

13/5/10

Consultee ID 442287  
Agent ID 442288

Comment ID DCS/511



Yorkshire  
**Planning Aid**

Engaging Communities in Planning

with compliments

for ~~Mr~~ Garbunk Jamison

maps + papers are discussed

Regards  
Mike

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Consultation response from Consultation  
with Showpeople, Co-ordinated by.  
(consultee - Showperson focus group).

Draft Core Strategy Travelling Community Policy

*Travelling Showpeople  
to Planning Act.*

The following comments were made in relation to the draft policy:-

- Gypsy & Traveller rather than gypsy and traveller;
- There is currently no mention of Showmen within the policy and no consideration of their specific needs;
- "Close to a settlement" needs to be more closely defined, eg in terms of a minimum acceptable distance;
- Site criteria of importance to Showmen include:
  - adequate land for living and equipment storage/maintenance;
  - adequate land for temporary pull-ons;
  - yard size minimum of 0.5-1 acre with maximum of ten yards per site.



# Planning Aid

Yorkshire

*Engaging Communities in Planning*

## Consultation Report

Selby Draft Core Strategy



**Date of Event:** 9<sup>th</sup> March 2010

**Group:** Selby PSI Reference Group

**Venue of Event:** Selby Town Hall

**Event Format:** Workshops

**Total No. of Attendees:** 9

The Studio, 32 The Calls  
Leeds, LS2 7EW  
0113 204 2460

Submitted by: Mike Dando  
Date: 20<sup>th</sup> April 2010

## YORKSHIRE PLANNING AID

Yorkshire Planning Aid (YPA) is part of a network of services run by the Royal Town Planning Institute, a registered charity. YPA offers free, independent and professional planning advice to community groups and individuals who cannot afford to pay professional fees.

YPA also helps people to understand and engage with the planning system through its community planning work. This support can be provided through workshops, information and interactive drop-in sessions, or formal training events, all of which are tailored to the local planning issues and/or local communities involved.

The activities undertaken by YPA are not part of central or local government but are an independent source of advice and information which complement the work of local councils.

## YPA'S COMMUNITY PLANNING WORK

YPA aims to work in the Local Authorities which are in the top ten most deprived Local Authorities in Yorkshire and the Humber according to the ODPM Indices of Deprivation 2007<sup>1</sup>, and within the Super Output Areas in the Region which fall in the most deprived 20% in England (i.e. those that rank between 1 and 6,496 on the IMD ranking).

YPA will also prioritise opportunities to work in areas which are covered by regeneration programmes, or in areas where we have identified key planning issues which provide a timely opportunity for community planning activity.

In recognition of the fact that some areas of need are missed by the IMD process, we will also take guidance from partner agencies as to recommended priority areas and groups.

YPA also aims to work with disadvantaged groups, in line with the definition in the National Planning Aid Delivery Plan, as outlined below.<sup>2</sup>

## SELBY PSI REFERENCE GROUP WORKSHOPS

A workshop session was held at Selby Town Hall with 9 members of the Selby PSI Reference Group. The group was divided into 2 working groups, each working with a facilitator/scribe, commenting on relevant issues within Selby Draft Core Strategy.

The comments are recorded below.

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<sup>1</sup> Hull, Bradford, Doncaster, Barnsley North East Lincolnshire, Sheffield, Wakefield, Rotherham, Kirklees, Leeds

<sup>2</sup> People on low incomes; unemployed people; minority ethnic communities; women's groups; disabled people and disability groups; older people; children and young people; tenants groups; community groups and voluntary organisations.

**Present**

**Yorkshire Planning Aid** – Mike Dando (Staff) Eric Stowe & Ken Burley (Volunteers)

**Selby PSI Reference Group** - 9 members

**Selby Council** – Caroline Sampson (Planning Department)

**GROUP A****GENERAL ISSUES**

- Caroline asked on behalf of the Planning Department if any of the group had heard of the Core Strategy before the session, as a paper supplement had been delivered to homes using the Citizen Link paper. Only one had heard of it and only two had received the paper. One of whom pointed out that as he was partially sighted the paper was too large to use with his A4 reader and asked in future could this be the optimum size.
- Caroline pointed out that all Council documents for public reading can be supplied in alternative formats but no one ever asks even though it does tell you on the documents. All agreed that this is because people do not read the documents and it is always in small print so you cannot read it anyway!
- It would be an idea for the council to obtain a database of people needing alternative formats and they would automatically get the documents in preferred formats.

**HOUSING**

- The group were disappointed that there was no firm commitment to Lifetime Homes by making a definite statement that 100% must meet the standard. They felt very strongly that the cost of adaptations would be reduced and that this would justify any increased cost in building, although the increase has been shown to be only circa £500 anyway.
- The ad hoc as and when new developments are built would not work as how do you know who is going to live there anyway and developers are not too good at following standards. It should be a term of contract for all new developments.
- Affordable housing was welcomed but only if it was regulated to stop first time buyers "making a killing" as had happened in some areas of Selby. The housing must be of a good mix with a % of bungalows and ground floor flats for disabled people
- Fernbank Court, a development of 2 year old Independent Living units was put forward has a success and should be used as a point of reference for Good Practice. The landlords are Hanover Housing.
- A Council planning officer is working on Affordable Housing and attempting to map suitable areas of need and the appropriate mix for those areas. The group wondered how this can be done when there are no statistics in the Strategy showing the numbers and impairments of disabled people throughout the Borough. This should be included in the Strategy.

**ACCESS TO SERVICES**

- Generally the settlements on the main corridors provided good access for transport e.g. A19 route, however, there was not always the full range of services available and people still had to travel into Selby etc to access medical services etc.
- No new developments should be built without proper consultation and an agreement using S106 or similar. Developments over a certain size must have a full range of services available and private companies e.g. cinemas, restaurants. Also, leisure should be encouraged to go there. Where there were smaller new settlements, transport must be fully inclusive e.g. low floor, community bus services etc.
- There was then a lengthy discussion about whether housing should be built first and then encourage people to live there or should employment be there first and housing built for the employees. The latter was felt very strongly to be the correct way, or otherwise the houses would purchased by people working in Leeds and York, and the Selby district would just

become an even larger commuter belt, with no industry and little hope of attracting private companies to provide facilities, as the money would be spent elsewhere.

## DESIGN

- Lifetime Homes and or Buildings for Life must be compulsory. The lack of inclusive facilities in open spaces and recreation areas for elderly and disabled people was a big issue; these must also be provided in new developments and should be improved in existing areas.
- Play areas for children should be inclusive and not just leave disabled children as spectators. This again could be placed on developers as part of the contract and S106 community development.
- Secure by design, although rejected in the Strategy, should be included where appropriate, again, statistics of disabled people would help with these areas, and even just simple things like lighting, key fobs for garages, doors etc would be better than nothing. Safety was a big issue for vulnerable people and often overlooked.
- All new facilities in these new developments MUST be fully inclusive and where private companies move in, they must be building to a higher than minimum standard and be subject to inspection by Access Officers and any new developments and plans for them should INVOLVE consultation from the START with disabled people in those communities. The PSI group would be more than willing to establish this arrangement and are working towards such a link with Selby Council.
- The use of Part M of Building Control should be used in conjunction with other standards that cover upper floors, sports halls, recreation, play areas etc.
- The Access Consultant also pointed out that proper Design and Access statements would need to consider all of the above and should be viewed as living documents that develop with the project to ensure everything is fully inclusive.

## **GROUP B**

Andrea, Barbara, Michael, Teresa & Denise

## CONCERNS

- Access to day centres – risk of closure?
- Increasing numbers of disabled leading to need for funding of disabled facilities
- Lack of awareness of scale of problem
- Lack of joined up working/awareness – figures for pre 18's and over 60's/65's are known but not the group in between
- Accessibility – restricted hours of operation of services that exist now eg taxis after 4 pm
- Special vehicles and facilities are needed but not always available
- Driver only vehicles are a problem

## HOUSING

- Importance of policies
- Housing needs of whole community:
  - bungalows
  - homes for larger families
  - homes for older people
- CP4
- Must cater for mixed communities
- Selby is too dated in its approach

- Not sufficiently targeted on community's needs
- Disability needs higher profile
- Parish Councils can be opposed to social housing
- Need to have system which is responsive to changing needs and circumstances
- Bungalows not always suitable anyway eg need for 2-3 bedrooms to accommodate visitors. Selby has too many 1 bedroom bungalows.
- Size and type of bungalow are key
- Planners and architects need to work together to deliver well designed/ appropriate accommodation
- Location of housing is also important; need to feel integrated with rest of the community; Important to avoid ghettos of disabled/elderly people
- Retirement villages? – mixed views
- Ease of moving within community is important (to avoid leaving community)
- Supported/special needs accommodation not referred to in Selby Core Strategy
- What about family visiting needs in supported accommodation?

## DESIGN

- Inclusive/usable says C.S.
- Lifetime Homes to meet changing needs over times but developers are only "to be encouraged"
- Selby DC considered specifying % of lifetime homes but said **no evidence** to justify it
- Query re policy wording of residential development and non residential in Core Strategy
- Town Centre policy in C.S. does not refer to inclusivity and accessibility for all and should
- Reference to Selby Renaissance scheme (YF?) which means disabled access/parking is worse than before. NB Looks good but not inclusive.
- Sheffield has Disability Access document and applies it
- Selby is old fashioned cf Hull where accessibility is given higher priority
- SELBY(NORTH YORKS. CC MUST GIVE HIGHER PRIORITY TO ACCESSIBILITY eg SOUND SIGNALS AT PEDESTRIAN CROSSINGS

Local Government  
Yorkshire and  
Humber



Martin Elliot  
Acting Head of Planning Delivery  
Martin.elliott@lgyh.gov.uk

27 May 2010

By-Email

Dear Terry

### **Selby Core Strategy – Draft Strategy Consultation**

Local Government Yorkshire and Humber welcomes the opportunity to comment on the Draft Selby Core Strategy and to continue its involvement in the development of a coherent spatial planning framework for the region. The comments offered in this letter are intended to be within the spirit of continued and productive joint working.

LGYH is acting on behalf of the Local Authorities Leaders Board who together with the Regional Development Agency, Yorkshire Forward, comprise the Joint Regional Board (the Responsible Regional Authority). The response to the consultation document is a set of comments aimed at highlighting where issues related the Regional Spatial Strategy might arise. The RSS forms part of the Selby Local Development Framework and, as of April 2010, part of the Regional Strategy along with the Regional Economic Strategy and Regional Housing Strategy.

As you will be aware following the General Election the new Coalition Government is committed to the abolition of the Regional Spatial Strategy and Regional Strategy. While this has not yet officially happened it is likely to occur very soon. To that end, the comments offered in this letter are intended to help you form a view as to the areas of the Core Strategy that are considered fit for purpose and those that may need further work prior to examination, from the opinion of LGYH officers. It is hoped that this enables you to prepare a more robust and sound DPD.

The following comments are made in relation to the current RSS – The Yorkshire and Humber Plan, which was issued by the Secretary of State in May 2008. The Yorkshire and Humber Plan aims to achieve a more sustainable pattern and form of development, investment and activity across the region, putting a greater emphasis on matching needs across the region with opportunities and managing the environment as a key resource. There is a particular emphasis on achieving the regeneration and renaissance of the region's city and town centres by making them the focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region.



## Key Points on the Core Strategy

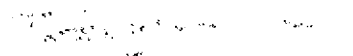
Below is a summary of the main points the Local Authority Leaders Board wishes to raise with regards to the Draft Core Strategy document.

1. Welcome and support the general approach contained within the Core Strategy.
2. Support the positioning of the RSS within the wider context of the Core Strategy.
3. Confirm that there are no major areas of discrepancy between the Core Strategy and the achievement of the outcomes of the of the RSS.
4. The Spatial Development Strategy generally reflects the RSS strategy of concentrating development within the Principal Town, supported by growth in the Local Service Centres and Service Villages.
5. We recommend that you provide further evidence and clarity to deal with the fact that your SHMA points to a need for higher numbers of housing within Sherburn in Elmet. You should also seek to link the outcomes of the SHLAA with your chosen strategy so as to ensure that the Selby Town focus can be robustly defended.
6. We also recommend that you give further thought to the reasons for restricting housing delivery in the west of the district. Basing such decisions on the presumption it would encourage further commuting to Leeds City Region seems at odds with Selby's role in the Leeds City Region. Albeit this relationship is still in its infancy and further work on the North Yorkshire and York and Leeds City Region Sub-Regional Strategies should provide more evidence as to the functional links.
7. Ultimately such evidence should help provide further flexibility to the Core Strategy in the event of Selby Town being unable to accommodate as much housing as intended. The potential for a Plan B is important to the Planning Inspectorate.
8. Discussions around LCR aside LGYH supports the District in providing a better balance housing and employment growth, whilst also providing a range and choice of employment opportunities.

I trust that the comments provided here are helpful to you as you continue to prepare the Core Strategy for submission.

Please do not hesitate to get in touch if anything is not clear. We look forward to working with you further on your Core Strategy and to commenting on the final document in due course.

Yours sincerely



Martin Elliot  
Acting Head of Planning Delivery



## North Yorkshire and York

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Eileen Scothern,  
Development Policy Manager  
Selby District Council

25<sup>th</sup> March 2010

Dear Eileen,

I understand that you are currently consulting on the Core Strategy and I would be grateful if the PCT could be included in the consultation as we have an interest in understanding the implications for NHS services, particularly primary care.

Your consultation is timely as we are considering the Primary Care strategy for the PCT and would wish to have a better understanding of the likely location and pace of development in the area.

I think it would be helpful if you could share documentation with me and suggest that we meet on 8<sup>th</sup> April 2010 to consider the details and we will provide a formal response as soon as possible thereafter.

**Yours sincerely**

**Amanda Brown**  
Locality Director



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20<sup>th</sup> May 2010

Dear Mr Heselton,

### **Selby District Local Development Framework-Consultation on Draft Core Strategy**

Thank you for inviting comments on the above document. I found it informative and feel that it provides a clear guide to the background policy and strategic direction over the next 15 years. It will assist the PCT in developing its own local plans for Selby District.

I have provided comments under various chapter headings.as follows:

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

The vision statement succinctly describes the shared vision developed with the involvement of wider agencies and is supported by the PCT.

The rationale for Objective 3 is clearly explained in Chapter 4, this may increase the pressure on local transport systems. The PCT's knowledge of local transport arrangements is currently limited and I recognise it as an area where we may need to review current provision in more detail. The expectation for the delivery of healthcare over the next 15 years is that increasingly patients will receive a broader range of care closer to home but some treatments that require specialist clinical skills and technology will be focused where the best quality of care can be delivered and patients will have to travel to receive it. Both aspects of this are likely to increase demands on existing public transport particularly for an increasingly older population.

#### **4. Spatial Development Strategy**



The identification of a settlement hierarchy will be very helpful to the NHS in considering the future demand for local health care services. I welcome this approach. We have well established primary care services in Selby which have been in place for some years. Historically GPs and Dentists as independent businesses were able to choose where to set up a practice however the changes to commissioning responsibilities for PCTs and legislation means that the choice of location can be influenced. We have not had the opportunity as yet to test the application of the information in 4.13 to local developments or planned changes in service and we should only do so once the strategy is approved but I feel this information will assist the PCT to assess the capacity required to meet the needs of local people.

## **5. Creating Sustainable Communities**

The proposal to concentrate significant housing development in strategic sites around Selby Town Centre will require the PCT to consider the need for and location of GP and dental services. The scale and concentration of development is such that it is likely to require additional capacity assuming that new properties are occupied by additional incoming population. Registration with GP services has remained steady over recent years and we have not seen significant growth.

One advantage to the distribution proposed in CP2, page 35 is that additional housing development is located well within the Selby District boundary reducing the risk of local healthcare resources moving by patient choice outside the North Yorkshire boundary.

I should make you aware that Tadcaster is included in the Practice Based Commissioning Consortia for York and the population principally looks to York Hospital for acute hospital care. We can discuss the impact of this when we next meet.

I note section 5.94 onwards and would be happy to arrange for colleagues to provide advice and input into the needs of the travelling community.

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

I wondered on reading this chapter whether there would be any merit in making a reference to reducing fuel poverty through delivery of CP13 particularly in the context of an ageing population.

If this would be of interest colleagues in public health may be able to assist with assessing the impact of the strategy.

I hope the above is helpful to you.

Yours sincerely,

Amanda Brown  
Locality Director

tracey peam

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**From:** terry heselton  
**Sent:** 18 May 2010 14:29  
**To:** ryan king; tracey peam  
**Cc:** caroline sampson  
**Subject:** FW: Selby LDF: Draft Core Strategy

for booking in as a late response  
terry

Terry Heselton BA (Hons), Dip TP, MRTPI

Principal Planner (LDF Team)

SELBY DISTRICT COUNCIL  
An 'Excellent' Council

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

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

**From:** Malcolm Spittle [<mailto:Malcolm.Spittle@northyorks.gov.uk>]  
**Sent:** 18 May 2010 09:20  
**To:** terry heselton  
**Subject:** Selby LDF: Draft Core Strategy

Terry

I've finally received agreement from Cllr. Fort (he's been away on holiday) with our officer comments on the draft Core Strategy and I can confirm that the County Council has no strategic planning policy objections to the proposals.

Apologies again for the delay in responding

Malcolm Spittle  
Principal Policy Officer  
Economic and Rural Services  
North Yorkshire County Council  
County Hall  
Northallerton DL7 8AH

Tel. 01609 532428

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[www.northyorks.gov.uk](http://www.northyorks.gov.uk).

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North Yorkshire County Council.

Contact: Trevor Hobday  
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Direct Tel: 0113 200 2805

Date: 29 April 2010

Selby District Council  
Civic Centre  
Portholme Road  
Selby  
YO8 4SB

FAO Terry Heselton  
Planning Policy Manager

Dear Mr Heselton,

SELBY DISTRICT COUNCIL PLANNING	
- 6 MAY 2010	26 MAY 2010
DATE RECEIVED & LOGGED	LAST REPLY DATE

## CONSULTATION DRAFT-CORE STRATEGY LAND AT CROSSHILLS, SELBY

I refer to the above and to my various meetings and discussions with you on behalf of North Yorkshire County council who are owners of part of the land at Crosshills Lane and which is being promoted by Selby District Council as a strategic housing allocation in the Local Development Framework Core Strategy. You are aware that the County Council, together with the other landowners wish to support the District Council in its continued promotion of the site for residential use.

### Background

The land at Crosshills has been included in a residential allocation as far back as 1998 and was included in the approved Selby District Local Plan as an allocation of 21.9 hectares for 450+ dwellings.

The site is now being promoted as a strategic housing allocation option in the LDF having regard to the overall strategic requirement set out in the Regional Spatial Strategy. North Yorkshire County Council has consistently supported the inclusion of this site as part of the strategic allocation. Indeed, they have contributed to the provision of technical studies in support of the allocation particularly in relation to highway infrastructure. They will continue to provide this support as a general commitment subject to the full support of all other landowners.

### Site Context

The site is located on the western fringe of Selby and is well related to the existing land use pattern being adjacent to existing established residential development. There are open fields to the north and the southern boundary adjoins Selby Dam. The site is close to Selby town centre and there are good communications links to the surrounding highway network and beyond.

### Planning Policy Context

It is not the purpose of this submission to revisit Ministerial and Development Plan Policy in any significant detail, this will be done as part of an overall masterplan submission for presentation at the LDF Hearing and will follow discussions with the planning authority.

What is relevant to this submission is the fact that the Regional Spatial Strategy confirms that within Selby District the strategic housing allocation will be concentrated within Selby itself. The Crosshills Lane site has been included in a residential allocation since 1998 and formed part of the Selby District Local Plan allocation. This allocation has been further extended as part of the development

of residential policy in the Local Development Framework Core Strategy. Selby District Council has also conducted a Strategic Housing Land Availability Assessment and this confirms that the land at Crosshills will meet the strategic housing requirement as set out in the RSS.

The promotion of the site as a strategic housing allocation continues to receive the full support of the principle landowners who are actively engaged with the District Council in providing the necessary supporting material particularly in regard to infrastructure provision to ensure deliverability of the land for residential purposes. The strategic allocation also finds support in the Regional Spatial Strategy. Further, Selby District Council has undertaken a Strategic Housing Land Availability Assessment and this also supports the strategic allocation.

## **Site Opportunities**

### **Highways**

The site allocation will provide a number of opportunities for significant infrastructure improvements to be implemented and incorporated into the wider infrastructure hierarchy within Selby. The landowners, in partnership with Selby District Council, have been engaged in a series of modelling exercises assessing the capability of the local infrastructure and junction to accommodate anticipated traffic flows. These assessments are ongoing and will provide a robust analysis to support the strategic allocation.

There has always been an understanding that access to the site will be by means of a bridge over Selby Dam and on to Leeds Road. All the landowners are currently engaged in fully exploring this preferred option and discussions are ongoing with a number of parties to ensure that this is both feasible and practicable. Furthermore, having regard to the fact that the southern edge of the site lies within the floodzone where development will not be permitted, the area of land that can be effectively developed can be served by alternative means of access linking in with the existing residential area. These alternative means are also being analysed and assessed and will form part of the masterplan submission and continuing discussions with the planning authority prior to submission to the Inquiry.

An overall highways strategy is currently an evolving study that the landowners are committed to supporting, the overall results of which will form part of the Core Strategy submission.

### **Ground Conditions**

The majority of the land is flat and contains no buildings of significance. Field patterns are bounded generally by hedgerows and trees are protected by TPO. A full detailed planning brief was prepared for development of part of the site in 1998. At the time no issues were highlighted which would have prejudiced the release of the site for development purposes. That position remains today but as part of the masterplan submission a full and updated survey will be provided.

### **Flood Risk**

A strategic flood risk assessment has been undertaken by Selby District Council. The underlying conclusion can be drawn that the site can be allocated as part of the overall strategic housing provision in Selby for the plan period. That said, the reality insofar as it relates to the land at Crosshills Lane is that a part of the site running along the southern boundary and incorporating Selby Dam lies within the floodzone and cannot accommodate residential development. However, this part of the site can be developed as a "green corridor" linking the site and development to the wider area through a network of cycleway and pedestrian routes. This green corridor will be set out in more detail in the masterplan submission for the Core strategy Hearing and in consultation with the planning authority. In terms of residential development on the site, any scheme will have full regard to the provisions and requirements of PPS1 and PPS3.



**Ecology**

The site has previously, in part, been allocated for residential development and a full planning brief prepared. No issues of ecological significance were raised at the time the brief was prepared. However, it is accepted that any survey work completed at the time will need to be revisited and this will be done and will form part of the overall masterplan submission for the Inquiry/Hearing.

**Archaeology**

As with Ecology, there has been no evidence to suggest that there are issues likely to be raised with regard to archaeology with the area of land to be considered as a strategic allocation. However, a full survey update will be undertaken as part of the masterplan submission.

**Environment**

It has clearly been the view held by the planning authority that the land at Crosshills is suitable as a strategic allocation for residential development. Significant additional work has been undertaken by the landowners in support of this allocation particularly with regard to the local highway network. This and other work is ongoing.

There is an acceptance that a full masterplan submission will be required in order to satisfy all the requirements necessary to take forward this allocation. Particularly important will be a detailed landscape character assessment with appropriate mitigation. This will also include proposals considered to be a unique opportunity, as part of the allocation, to create a "Green Corridor" along the southern boundary of the site and incorporating Selby Dam. It is envisaged that this will make for a significant environmental and landscape improvement to the overall development concept and will include public recreational space, cycle routes and pedestrian links to the town centre and wider area. It is further envisaged that the "Green Corridor" will form a significant part of any future development of the site.

**Development Drivers**Commitment to Deliver

The landowners have already made a significant commitment in ensuring that the proposed site can be taken forward in the Core Strategy as a strategic housing allocation in support of the overall housing requirements for Selby district as set out in the Regional Spatial Strategy. They will continue to do so. As of the next phase of the Core Strategy process through to Inquiry, the landowners will prepare a masterplan for development of the site and will do so in full consultation with the planning authority as has been the case so far in the process. The land at Crosshills is available and will remain so.

Green Infrastructure

Reference has been made on several occasions to the fact that the landowners are committed to ensuring that in any development of the site there is a clear willingness to incorporate Selby dam and that part of the site along its route that cannot be developed for residential purposes, as a "Green Corridor". It is fully anticipated that such a scheme will form an integral part of the masterplan submission. It is anticipated that the Green Corridor will incorporate recreational space, landscape features, cycleways and pedestrian walkways and links into the town centre and wider area. Any such scheme will be promoted by the landowners as part of the overall development of the site and in full consultation with Selby District Council and other appropriate stakeholders.

Flood Risk

Selby District Council has undertaken a Strategic Flood Risk Assessment as part of the LDF process. This confirms that a part of the site does lie within flood zone and, therefore, limits the area where development can take place. The provision of a "Green Corridor/Space" will utilise that part

of the site that falls within the floodzone. In so doing, this will enable a fully inclusive development to take place that will significantly improve the overall character and appearance of this part of Selby District whilst at the same time contributing to meeting the strategic housing requirements of the district as a whole as set out in the Regional Spatial Strategy. Throughout the period of time that the site has, in part, carried a residential allocation in the development plan, there has not been any insurmountable issue raised from a flood risk aspect that prevents development of the site taking place. In the production of a masterplan for the site, the Environment Agency will, of course, be fully consulted.

### Highways Issues

There has always been an acceptance that the site at Crosshills Lane can be adequately access from the existing highway infrastructure. Indeed, the development brief prepared in 1998, albeit in draft, clearly sets out the parameters for development of the site and its accessibility to the existing highway infrastructure.

In accepting that the situation has now changed in that the site is being promoted as a strategic housing allocation, the fact remains that the site can be fully and appropriately accessed from the existing highway network. The District Council has carried out a number of very detailed traffic impact assessments looking at the overall capacity of the highways network. The modelling forecasts support the allocation. The landowners continue to support Selby District Council in future traffic forecast modelling and these surveys are ongoing at the present time.

The landowners are committed to ensuring the best and most effective vehicular access to serve the proposed site at Crosshills Lane. Currently, the principle landowners are in discussions with others to seek agreement to the provision of a bridge from the south-western part of the site, over Selby Dam and onto Leeds Road. These discussions have not been concluded and are ongoing. In the event that such an access arrangement is not achievable and there is no indication at this stage in the process that it is not, the landowners are investigating alternate means of access to serve the site either through the existing established residential areas (Meadway) or possibly through the existing recreational area and directly onto Leeds Road with the displaced recreational area being incorporated into the "Green Corridor". There are a number of stakeholders involved in this latter issue and, whilst the landowners continue to discuss the option of bridging the Dam, these stakeholders have not been engaged with. A full justified and reasoned access statement will form part of the masterplan submission.

### **Delivery Framework**

The landowners are currently engaged in discussions to produce a fully reasoned masterplan for development of the site and this will be presented to the Inquiry and will fully support the Council's promotion of the site as a strategic housing allocation in the LDF. The landowners will continue to support Selby Council in achieving this objective.

The site is available and can be brought forward for development within the LDF and any phasing requirement that the District Council may require. Likewise, the physical development of the site can be commensurate with the LDF requirements for phasing.

The landowners will continue to work closely with the District Council in seeking to ensure that the land at Crosshills meets, in all aspects, the strategic requirements for residential development with Selby District as set out in Regional Spatial Strategy.

### **Conclusions**

The site under consideration for allocation in the LDF as part of the strategic residential allocation for Selby District is available.

The infrastructure necessary to support such an allocation is available and can be made available to serve the site.

The allocation of the site for residential development is compatible with surrounding land uses. In promoting the site for development there is the unique opportunity afforded by that fact that the southern boundary of the site is formed by the Selby dam as is within a floodzone, to bring forward a "Green Corridor" incorporating this part of the site into a wider recreational use to include cycleways and pedestrian routes through to the town centre and the wider Selby district.

Traffic impact assessments, surveys and modelling to gauge the capacity of the existing highway infrastructure within Selby to cater for strategic housing allocations have been undertaken over a period of time and are currently ongoing. The information available at the present time leads the landowners to conclude that the overall network can accommodate the strategic allocations. The landowners will continue to support the District Council in satisfying this objective.

Development of the site can be achieved within the period of the LDF and in a phased programme to be agreed with the landowners/District Council/future developer. Development of the site can also be achieved in accordance with RSS and the provisions of Ministerial advice as set out in PPS1 and PPS3.

The Landowners will continue to work in a proactive and collaborative way with the District Council in securing these objectives.

If you have any questions please do not hesitate to contact me on 0113 200 2805 or email [trevor.hobday@jacobs.com](mailto:trevor.hobday@jacobs.com).

Yours sincerely

Trevor Hobday  
Divisional Director

ID 421302

DCS/98

**ryan king**

**From:** ryan king  
**Sent:** 23 April 2010 09:22  
**To:** 'IRENE NEWTON'  
**Subject:** RE: Delivery Status Notification (Failure)

Dear Ms Newton

Thank you for your comments on the Draft Core Strategy received on 22<sup>nd</sup> April 2010. Regrettably this e-mail is after the deadline for submissions of 5pm on 1<sup>st</sup> April 2010.

A decision on whether late responses may be taken into account will be made by councillors, and I will let you know the result as soon as I am able. This is likely to be within the next month.

If you have further queries do not hesitate to contact me.

Kind regards.

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

**SELBY DISTRICT COUNCIL**  
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**Tel:** 01757 292034  
**Fax:** 01757 292090  
**Email:** [rking@selby.gov.uk](mailto:rking@selby.gov.uk)  
**Web:** [www.selby.gov.uk](http://www.selby.gov.uk)

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**From:** IRENE NEWTON ]  
**Sent:** 22 April 2010 20:12  
**To:** ldf  
**Subject:** Fw: Delivery Status Notification (Failure)

----- Forwarded Message -----

**From:** "postmaster@selby.gov.uk" <[postmaster@selby.gov.uk](mailto:postmaster@selby.gov.uk)>  
**To:**  
**Sent:** Wednesday, 21 April, 2010 16:25:54  
**Subject:** Delivery Status Notification (Failure)

Note: Forwarded message is attached.

This is an automatically generated Delivery Status Notification.

Delivery to the following recipients failed.

[ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)

Reporting-MTA: dns;mail.selby.gov.uk  
 Received-From-MTA: dns;barracuda.selby.gov.uk  
 Arrival-Date: Wed, 21 Apr 2010 16:25:52 +0100

Final-Recipient: rfc822;[ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)  
 Action: failed  
 Status: 5.1.1

23/04/2010

**ryan king**

---

**From:** IRENE NEWTON  
**Sent:** 21 April 2010 16:26  
**To:** idf@selby.gov.uk  
**Subject:** Development for our area

I have read your article in the spring 2010 citizenlink and I am not impressed at the idea of Kellington being a designated service village.

We have just recently taken the posters out of our windows saying no to the "Eco Town" and why would you think after that little fiasco that you could sneek more houses in under another name, you know the old quote "a rose by anyother name" but this is nothing like a rose more like the rot of Japanese Notweed sneaking in.

Please don't insult our intelignce, if people wish to commute then let them sort out their own travel arrangements.

Do not inflect the building on us that has gone on in Whitley Bridge and is still going on, we DO NOT want houses building on every street corner or houses selling off their gardens to build god knows how many houses on miniscule plots under the guise of "affordable housing".

Hands off Kellington.

Irene Newton

ID 421309  
DCS/99**ryan king**

---

**From:** ryan king  
**Sent:** 21 April 2010 16:07  
**To:** 'dawn@wahare.com'  
**Subject:** RE: Re Core Strategy LDF SEL1

Dear Mr Hare

Thank you for your comments on the Draft Core Strategy received on 19th April 2010. Unfortunately we did not receive your original copy of your letter dated 25<sup>th</sup> March 2010.

Regrettably this e-mail is after the deadline for submissions of 5pm on 1 April 2010.

A decision on whether late responses may be taken into account will be made by councillors, and I will let you know the result as soon as I am able. This is likely to be within the next month.

If you have any further queries do not hesitate to contact me.

Kind regards.

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

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**From:** W A Hare & Son Ltd [<mailto:dawn@wahare.com>]  
**Sent:** 19 April 2010 11:46  
**To:** terry heselton  
**Subject:** Fw: Re Core Strategy LDF SEL1

Dear Terry

I have not had a reply or acknowledgement of my letter dated 25th March re the above. I attach a copy, please acknowledge receipt.

Regards

Nick Hare

21/04/2010

25<sup>th</sup> March 2010

T Helseton Esq  
Planning Department  
Selby District Council  
Civic Centre  
Porthoime Road  
SELBY  
YO8 4SB

Dear Terry

**Re – Core Strategy LDF**

Further to your consultation re the above, I enclose my comments as follows on SEL I.

1. The development along Leeds Road has been unnecessarily extended which looks top sided and not rounded off. The additional area of land as shown for development is not justified and is unnecessary.
2. This will adversely affect the entrance to Selby and will take up unnecessary countryside and will be harmful to the environment as a result.
3. The Planning Inspector considered all the options available at considerable length and concluded that the Meadway access should be used for the development. The entrance and carriageway has been designed for that purpose and already exists. It will produce the least disruption to the busy road and be least harmful.
4. We would seek a judicial service if another access point was promoted in the planning process.

Yours sincerely

Nicholas Hare  
Managing Director

Consultee ID 417541

Agent ID 417545

**ryan king**

---

**From:** ryan king  
**Sent:** 12 April 2010 16:25  
**To:** roz kendall  
**Subject:** RE: Comments Form - Consultation Draft Core Strategy

Dear Ms Kendall

I can confirm receipt of your e-mail. An acknowledgement letter will be forwarded in the post.

Kind regards.

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

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**From:** Roz Kendall [<mailto:roz.kendall@cunnantownplanning.co.uk>]  
**Sent:** 12 April 2010 13:06  
**To:** ldf; terry heselton  
**Cc:** vincent ryan  
**Subject:** Comments Form - Consultation Draft Core Strategy

**RE: Comments Form - Consultation Draft Core Strategy**

Please see the attached comments form relating to the Consultation Draft Core Strategy and recent correspondence with Mr Heselton regarding an extension to the submission date of our representations allowing us until today, 12th April 2010.

It would be of great assistance if you could confirm receipt and acceptance of our representations.

Many thanks for your help.

Regards

**Roz Kendall**  
Planner  
**CUNNANE TOWN PLANNING LLP**  
Adamson House | Towers Business Park | Manchester | M20 2YY

Tel: 0161 955 4770  
Fax: 0161 955 4275  
Mobile: 07920 848682

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12/04/2010



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Comment ID DCS/90  
Consultee ID 417541  
Agent ID 417545

ryan king

**From:** Roz Kendall [roz.kendall@cunnanetownplanning.co.uk]  
**Sent:** 12 April 2010 13:06  
**To:** ldf; terry heselton  
**Cc:** vincent ryan  
**Subject:** Comments Form - Consultation Draft Core Strategy  
**Attachments:** RE: Consultation Core Strategy - February 2010; CTP Comments Consultation Draft Core Strategy 120410.PDF

**RE: Comments Form - Consultation Draft Core Strategy**

Please see the attached comments form relating to the Consultation Draft Core Strategy and recent correspondence with Mr Heselton regarding an extension to the submission date of our representations allowing us until today, 12th April 2010.

It would be of great assistance if you could confirm receipt and acceptance of our representations.

Many thanks for your help.

Regards

**Roz Kendall**  
Planner  
**CUNNANE TOWN PLANNING LLP**  
Adamson House | Towers Business Park | Manchester | M20 2YY

Tel: 0161 955 4770  
Fax: 0161 955 4275  
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**ryan king**

---

**From:** terry heselton  
**Sent:** 11 March 2010 17:33  
**To:** roz kendall  
**Cc:** keith dawson; eileen scothern; lorna mcshane  
**Subject:** RE: Consultation Core Strategy - February 2010

Ms Kendall

In view of the difficulty you anticipate in considering the evidence base material independantly, it would seem reasonable for the extension of time offered in my previous e-mail to apply to the Core Strategy document as well.

On your second point please be assured that should we receive similar requests from other interested parties then I would expect to treat them the same way.

kind regards

**Terry Heselton BA (Hons), Dip TP, MRTPI**  
**Principal Planner (LDF Team)**

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**From:** Roz Kendall [<mailto:roz.kendall@cunнанetownplanning.co.uk>]  
**Sent:** 05 March 2010 10:05  
**To:** terry heselton  
**Cc:** eileen scothern; vincent ryan  
**Subject:** RE: Consultation Core Strategy - February 2010

Dear Terry,

**SELBY DISTRICT COUNCIL CONSULTATION CORE STRATEGY - FEBRUARY 2010**

Many thanks for your email.

My concern remains that by delaying the publication of essential documents, members of the public are not afforded the full time frame for reviewing these alongside the Consultation Core Strategy. The background papers such as 6 and 7, evidence the Core Strategy and should not just be considered exclusively; but must also be analysed as part of a response to the policy sections of the Core Strategy.

Rather than treat these documents in isolation, I request that the Council grant all members of the public an extension time of 5 working days (Monday 12 April) to respond, relating to all the documents of the Core

12/04/2010

Strategy Consultation.

I look forward to receiving further confirmation of the Council's position without delay.

Regards

**Roz Kendall**  
Planner  
**CUNNANE TOWN PLANNING LLP**  
Adamson House | Towers Business Park | Manchester | M20 2YY

Tel: 0161 955 4770  
Fax: 0161 955 4275  
Mobile: 07920 848682

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**From:** terry heselton [mailto:[theselton@selby.gov.uk](mailto:theselton@selby.gov.uk)]  
**Sent:** 04 March 2010 17:40  
**To:** roz kendall  
**Cc:** eileen scothern  
**Subject:** RE: Consultation Core Strategy - February 2010

Dear Ms Kendall

I note your concerns regarding the publication of supporting evidence. May I point out that the consultation period is for 6 weeks. The 2 Background Papers which you refer to were delayed for about one week although the remaining substantial body of evidence referred to in the Core Strategy Report was available at time of publication on the 18th February, either on the Council website or from the Council. I do not agree therefore that the consultation process is flawed.

Having said that, as the point of consultation is to obtain as wide a range of views as possible, I am prepared to recommend the Council to grant you an extension of time of 5 working days, if you genuinely feel that you cannot meet the 1 April deadline. I would stress that this extension of time relates only to Background Papers No. 6 and 7.

Please also be aware that the Councils established approach to consultation on the LDF is to take late comments into account where practical. Comments submitted before the deadline are of course guaranteed to be considered.

kind regards

**Terry Heselton BA (Hons), Dip TP, MRTPI**  
**Principal Planner (LDF Team)**

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12/04/2010

**From:** Roz Kendall [mailto:roz.kendall@cunnanetownplanning.co.uk]  
**Sent:** 02 March 2010 16:23  
**To:** terry heselton  
**Subject:** Consultation Core Strategy - February 2010

Dear Mr Heselton,

**RE: Consultation Core Strategy - February 2010**

Please see the attached letter, a copy of which has also been sent by post for your attention.

I look forward to receiving your reply.

Regards

**Roz Kendall**  
Planner  
**CUNNANE TOWN PLANNING LLP**  
Adamson House | Towers Business Park | Manchester | M20 2YY

Tel: 0161 955 4770  
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**Comments Form  
Consultation Draft Core Strategy  
for Selby District  
February 2010**

**LDF** LOCAL  
DEVELOPMENT  
FRAMEWORK

Office use  
ID No:

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

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

Details of consultation events are available through the Council's Citizenlink newspaper, the local press, and our website [www.selby.gov.uk](http://www.selby.gov.uk).

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

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

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

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

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

a) Personal details		a) Agent details if you are using one	
Name		Name	Mr Vincent Ryan
Organisation	Samuel Smith Old Brewery (Tadcaster)	Organisation	Cunnane Town Planning LLP
Address	C/O Agent	Address	Adamson House Towers Business Park Wilmslow Road Didsbury Manchester
Postcode		Postcode	M20 2YY
Tel		Tel	0161 955 4768
Fax		Fax	0161 955 4275
Email		Email	Vincent.ryan@cunnanetownplanning.co.uk

**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**

**Please add any comments below**

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

We agree that Selby, as the Principal Town within the District, should be the main focus for growth and new development, which is in accordance with Policy YH5 of the RSS.

We disagree with, and object to the wording of Policy CP1 in relation to the intended level of development that is to be directed towards the Local Service Centres. As currently worded, Policy CP1 is in conflict with Policy YH6 of the RSS because it fails to state that development in the Local Service Centres should meet only locally generated need for both market and affordable housing. A level of development above that which meets only locally generated need, without robust justification, would be in conflict with Policy YH6 of the RSS. The proposed wording is not sufficiently explicit in this regard and calls into question the soundness of the spatial development strategy.

We agree with the proposed settlement hierarchy (paragraph 4.13), in particular where it categorises Appleton Roebuck, Bolton Percy, Colton, Stillingfleet and Stutton as Secondary Villages with defined development limits. We agree that further planned growth would not be appropriate in these settlements due to their poor levels of sustainability (paragraph 4.27). Furthermore, the quality of the character and setting of these settlements means that increased levels of development could not be accommodated without inflicting significant harm and, in addition, the highway infrastructure does not exist within and surrounding the settlements to provide for further growth. Connected to this is our agreement that particular attention should be paid to controlling development within garden curtilages (paragraph 4.27), which has historically harmed the character and amenity of rural settlements.

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

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

Section Number / Paragraph(s) / Policy Number

Policy 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?

What is wrong with the policy?

The proposed scale and distribution of housing is in conflict with both the RSS and Core Strategy evidence base. It is not supported by robust and credible evidence, nor is it the most appropriate strategy. Furthermore, we do not believe that such a strategy of distribution is deliverable.

#### **Lack of Justification for Proposed Approach**

The approach of Policy CP2(A), stated as a "combined approach" of those put forward during previous consultation exercises (stated as A-C), is not supported by a robust methodology and it is not clear how or why the decision has been taken by the Council to follow the chosen approach. Furthermore, it is not evidenced how the "combined approach" has been applied in proposing the level of distribution set out under the policy. Without clear evidence to support the chosen approach, Policy CP2 cannot be considered sound.

#### **Level of Distribution for Tadcaster**

The level of housing distribution for Tadcaster, of 680 dwellings over the Plan period, does not accord with the requirements of Policy YH6 of the RSS, whereby the level of housing should be based on locally generated needs. The proportion of distribution given over to Tadcaster under Policy CP2 equates to 9.1% of the District's requirement, yet no methodology for reaching this figure is provided. The Consultation Core Strategy provides no evidence or reasoned justification of any merit to support the level of distribution for Tadcaster.

The supporting text to Policy CP2 states, at paragraph 5.17, that the scale of development proposed in Tadcaster *'reflects the fact that only limited opportunities have been available in recent years combined with the need to increase the vitality of the town and its centre through additional housing growth.'* This very broad statement is not supported by a thorough methodology to demonstrate how these claims are reflected in the actual proportion of new housing allocated to the town. Nonetheless, allocation of any proportion of housing based on a historic lack of development runs contrary to both the RSS, on the basis that it does not reflect actual levels of need, and each of the three approaches, A-C, upon which distribution is purported to be based.

#### ***Distribution Based on Affordable Housing Need***

If the level of distribution were to be based on locally generated need led by affordable housing requirements, this figure should in fact be 3.9% of the overall requirement (292 dwellings). Background Paper No.3 approaches this scenario differently. Paragraph 2.2 firstly, and correctly, states the RSS does not promote housing growth in Secondary Villages; however, it then goes on to redistribute the affordable housing needs of the Secondary Villages of the Northern sub-area to Tadcaster. On this basis, by increasing Tadcaster's share to 7% the town is no longer just



providing a proportion of housing based on its own locally generated needs as required by the RSS, but is instead providing for needs that exist elsewhere in the District in 18 additional villages. In addition to being contrary to RSS policy, such an approach is not necessary, particularly when taking account of the fact that Policy CP6 proposes to allow 100% affordable housing schemes in rural settlements with a population below 3,000, including Secondary Villages, to cater for their local needs. The pre-amble to Policy CP6, at paragraph 5.92, also suggests that specific allocations for such developments will be considered in the Allocations DPD (although there appears to be some conflict here with paragraph 5.21, which infers that this would not necessarily be the case). If local need in smaller rural settlements can be met via 100% affordable housing schemes, there would be no pressure for market housing growth and thus no conflict with the RSS.

The proposal for Tadcaster to provide for the affordable housing needs of settlements elsewhere in the District is also failing to address the issue of affordability within those settlements.

Whilst the 7% distribution figure does not reflect RSS policy, the reasons for adding a further 2.1% of the overall distribution to Tadcaster, to reach the proposed 9.1%, is not evidenced at all within the Consultation Core Strategy or its evidence base; the basis for reaching this level of housing distribution is simply not quantified.

#### *Availability of Land to Meet Policy CP2 Requirements*

The Strategic Housing Land Availability Assessment (SHLAA), when thoroughly assessed, does not give confidence that the level of housing distribution proposed for Tadcaster is achievable and realistic without compromising the character and landscape quality of the town's surroundings or the integrity of the Green Belt, contrary to policy YH6 of the RSS and Government guidance in the form of PPG2.

The SHLAA results (Appendix 2) show Tadcaster as having no deliverable housing land available and achievable within the first 5 years of the Plan period. In the following 8-17 year period, i.e. the remainder of the Plan period, the town is purported to have sufficient land available to deliver 1500 dwellings.

According to the SHLAA, of these 1500 dwellings, 830 would come from sites that are currently within the Green Belt (PHS/73/013 & PHS/73/012) and a further 315 dwellings from an existing employment land allocation (PHS/73/007). Clearly, the loss of such large areas of Green Belt land (15.4ha) would require exceptional justification (paragraph 2.6 of PPG2), the likes of which does not exist in this case when all factors are properly taken into consideration. The loss of such an important employment land allocation from the town would also run contrary to Policy CP9(v) of the Consultation Core Strategy, which seeks to safeguard existing and allocated sites, the conclusions of the Employment Land Study (May 2007) and the aims and objectives of Policy YH6 of the RSS.

Given that a further 131 dwellings are attributed to existing commitments (PHS/73/010 & PHS/73/005), this leaves only capacity for 224 dwellings identified within the Plan period on sites that cannot even be classified as available and deliverable.

On this basis, if the proposal to seek housing land allocations within Tadcaster sufficient to provide a minimum of 528 dwellings over the Plan period were pursued, it is quite clear that such a policy would not be deliverable.

### *Travel to Work Patterns*

According to Background Paper No.1: Travel to Work Patterns, Tadcaster and its surrounding villages (Area 1) suffers the worst level of outward commuting in the District, at 58%. Nearly 57% of this number work in Leeds. It is interesting to note that in seeking to justify the level of housing distribution for Sherburn-in-Elmet set out within Policy CP2, the supporting text (paragraph 5.16) justifies, in part, a lesser level of housing for the town than its own needs would require on the basis of not wanting to exacerbate outward commuting, particularly to Leeds. Nevertheless, the relative proportions for Sherburn-in-Elmet against the figures given above for Tadcaster, are 55% and 51% respectively, which show an improved situation compared to Tadcaster. Consequently, if the Council are to apply such criteria consistently then Tadcaster's allocation should similarly be decreased below the level that its locally generated needs would indicate.

Background Paper No.1 concludes that Selby is the only one of the 5 areas that could be described as a sustainable location for new housing development in relation to the journey to work factor. This supports our view that the amount of housing allocated to Tadcaster under Policy CP2 should be reduced and that for Selby increased if the Council is to have proper regard to this evidence.

### **Previously Developed Land as a Basis for Distribution**

Included within the "combined approach" to housing distribution in the District is a distribution based on the notion of maximising the use of previously developed land (PDL). Once again, the Consultation Core Strategy and its supporting evidence base provide no indication as to how this method of distribution has been incorporated into Policy CP2. Background Paper No.3 states that distribution following this method would be based on actual housing completions on PDL over the period 2004-2009, combined with outstanding commitments on PDL at 31 March 2010. Clearly, such a method is very crude as, particularly in the case of Tadcaster, it takes no account of the actual availability of PDL sites. According to the SHLAA, there are no potential housing sites within the town, falling under either the 8-17 year or 18+ year availability categories, which consist of PDL.

### **Maximising New Housing in Selby**

Policy CP2 rejects an approach to housing allocation on the basis of maximising the amount of new development in Selby. This is based on the assessment of a scenario that would see 100% of new housing allocations in and around Selby itself. Clearly, such a scenario, given the numbers involved, would not necessarily be a realistic proposition; nevertheless, we do not believe that the proposed distribution within Policy CP2 goes far enough in making the best use of Selby town as the most sustainable location for housing growth within the District.

### **Failure to Take Account for Windfalls**

Paragraph 5.26 of the Consultation Core Strategy states that PPS3 '*indicates that in preparing Local Development Frameworks no allowance should be made for potential windfall development*'. This is not in fact correct. PPS3 (paragraph 59) actually only advises that no allowance should be made *within the first 10 years of land supply*; therefore, after the first 10 years of identified supply an allowance for windfalls can be made. Selby District has of course witnessed a very high level of windfall completions over recent years – as the Consultation Core Strategy identifies, net windfall planning permissions accounted for nearly 50% of the total annual requirement 2008/09 – consequently, it would be wrong for the Council to ignore the fact that

windfalls will most likely make a notable contribution to the District's housing supply within the Plan period. We therefore object to Policy CP2 on the basis that a proportion of housing distribution has not been attributed to windfall development.

How should the policy be changed?

The housing distribution of Policy CP2 should be changed to reflect the matters raised above. This would see a level of distribution that more closely reflects RSS policy, whereby Local Service Centres are allocated a level of housing that more accurately reflects local need, is realistic and deliverable in terms of actual land availability, takes account of factors such as a potential exacerbation of outward commuting, takes account of windfall development after the first 10 years of the Plan period and acknowledges to a greater extent the sustainability of Selby town as a location that should accommodate the majority of new development. Policy CP2 should also be amended to reflect changes to the evidence base of the Consultation Core Strategy, which we highlight as being necessary elsewhere in this representation.

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

Section Number / Paragraph(s) / Policy Number

Policy CP9

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

Please add any comments below

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

We support the notion of developing and revitalising the local economy.

What is wrong with this policy?

Bullet viii. of Policy CP9 supports the redevelopment of activities directly linked to existing rail infrastructure at the former Gascoigne Wood surface mine. We object to the wording of this part of the policy on the basis that it does not sufficiently reflect either the wording within the supporting text to the policy, at paragraph 6.21, or the Secretary of State's decision in relation to planning application 2005/0673/FUL for the retention and reuse of buildings at the site.

Paragraph 6.21 of the supporting text states that the Council supports the *reuse of buildings at the site*, provided this is directly linked to the use of the existing rail infrastructure, yet Policy CP9 (viii) as currently worded suggests that the Council would support a wider development of the site that is not necessarily just linked to the reuse of existing buildings.

The Secretary of State (decision letter dated 13 August 2007) considered the redevelopment of the Gascoigne Wood site to be contrary to the Development Plan on the basis of its unsustainable location, in conflict with the RSS, and the fact that, at the time, there was no shortage of employment land available within the District. In giving weight to the existence of the rail facilities at the site, the Secretary of State granted planning permission for the reuse of the site, but only on the basis of a condition (condition 7) that requires the removal of the buildings on site in the event that a user is not found for them in direct connection with the rail facilities, within a period of 5 years from the date of the planning permission. As stated above, Policy CP9 (viii) as worded gives support to the wider use of the site, regardless of the existence of the existing buildings, which runs contrary to the Secretary of State's clear concerns relating to the overall sustainability of the site.

We also object to the wording of bullet ix. of Policy CP9, which supports the reuse of the other former mine sites. Whilst the accompanying text to this policy, at paragraph 6.22, makes a distinction between the former mine sites at Whitemoor and Riccall, which already have planning consent for employment uses, and those at Stillingfleet and Wistow, which have conversely already had planning applications for their reuse refused, the wording of the policy does not.

How should the policy be changed?

Policy CP9 (viii) should be changed to support only the reuse of the existing buildings at the Gascoigne Wood site in direct connection with the existing rail infrastructure.

The wording of Policy CP9 (ix) should be changed to more accurately reflect the observations of paragraph 6.22 and the fact that planning permission for the reuse of Stillingfleet and Wistow mines has been refused, by drawing a distinction between these mine sites and those at Whitemoor and Riccall and their relative suitability for reuse.

**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

### Housing Trajectory Omission

A clear omission from the Consultation Core Strategy, its Background Papers and evidence base, is the presence of a detailed and appraised housing trajectory for the District. Clearly, the Core Strategy is a DPD of great significance in determining the future location of new housing development and the failure to provide an adequate housing trajectory, to support its policies, seriously undermines the credibility of the evidence base.

### Background Papers

#### 2. Affordable Housing

Within this paper, Tadcaster is identified as one of the areas with the lowest identified need for affordable housing at 3.9% (Appendix 1) of the total District requirement. We support this identified need in accordance with the requirements of YH6 of the RSS as Tadcaster, a Local Service Centre, should meet only locally generated need for affordable housing.

The proposed wording of paragraph 7.8 is not sufficiently clear in this regard, and we request that further clarity is provided regarding the role of the RSS and the requirement for Local Service Centres to provide for their own needs.

#### 3. Housing Distribution Options

In analysing the three potential approaches to determine the distribution of future housing growth, we agree that Selby, as the Principal Town within the District, should be the main focus for growth and new development, which is in accordance with Policy YH5 of the RSS.

We disagree that the proportion of affordable housing requirement for Tadcaster should equate to a 7% share, whilst the SHMA and Affordable Housing Paper both state that Tadcaster has itself the lowest requirement at 3.9% for the District. Policy YH6 of the RSS requires that Local Service Centres, such as Tadcaster should provide for their own needs. The methodology for arriving at 7%, whilst not entirely transparent, includes an allowance for need that exists elsewhere in the District, which is contrary to policy YH6 of the RSS.

Paragraph 3.5 outlines that PPS3 does not encourage making allowance for future windfall development when planning for future housing distribution. This is not a true reflection of Government policy and requires further clarification. PPS3 states '*Allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends*'. Therefore, given the historic high rates of windfalls in the District, we consider allowance should be made of these in developing a preferred housing distribution after the first 10 years of land supply.

#### 4. Previously Developed Land Targets

We support the target of 50% of new development on PDL between 2004-2017.

## 5. Sustainability Assessment of Rural Settlements

We agree that Appleton Roebuck and Stutton are among the least sustainable rural settlements, as identified in Table 17, and are therefore not suitable settlements to accept any new development, should the Core Strategy require that development be distributed more widely.

## 6. Village Growth Potential

We agree that Appleton Roebuck and Stutton should be identified as secondary villages and therefore not suitable for planned growth. We also support Appendix 2 of the paper which identifies Bolton Percy, Colton, Stillingfleet and Towton as Secondary Villages. However, we would suggest that the analysis of these settlements be included and considered within the paper including a more detailed consideration of the landscape and visual assessments, sustainability of the road networks, biodiversity and agricultural land value.

The individual assessment for Stutton refers to a potential residential site that is being promoted by the landowner through the SHLAA. The assessment is not sufficiently dismissive of this site's potential and should make clear that its development would be contrary to the locational development strategy of the RSS.

## 7. Strategic Development Sites

We agree that the majority of development should be focused around Selby, in accordance with the requirements of the RSS.

## 8. Climate Change

Reducing the need to travel by car, renewable energy and improving resource efficiency are strategies we broadly support within the LDF evidence base.

We also support the developing Climate Change agenda with regard to future planning applications and look forward to reviewing future DPD's and SPD's proposed to tackle more detailed local requirements.

## **Wider Evidence Base**

### Strategic Housing Land Availability Assessment (SHLAA) (August 2009)

Further to our comments regarding the SHLAA in response to policy CP2 of the Core Strategy, we question the application of housing densities within the site assessments and, therefore, overall yields calculated for sites outside of Selby.

Stage 6 of the methodology states that 45dph will be applied to sites in the Selby Urban area and 35dph in all other areas and all strategic sites and individual sites contained within any specific site boundary. We consider the blanket approach of 35dph to be inappropriate to all sites outside the Selby Urban area because it does not necessarily represent the best use of land in these areas.

Using land efficiently is one of the key aims of PPS3. In estimating housing potential for sites, the SHLAA Practice Guidance (July 2007) outlines a number of suggested approaches; firstly, by considering existing policy; and, secondly, if existing policy is considered out of date, the use of sample or existing schemes representing a form of development desirable in a particular area. It

is not clear what approach the SHLAA has taken in devising its housing potential figures. Without any evidence supporting this assumption, the methodology lacks clarity. This information must be released to allow a proper and through consideration of the methodology that underpins the assessment. We consider that the SHLAA should apply a higher density to sites that are in sustainable locations.

The methodology states further that large sites, with a potential for 500 or more dwellings are subject to a reduction of 30% in yield allowing for a '*normal amount of Recreation Open Space provision, strategic landscaping, spine roads, utility requirements occurring on a site of significant size*'. The methodology and evidence supporting this reduction is not provided within the SHLAA and, therefore, it is not clear how each of these factors has been calculated on these larger sites. Without this information, we cannot support this part of the methodology and therefore the conclusions of the SHLAA. Without robust and credible evidence to support a 30% reduction in site yields, the SHLAA, as evidence, is unsound.

Due to the historical impact of windfall development within the District, we believe that an allowance for windfalls should be made after the first 10 years of housing land supply identified. We therefore do not support stage 10, paragraph 16.0, of the methodology and wish to see further information evidencing the Council's conclusions in this regard if such a stance is being pursued.

#### Strategy Housing Market Assessment (SHMA) (April 2009)

We support Core Output 7 of the report, also evidenced within the Housing Distribution Options paper, which shows the annual affordable housing requirement for the District. Within this section of the report, table 4.12, Tadcaster is identified as needing to provide 3.9% of the District's requirement.

#### Employment Land Study (July 2007)

We note the limited release of the appendices information that supports this study and request that Appendices 2 and 7 are released to allow a full assessment of its contents.

#### **Please sign and date the form**

Signed

Date 12/04/2010

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](mailto:ldf@selby.gov.uk).

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

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



**ryan king**

---

**From:** John Taunton  
**Sent:** 07 April 2010 13:41  
**To:** ldf, North Duffield Parish  
**Subject:** LDF Consultation  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Good Afternoon,

I realise that my comments regarding the LDF consultation are a little past the deadline, but I hope they can still be included within the discussions regarding Selby.

My name is John Taunton and I am the Chair of North Duffield Parish Council (though I am writing here in a personal capacity). I note from the consultation paper that North Duffield is to be considered a designated service village. I have several comments regarding this:

- 1) Whilst North Duffield does have a pub and a shop, you must be aware that these services could easily disappear - That is not to say that either are in any current difficulties, but it is a risk associated with all businesses. If expansion were to take place on the basis of North Duffield having these services then could these services be given special protection ?
- 2) Whilst we may appreciate the difference between Selby Council and the local Parish Councils, it is always us in the Parish Councils that have to sit in the frontline of any discontentment with this sort of thing. What support will be given to Parish Councils during this period ?
- 3) Whilst it is the nature of villages that all development is usually unpopular, this will lead to a change in the nature of our village, and will probably go against our own Parish Plan consultation. Would we be given priority and support in producing a Parish Plan and also implementing it ?
- 4) Further to 3 above, parishes should be given a greater voice in the planning process. North Duffield has seen a number of developments lately where planning appear to ignore all objections raised by members of the public, that fundamentally change the village from being a 'green' place to live into looking increasingly like a housing estate with ridiculously small gardens.

I hope that you are able to accommodate these opinions and questions. We appreciate that expansion must happen, but it must not be at the expense of people who already live here, losing some of what they consider makes the village special.

Yours Faithfully,

John Taunton

**ryan king**

---

**From:** ryan king  
**Sent:** 09 April 2010 16:10  
**To:** 'John Taunton'  
**Subject:** RE: LDF Consultation

Dear Mr Taunton

Thank you for your comments on the Draft Core Strategy received on 7 April 2010. Regrettably this is after the deadline for submissions of 5pm on 1 April 2010.

A decision on whether late responses may be taken into account will be made by councillors, and I will let you know the result as soon as I am able. This is likely to be within the next month.

Furthermore you have stated in your letter your representation is in a personal capacity. Could you please provide your contact details, address etc.

If you have any further queries do not hesitate to contact me.

Kind regards.

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

**SELBY DISTRICT COUNCIL**  
*An 'Excellent' Council*

**Tel:** 01757 292034  
**Fax:** 01757 292090  
**Email:** [rking@selby.gov.uk](mailto:rking@selby.gov.uk)  
**Web:** [www.selby.gov.uk](http://www.selby.gov.uk)

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

---

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**Sent:** 07 April 2010 13:41  
**To:** ldf; North Duffield Parish  
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09/04/2010

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Yours Faithfully,

John Taunton

**ryan king**

---

**From:** John Taunton  
**Sent:** 12 April 2010 09:32  
**To:** ryan king  
**Subject:** RE: LDF Consultation

Thank You Ryan,

Hopefully my comments will be included as, in my opinion, the consultation period was both very short and not well publicised, especially when dealing with Parish Councils that can meet on a monthly (or even less regularly) basis.

My address is:

7 Broadmanor  
North Duffield  
YO8 5RZ

regards,

John

---

**Subject:** RE: LDF Consultation  
**Date:** Fri, 9 Apr 2010 16:10:15 +0100  
**From:** rking@selby.gov.uk  
**To:**

Dear Mr Taunton

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If you have any further queries do not hesitate to contact me.

Kind regards.

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

**SELBY DISTRICT COUNCIL**  
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**Tel:** 01757 292034  
**Fax:** 01757 292090  
**Email:** rking@selby.gov.uk  
**Web:** www.selby.gov.uk

12/04/2010

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**Sent:** 07 April 2010 13:41  
**To:** ldf; North Duffield Parish  
**Subject:** LDF Consultation

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Yours Faithfully,

John Taunton

**ryan king**

---

**From:** Joanne Hodgson [joanne.hodgson@ywt.org.uk]  
**Sent:** 15 April 2010 15:49  
**To:** ldf  
**Subject:** LDF Draft Core Strategy  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Dear Sir/Madam,

I submitted our comments on the LDF Draft Core Strategy last week (Friday 9<sup>th</sup>) and forgot to mention that my colleague (Louise Wilkinson) had phoned up to confirm that we could have an extension until 9<sup>th</sup> April. I hope this means that our comments can still be taken into account but if not please let me know.

Thanks

Joanne Hodgson  
On The Wild Side Project Assistant  
Yorkshire Wildlife Trust  
1 St George's Place  
York  
YO24 1GN  
Telephone: 01904 659570  
Email: [joanne.hodgson@ywt.org.uk](mailto:joanne.hodgson@ywt.org.uk)  
Website: <http://www.ywt.org.uk>

Yorkshire Wildlife Trust is a company limited by guarantee. Registered in England Number 409650.  
Registered Charity Number 210807. VAT Number 170391475. Registered Office: 1 St George's Place, York,  
YO24 1GN.

**ryan king**

---

**From:** Joanne Hodgson [joanne.hodgson@ywt.org.uk]  
**Sent:** 09 April 2010 10:21  
**To:** ldf  
**Subject:** Draft Core strategy Consultation response  
**Attachments:** 100331Core strategy response jh.doc

Dear Sir/Madam

Please find attached response to the consultation on the draft core strategy.

Regards

Joanne Hodgson  
On The Wild Side Project Assistant  
Yorkshire Wildlife Trust  
1 St George's Place  
York  
YO24 1GN  
Telephone: 01904 659570  
Email: [joanne.hodgson@ywt.org.uk](mailto:joanne.hodgson@ywt.org.uk)  
Website: <http://www.ywt.org.uk>

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Registered Charity Number 210807. VAT Number 170391475. Registered Office: 1 St George's Place, York,  
YO24 1GN.

09/04/2010

Selby District Council  
Civic Centre  
Portholme Road  
Selby  
North Yorkshire  
YO8 4SB

9<sup>th</sup> April 2010

## Draft Core Strategy

Thank you for consulting the Yorkshire Wildlife Trust on the Draft Core Strategy. Our comments follow and are related to the numbered paragraphs in the document.

### Section 4.13 and 4.26

Future DPDs should take into account that some of the designated service villages are close to areas that are important for wildlife and conservation. Development on the land surrounding these areas should be avoided as this may have a negative effect on the biodiversity.

Hemmingbrough and North Duffield are close to the Lower Derwent Valley National Nature Reserve. Due to increased flood risk, birds may need to use habitats further away from the river for nesting/feeding in the future and so a buffer zone around the NNR would be beneficial to prevent these areas being lost.

Other designated sites and local wildlife sites such as Hagg Lane Green in Hemmingbrough and The Wildlife Habitat Protection Trust's sites in Church Fenton would also benefit from a buffer zone/corridor to allow connectivity between sites.

### Policy CP1

The spatial development strategy outlines the principles for the location of future development but does not include any consideration of how valuable the land is for biodiversity.

### 5.4

We would hope that the economic case for the provision of extra homes in the area would be fully tested as being reasonable given the current economic climate. An oversupply of land for housing and building could have a detrimental effect on biodiversity.

### 5.39

Previously developed land can have high value for biodiversity. Sites should be looked at on an individual basis as some brownfield sites may be of much higher value for biodiversity than intensively managed arable land.



Policy CP6

Consideration should be given to the value of sites for biodiversity before exceptions are made for affordable housing in rural areas. Although sites protected for nature conservation will not be used for development the areas surrounding these sites may also be important for movement between sites and therefore buffer zones should be established to protect these areas.

Policy CP7

Consideration should be given to the value of sites for biodiversity before gypsy and traveller sites are allocated. Although the policy states that sites will not harm a site of acknowledged nature conservation importance the areas surrounding these sites may also be important for movement between sites and therefore buffer zones should be established to protect these areas.

5.111

Green infrastructure is also hugely important for biodiversity as it can allow connectivity between designated sites, buffer existing sites, improve current green areas for wildlife and create new wildlife areas. By having an ecological input into all new developments and also the management of existing infrastructure GI can have a positive impact on biodiversity. Management plans are important to ensure that GI which is provided with new developments continues to be of value.

7.12

The Trust is working on a Living Landscapes strategy which seeks to provide connectivity between important areas for wildlife to provide corridors for dispersal which will improve the resilience of habitats and wildlife to climate change. Priority Living Landscapes are being identified and the Trust would be pleased to work with the Authority in developing these.

Policy CP12

The authority can also encourage designing biodiversity into Sustainable Urban Drainage Systems and green roofs and walls. Tree planting and green spaces within developments should be encouraged as it can reduce the 'urban heat island effect' which will increase with global warming.

Promotion of Sustainable Urban Drainage Systems (SUDS) in areas of new development could also be used to reduce runoff and therefore reduce the risk of flooding. There should be an assumption that SUDS are designed to enhance biodiversity which is a requirement of PPS9. For example designing balancing ponds with shallow areas and scalloped edges can greatly increase their value for wildlife. See [http://www.ciria.org.uk/suds/pdf/ecological\\_benefits\\_summary.pdf](http://www.ciria.org.uk/suds/pdf/ecological_benefits_summary.pdf)

7.42

Although we support the development of sustainable energy, windfarms can have a negative effect on some bird and protected bat species therefore the location of each proposal needs to be considered carefully before permission is granted and advice from an ecologist should be sought.

Policy CP14

Micro-turbines are a relatively new technology and as yet the effect of them on protected bat species is not fully understood however there is anecdotal evidence of bat mortality caused by micro-turbines. As with larger turbines an ecologist should be consulted before planning permission is given to ensure that their location will not have a negative effect on local bat populations.

7.52

With regard to the NERC act it is vital that the council has an ecological input either from an in house ecologist or from an outside source such as the Wildlife Trust.

7.53

As mentioned previously GI can be very important for biodiversity and as part of the Living Landscapes concept YWT are looking to link up important areas for nature conservation. As such YWT would be keen to work with the Authority, landowners and infrastructure providers to ensure that enhanced or created GI also has a positive effect for local biodiversity.

7.55

It is incorrect to say Sites of Scientific Interest this should be Sites of Special Scientific Interest.

7.58

We welcome the decision to protect the sites identified in the Selby District Local Plan until further assessment of these sites can be made.

Policy CP15

As well as safeguarding international, national and locally protected sites for nature conservation from inappropriate development it is also important to ensure there is an adequate buffer zone around these areas. This includes all NNRs, SINCs, SSSIs and SACs. This is especially important for areas such as the Lower Derwent Valley where, due to increased flood risk, birds may need to use habitats further away from the river for nesting/feeding.

Although the policy states that developments will need to seek to produce a net gain in biodiversity by designing-in wildlife where appropriate, and ensure any unavoidable impacts are appropriately mitigated and compensated for this will be almost impossible to achieve without a planning ecologist to give advice as to whether proposals are achievable. An ecologist will also be necessary to give an opinion as to whether mitigation for a development is adequate. It is therefore vital that the council has an ecological input either from an in house ecologist or from an outside source such as the Wildlife Trust.

It is also important to translate the Biodiversity Opportunities Map in the Regional Spatial Strategy into a local level within the LDF. There is a guide called 'A guide to identifying and mapping biodiversity opportunity areas and ecological networks' produced by Yorkshire and Humber Regional Assembly which provides guidance for local planning authorities on how to understand and use regional biodiversity maps to identify and map 'Local Ecological Networks' and 'Local Biodiversity Opportunity Areas' in their own LDF documents.

Specifically the guidance will assist local authorities:

- a) To identify areas at a local level that can contribute towards regional targets for the restoration and creation of priority habitats, while ensuring they link to regional planning at a landscape-scale
- b) To write and use appropriate policies in their LDFs

Ecological (or habitat) networks are an approach to conserve and enhance biodiversity across landscapes, where the linkages (or connectivity) between habitat areas are developed. The creation, and enhancement of ecological networks allows

species to move over larger areas and is considered a key conservation action to assist biodiversity in adapting to climate change.

Biodiversity Opportunity Areas are areas where conservation action is likely to have the greatest benefit for biodiversity. They are centred on existing areas of biodiversity interest but have a key role as areas which offer strategic opportunities for biodiversity enhancement (habitat restoration and expansion) and are expected to contribute towards the UKBAP priority habitat targets identified in the Yorkshire and Humber Regional Biodiversity Strategy.

Green Infrastructure is the network of green and natural spaces that intersperse and connect our cities, towns and villages. Green Infrastructure elements are valuable for many reasons, they provide networks and corridors for wildlife movement; natural habitats help to clean our air and water and open spaces provide people with health, recreation and amenity opportunities. However, the natural environment is the core element and ecological networks need to be assessed in their own right. Local Opportunity Mapping and Green Infrastructure planning should be seen as complementary, and Local Development Frameworks should confirm the links between the two processes.

Planning Policy Statement 9, Biodiversity and Geological Conservation (PPS9), strongly emphasises the importance of enhancement as well as conservation of biodiversity, including the need to identify 'areas or sites for restoration or creation of new priority habitats' and 'to maintain networks'. The Yorkshire and Humber Regional Spatial Strategy and the Yorkshire and Humber Regional Biodiversity Strategy both promote the identification and enhancement of an integrated ecological network of habitats as key to the protection of the region's biodiversity. The restoration and recreation of habitats is also identified as a priority to reverse many years of loss of habitats and species and is promoted through the England Biodiversity Strategy.

A new YWT family learning project has been established in the Selby area and a Living Landscapes officer has been appointed for the Magnesian Limestone area who may be able to assist with some ecological issues e.g. advice on habitat creation. We also have a dedicated planning officer who will be able to assist with planning related issues.

Do get in touch if you require any clarification.

Yours faithfully

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