be an indicator relating to the protection and enhancement of landscape character and quality. The following indicator is suggested:

*"Percentage of Landscape Character Areas where marked changes or significant changes inconsistent with character have occurred."* This indicator would assist in showing how far applications are following the guidance contained in landscape character assessments. This would rely on regular reviews of landscape character integrity.

A number of further landscape indicators have been developed and explored in a useful report published by Brentwood Council (see: [http://www.brentwood.gov.uk/pdf/pdf\\_1183.pdf](http://www.brentwood.gov.uk/pdf/pdf_1183.pdf))

We trust that the above comments are helpful in assisting Selby District Council at this stage of the LDF process. If you have any questions or require further information please do not hesitate to contact me.

Yours sincerely,

Colin Holm  
Lead Adviser  
Government Team (West)

**ryan king**

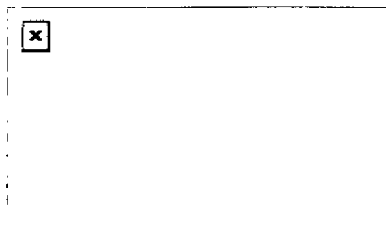
**From:** Aimee Korzonek [AKorzonek@tldp.co.uk]  
**Sent:** 01 April 2010 17:04  
**To:** ldf  
**Subject:** Draft Core Strategy Monk Fryston Petrol Station - Email 1 of 2  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
**Attachments:** Draft Core Strategy Allocation of Monk Fryston Petrol Station Plan.pdf

**FAO Mr Hessleton**

Please find our comments on the Draft Core Strategy attached.

Regards,

Aimee Korzonek  
Assistant Planner




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**From:** Aimee Korzonek [AKorzonek@tldp.co.uk]  
**Sent:** 01 April 2010 17:05  
**To:** ldf  
**Subject:** Draft Core Strategy Monk Fryston Petrol Station - Email 2 of 2  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
**Attachments:** Draft Core Strategy Allocation of Monk Fryston Petrol Station.pdf

**FAO Mr Hessleton**

Please find our comments on the Draft Core Strategy attached.

Regards,

Aimee Korzonek  
Assistant Planner




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Bayford Developments



ID 424972	
SELBY DISTRICT COUNCIL PLANNING	
7 APR 2010	27 APR 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

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: Allocation of Monk Fryston Petrol Station and its promotion through the LDF process and comments on the Selby District Council Draft Core Strategy**

The Selby District Council Consultation Draft Core Strategy ("the CS") was released for consultation on the 18<sup>th</sup> February 2010 with a deadline for representation to be received no later than 1<sup>st</sup> April 2010. In light of this milestone for the Local Development Framework ("LDF") we write to put forward for consideration the Monk Fryston Petrol Station ("the Site") (map enclosed) and to make comment on the CS.

Monk Fryston has been designated within the CS as a primary village, this designation ensures that the village is included within the third hierarchy of settlements behind only Selby, Tadcaster and Sherburn-In-Elmet. 1495 dwellings are required within primary villages to contribute to RSS targets, despite Monk Fryston's designation as a primary village, only one representation has been made in the SHLAA. However, this representation is on a site outside of development limits with the Green Belt and in flood zone 2. Monk Fryston is linked with the adjacent village of Hillam which only has one site in the SHLAA.

The lack of sites being brought forward in Monk Fryston is attributed to the tight Green Belt boundary and development limits. In line with the designation of this village as a primary village it is considered necessary to review the village's boundaries to facilitate its

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expansion. However, the extension of the village to the west is prevented by a major railway line and the steep road bridge over this track into the village. Expansion to the north is restricted by Monk Fryston Hall and its associated grounds which are designated as a Historic Park and Garden. Development to the south is restricted by the important function of the Green Belt, preventing the coalescence of Monk Fryston and Hillam. The only option therefore is to expand the development limits of Monk Fryston to the east along the A63.

Development has already occurred to the east of the village outside of development limits, with 26 properties built around The Crescent, permission was granted for this development in December 2003. It is therefore recommended that the village boundary is extended to the east to incorporate the existing cemetery, The Crescent, the adjacent farm house and the Site. There is limited opportunity to the north of the A63 as the land is heavily wooded and large scale clearance would be required. The only other opportunity is considered to be on open land between the existing boundary of Monk Fryston and Priory Park Farm off Fryston Common Lane.

A plan is enclosed within this letter showing the potential extension of Monk Fryston's development limits. It is our contention that the recommended development limit extensions link well with the existing built form of the village and have definite boundaries to prevent further expansion into the open countryside.

The review of the Green Belt in this location and the expansion of development limits is in compliance with the aims and objectives of the CS. Our comments on the CS in respect of the Site are as follows.

### ***Policy CP1***

The designation of Monk Fryston as a primary village is supported; however the council must accept that this designation means that the village must contribute to residential targets set within the RSS. In order to do this the council must undertake measures to encourage allocations to be brought forward. The Site is only the third representation made in Monk Fryston/Hillam. The tight Green Belt and development limit boundaries appear to be discouraging developers from promoting sites within the village.

The allocated site within Hillam could potentially provide 98 dwellings if delivered, this site does appear to be capable of accommodating residential development. There are however

a number of constraints to development including highways issues, ecological impact and the loss of mature vegetation and trees. The development of the Site will bring greater visual benefits to Monk Fryston and contribute to the council's Brownfield development targets.

### ***Policy CP2***

Policy CP2 and the justification to this policy highlight the number of properties required in Selby District up until 2026 and distributes 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 3379 sites are within flood zone 3. 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.

The Site would be constrained by the Green Belt designation to the east of the village; however it is not considered that this area of Green Belt performs an important Green Belt function. The Green Belt boundary in this location has already been eroded by recent developments, particularly the 26 dwellings erected around The Crescent. Unlike the Green Belt to the south of Monk Fryston it does not serve an important function in preventing the coalescence of two settlements and it is not facilitating the development of derelict land given that Monk Fryston is already a compact village with the Site one of few derelict sites available for re-development.

Given that many allocations with Selby are already constrained by issues such as flood risk it is recommended that the council seek to review Green Belt boundaries where that review can ensure development and allocations are brought forward. TLDP therefore strongly supports paragraph 4.39 of the CS which states:

*While the Strategy aims to maintain the overall extent of Green Belt, in locations where there are difficulties in accommodating the scale of growth required, consideration will*

*be given to undertaking localised Green Belt boundary reviews, in accordance with the principles established in RSS.*

In light of the statement outlined above we would recommend a full review of the Green Belt and development limit boundaries to the east of Monk Fryston. Selby District Council need to ensure that sufficient sites come forward to meet the RRS target of 7480 dwellings built before 2026. The restrictions placed upon deliverability within Selby, Tadcaster and many of the primary villages make meeting this target very difficult. Reviewing Green Belt boundaries and development limits will ensure housing delivery targets can be met without compromising CS objectives.

The council need to include a policy within the CS which outlines the need to review Green Belt and development limit boundaries, the token gesture at paragraph 4.39 is considered to be insufficient to facilitate the necessary changes. Implementing a policy within the CS which recommends a review of Green Belt and development limits would outline the council's desire to bring forward such changes. Should Green Belt and development limits be amended in the upcoming Allocations Development Plan Document, these changes would be justified by a new policy within the CS.

It is apparent from reviewing the SHLAA that the majority of allocations within the district are beyond development limits. The deliverability of many allocations is severely compromised by existing development limits and Green Belt designations; conversely it can also be argued that the Green Belt and open countryside is under threat from inappropriate development. A policy to facilitate a Green Belt review will ensure such a review is undertaken with due regard to the development requirements of the district and the potential impact inappropriate development can have upon the open countryside and village settings.

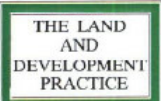
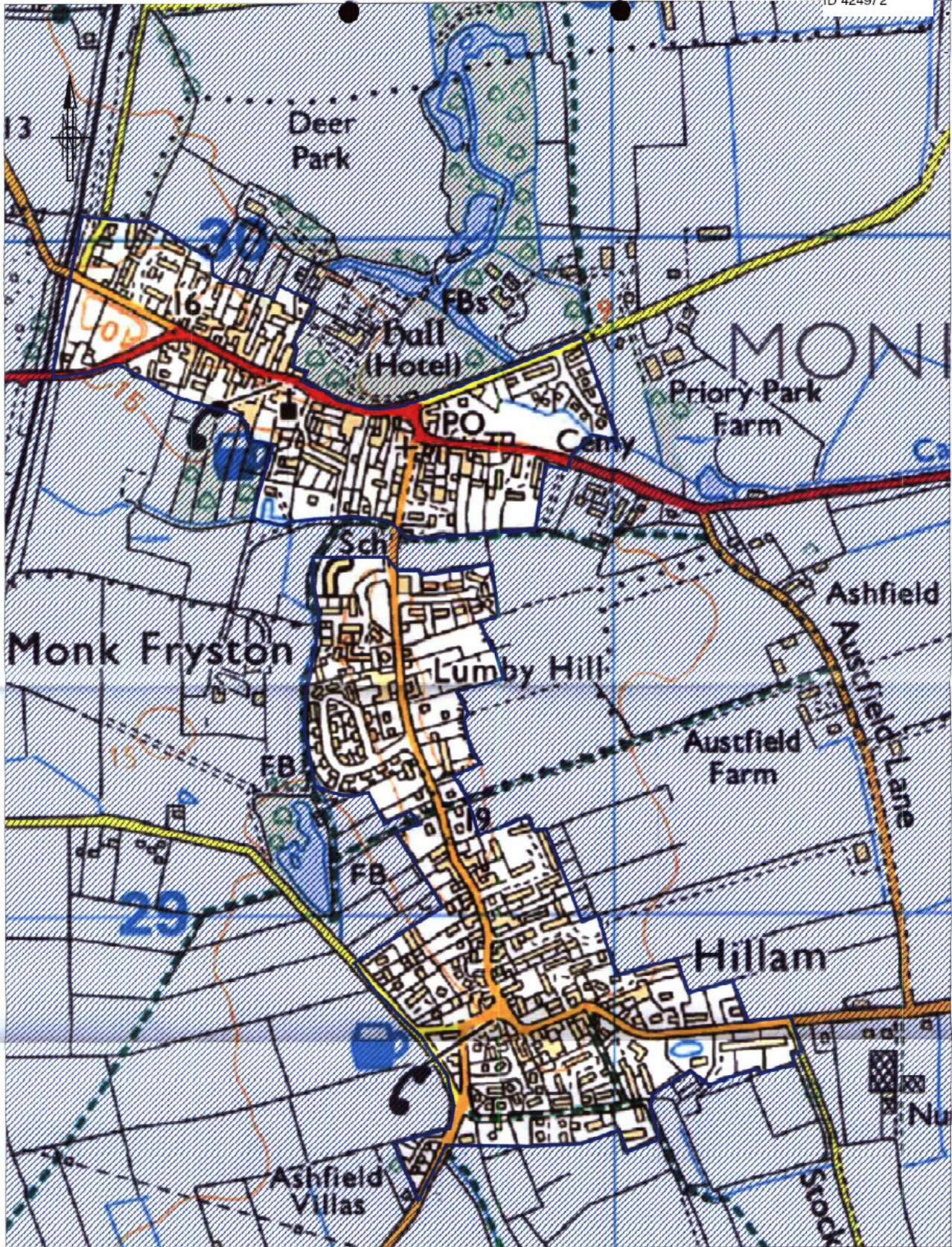
### ***Policy CP3***

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 Site contributes to the development of previously developed land due to its past use as a petrol filling station.

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

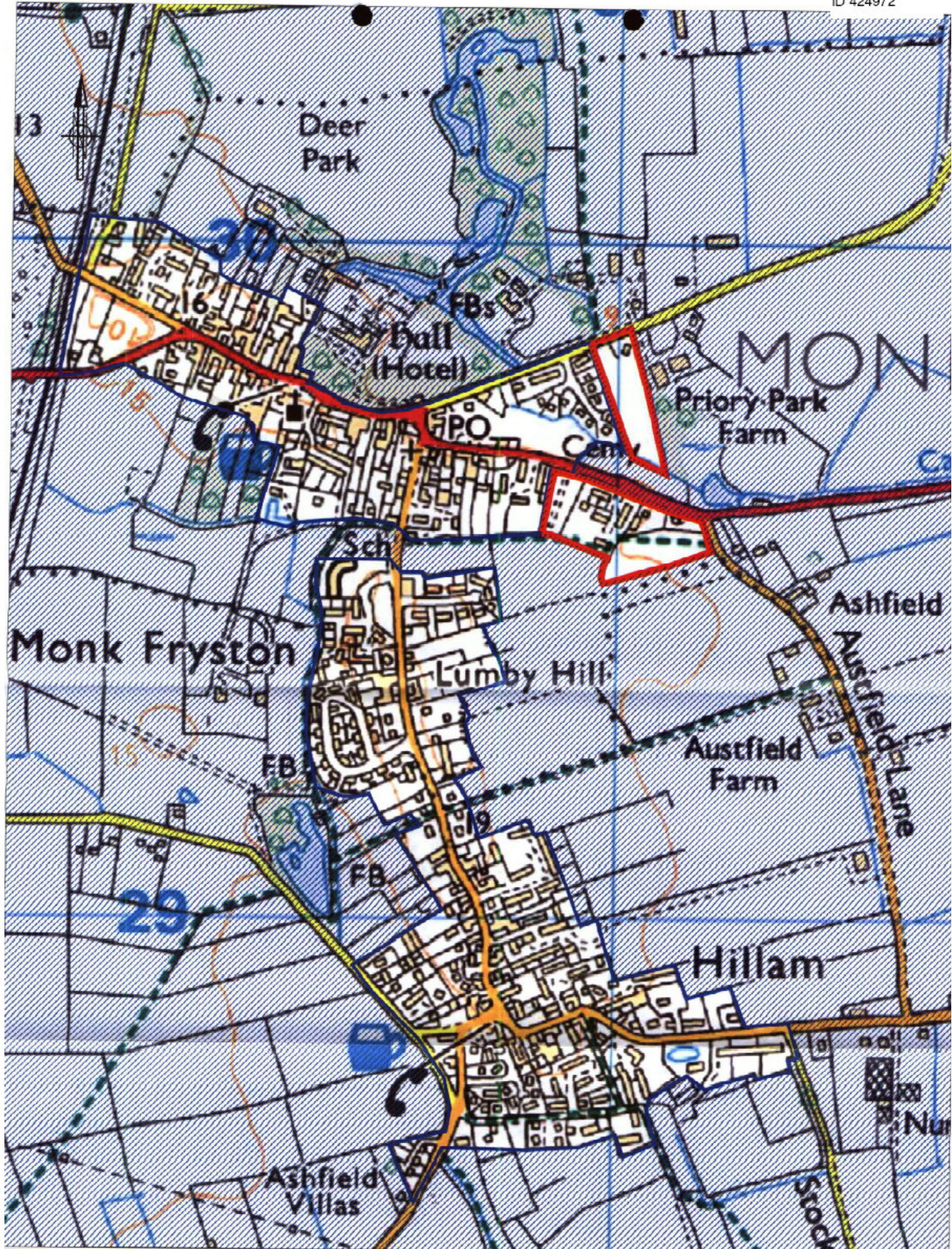
Stuart Natkus

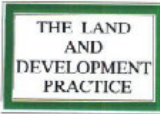



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PROJECT	LDF REPRESENTATIONS		DRAWING NO	REV
			9081/01	
DRAWING TITLE	EXISTING MONK FRYSTON AND HILLAM DEVELOPMENT LIMITS		SCALE	DRAWN
			1:5000 @ A3	MB
CLIENT	BAYFORDS		DATE	CHK'D
			01/04/2010	SN





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		<p>DRAWING TITLE</p> <p>PROPOSED ALTERATIONS TO MONK FRYSTON AND HILLAM DEVELOPMENT LIMITS</p>	<p>SCALE</p> <p>1:5000 @ A3</p>	<p>DRAWN</p> <p>MB</p>
		<p>CLIENT</p> <p>BAYFORDS</p>	<p>DATE</p> <p>01/04/2010</p>	<p>CHKD</p> <p>SN</p>