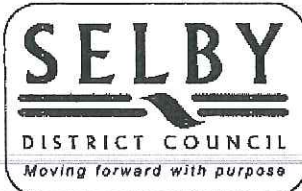


SDC/11

ID 416089



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



Office use
ID No:

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

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

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

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

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

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

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

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

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

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

Section Number / Paragraph(s) / Policy Number

Policy CP1

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

Please add any comments below

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

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

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

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

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

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

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

in Appleton Roebuck since 2000.

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

Service facilities and employment opportunities

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

Community facilities

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

Community groups

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

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

Public Transport

Appleton Roebuck is served by 7 buses per day (mon-sat) to/from York. A review of the service with the prospect of it extending to Tadcaster is due in May of this year. We consider that this is a satisfactory level of service at this time. However we would like to have our service to Tadcaster re-instated as soon as possible.

Village Store/Shop

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

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

Notes:

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

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

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

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

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

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

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

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

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

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

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

In Summary

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

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

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

Please sign and date the form

Signed Keith Scott (Chairman AR & AS PC)

Date 31st March 2010

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

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

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