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Further Options document. (Please note that you  
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by writing to Caroline Sampson Paver at the Civic  
Centre, Portholme Road, Selby, YO8 4SB, by  
emailing csampson@selby.gov.uk or by  
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### **Please Note**

**To take part in our consultation you  
must provide your contact details.**

**We are sorry but we cannot accept  
anonymous comments on this  
document**

**Please let us know your details below**

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Telephone number	
Fax number	

Email address nrowland@savills.com

**Are you using or are you an agent?**

yes  no

**If you are using or are an agent, please let us know the details below**

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## **Have your say on the future of our district's housing**

### **Thinking about the scale and distribution of new housing (see paragraphs 3.1 to 3.31 in the Further Options document)**

Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? Please tell us why in the space below.

We support the identification of Church Fenton as a primary village under paragraph 3.22. We agree that locations such as Church Fenton with good local facilities and access to the national rail network should be a focus for further development. Paragraph 3.17 does not define the size of development allocations which may be permitted in the larger villages. The difficulty with the Council's criteria in defining the primary villages is that it does not reflect the huge variations in size and scale and particularly access to public transport in some of the villages. Villages such as Church Fenton should be a higher priority for development than those such smaller ones such as Wistow as it contains a railway station with access to the national rail network.

**Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby:**



Please tell us why you say that in the space below.  
no comment

### **Thinking about managing housing supply (see paras 3.42 to 3.45)**

Do you agree that market housing should only be allowed in the Principal Town (Selby); Local Service Centres (Sherburn in Elmet and Tadcaster) and the 20 Primary Villages?

Yes  No

Please tell us why in the space below.  
no comment

### **Thinking about affordable housing (see paras 3.46 to 3.59)**

Do you agree with the different thresholds proposed for affordable housing?

yes  no

Please tell us why you say that in the space below.

We do not agree that the Council should introduce a low affordable housing threshold of 3 dwellings outside of Selby. This figure appears to have been selected on an arbitrary basis and with no real evidence base that this figure would deliver a significant number of affordable dwellings. The Council should allocate sites in the larger towns solely for affordable housing in order to meet its affordable housing requirements. A threshold of 3 dwellings would result in schemes of this size delivering a single affordable unit. The Council does not appear to have undertaken any research to determine if single numbers of units are viable for RSLs to take on. This threshold should be reviewed particularly in view of current market circumstances. *exp 15/1/19*

In order to help meet the need for affordable housing, do you agree with the use of commuted sums for housing schemes below the proposed thresholds?

yes  no

Please tell us why in the space below.

This is an extremely onerous requirement to impose on all developments below the thresholds should be required to pay a commuted sum. This may affect the financial viability of particularly small scale developments, particularly in current market circumstances. Again the Council has provided no evidence to suggest that this would deliver significant sums for affordable housing, nor have they given any indication as to how high the tariff would be set. This should not be taken forward and other means should be taken to deliver affordable housing such as a more proactive approach by the Council to allocate specific sites for affordable housing in the towns and villages.

To go to the next page, please click on the forward arrow below

## How do you feel about our proposals for the future of the district's economy?

### Thinking about Strategic Employment Sites (see paras 4.3 to 4.12)

If a Strategic Employment Site is provided which of the following do you consider is the most appropriate location?

- Site G: Olympia Park       Site H: Burn Airfield  
(land adjoining  
Selby bypass)

Please tell us why you say that in the space below or if you have any other suggestions..please let us know!  
no comment

### Thinking about employment land (see para 4.13)

Please tell us whether you agree or disagree with the following statements

*I agree*

*I disagree*

Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward



Existing employment premises should be protected from redevelopment where there is evidence of market need



For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations



New housing development should be balanced with an appropriate level of new business development



If you have any other comments, please let us know in the space below

no comment

## Let us know what you think of our proposals to tackle climate change in our district

Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies?

- yes  no

Please tell us why you say that or why you feel the percentage should be higher or lower in the space below.

no comment

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## Sustainable Communities in our district (see paras 6.1 to 6.8)

The Government is introducing a Community Infrastructure Levy on new development. Please indicate your priorities for using the funding received from the Levy. Please tick those that you consider to be important

- |   |  |
|---|--|
| <input type="checkbox"/> Broadband                        | <input type="checkbox"/> Public realm                |
| <input type="checkbox"/> Community facilities             | <input type="checkbox"/> Rail and bus infrastructure |
| <input type="checkbox"/> Cycle and walking infrastructure | <input type="checkbox"/> Recreation open space       |
| <input type="checkbox"/> Education                        | <input type="checkbox"/> Recycling                   |
| <input type="checkbox"/> Green infrastructure             | <input type="checkbox"/> Road infrastructure         |
| <input type="checkbox"/> Health                           |  |

If you have any other priorities, please let us know in the space below.

The Council needs to ensure that the CIL is open and transparent and any overlap between this and S106 obligations requiring affordable housing or transport improvements do not overlap. The tariff should be set at a fair level to ensure that development is not prevented from coming forward due to onerous payments. There will need to be a consideration as to what size of site the CIL is to apply.

*csp 15/1/09*

Thinking about our green infrastructure, do you have any views on opportunities to enhance or create Green Infrastructure? Please let us know your views in the space below.  
no comment

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**What mix of housing should there be in the future?  
(see paras 6.9 to 6.10)**

Do you consider that:

More housing should be in the form of small dwellings (flats and terraced housing)

yes  no

More housing should be in the form of 3-4 bedroom family houses

yes  no

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**Gypsies, Travellers and Travelling Showpeople**

In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):

Option A: New sites should be spread across the district

*I agree*  *I disagree*



Option B New sites should be located in or close to the towns and primary villages	<input type="checkbox"/>	<input type="checkbox"/>
Option C: The existing sites should be expanded	<input type="checkbox"/>	<input type="checkbox"/>

Do you agree or disagree with the following options:

	<i>I agree</i>	<i>I disagree</i>
Option A: Sites should be sought that accommodate between eight and twelve pitches	<input type="checkbox"/>	<input type="checkbox"/>
Option B: Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District	<input type="checkbox"/>	<input type="checkbox"/>
Option C: A combination of A and B; one site of between eight and twelve pitches plus individual pitches	<input type="checkbox"/>	<input type="checkbox"/>

The indications are that only limited provision is required within Selby District for travelling showpeople. If provision is required, should an area of search be

	<i>I agree</i>	<i>I disagree</i>
Option A: In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?	<input type="checkbox"/>	<input type="checkbox"/>

Option B: In close proximity to the strategic road network (such as the M62, A1 and A64)?

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**If you have any further comments about the Core Strategy including the evidence contained in the Background Papers (which are also available on the Council's website ) please write them in the space below.**

Please tick the boxes below if you would like to be informed when

*I would like to be informed*

The Core Strategy has been submitted to the Secretary of State for independent examination?

The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?

The Core Strategy has been adopted?

**If you have any questions or need some further information please contact the Local Development Framework Team on 01757 292063 or by email to ldf@selby.gov.uk**

**Thank you for taking part in this survey. Please click on the green submit button below to send your answers to us.**

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**caroline sampson**

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**From:** Natasha Rowland [NRowland@savills.com]  
**Sent:** 14 January 2009 12:29  
**To:** ldf  
**Subject:** Core Strategy - electronic submission

Thank you for your letter dated 5 January. We have noticed that text is missing in two places from our submission and unfortunately when I printed out the submission for my own records before christmas it appears to have done the same thing. As a result I do not have a full record of what I said! However, the principal points are covered I believe. The two areas are as follows;

Question - do you agree with the affordable housing thresholds?

I think the last sentence should read ' This threshold should be reviewed particularly in view of current market circumstances'

Question Community infrastructure levy if you have any other priorities then let us know

Last sentence - I think this should read 'there will need to be a consideration as to what size of site the CIL is to apply'.

Let me know if you require any further clarification.

**Natasha Rowland**  
**Associate Director**  
**Savills Planning & Regeneration**  
Direct Ph: +44 (0) 113 220 1274  
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Email nrowland@savills.com  
Website: [www.savills.com](http://www.savills.com)

*Changes made  
15/1/09  
cst.*

Note our new offices at:

**Ground Floor, City Point, 29 King Street, Leeds, LS1 2HL**

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REC! 18/12/08

Aek 8/1/08

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# **Our Core Strategy : Further Options Document Consultation 2008**

## **Help shape the future of Selby district!**

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below

Welcome to Selby District Council's online consultation on our Core Strategy : Further Options proposals. Here you can quickly click the link below to browse our Core Strategy: Further Options document. There you can deliberate, formulate and then submit your views on some or all of the issues and help the Council to take informed decisions on the future direction of the district.

**You can shape the Selby district of  
tomorrow!**

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emailing csampson@selby.gov.uk or by  
telephoning 01757 292115.

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must provide your contact details.

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anonymous comments on this  
document

### Please let us know your details below

Name	A Pound
Organisation (if relevant)	District Councillor Fairburn with Brotherton
Address	15 Old Garth Croft Fairburn
Postcode	WF11 9HD
Telephone number	[REDACTED]
Fax number	[REDACTED]
Email address	[REDACTED]

**Are you using or are you an agent?**

yes  no

**If you are using or are an agent, please let us know the details below**

- Name
- Organisation
- Address
- Postcode
- Telephone number
- Fax number
- Email address

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**Have your say on the future of our district's housing**

**Thinking about the scale and distribution of new housing (see paragraphs 3.1 to 3.31 in the Further Options document)**

Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? Please tell us why in the space below.

The list includes village Fairburn, Byram and Brotherton. These villages fail the criteria on a number of points. Available space all 3 villages have seen significant infilling and are now FULL!! Fairburn for instance has 41 houses awaiting building. The only way to build further housing in these villages would be to encroach onto greenbelt land around the village perimeters which is not acceptable. All 3 villages suffer from very poor communication links, the roads are passable but there are no train links. The bus links are poor between nearby communities and very poor with major centres. There are virtually no employment opportunities within either village and with such poor travel infrastructure would increase road traffic as people travel out to work. The infrastructures of the village are badly lacking for the existing population with only 1 doctors surgery between them and only limited junior school provision. Shops are very limited with basic provision in only 2 of the villages. Even if the infrastructure was to be increased there is no land available to do so. It does not make sense to have these villages in the primary c





Please tell us why you say that in the space below.

**Thinking about managing housing supply (see paras 3.42 to 3.45)**

Do you agree that market housing should only be allowed in the Principal Town (Selby); Local Service Centres (Sherburn in Elmet and Tadcaster) and the 20 Primary Villages?

- Yes
- No

Please tell us why in the space below.

Housing should only be built where there is a viable and functioning infrastructure that can sustain teh extra population.

**Thinking about affordable housing (see paras 3.46 to 3.59)**

Do you agree with the different thresholds proposed for affordable housing?

- yes
- no

Please tell us why you say that in the space below.

In order to help meet the need for affordable housing, do you agree with the use of commuted sums for housing schemes below the proposed thresholds?

- yes
- no

Please tell us why in the space below.

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**How do you feel about our proposals for the future of the district's economy?**

**Thinking about Strategic Employment Sites  
(see paras 4.3 to 4.12)**

If a Strategic Employment Site is provided which of the following do you consider is the most appropriate location?

- Site G: Olympia Park (land adjoining Selby bypass)
- Site H: Burn Airfield

Please tell us why you say that in the space below or if you have any other suggestions..please let us know!  
Easier access to transport links and to Selby town

**Thinking about employment land (see para 4.13)**

Please tell us whether you agree or disagree with the following statements

	<i>I agree</i>	<i>I disagree</i>
Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing employment premises should be protected from redevelopment where there is evidence of market need	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations

New housing development should be balanced with an appropriate level of new business development

If you have any other comments, please let us know in the space below

**Let us know what you think of our proposals to tackle climate change in our district**

Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies?  
 yes  no

Please tell us why you say that or why you feel the percentage should be higher or lower in the space below.

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## **Sustainable Communities in our district (see paras 6.1 to 6.8)**

The Government is introducing a Community Infrastructure Levy on new development. Please indicate your priorities for using the funding received from the Levy. Please tick those that you consider to be important

- |  |   |
|--|---|
| <input type="checkbox"/> Broadband                                   | <input type="checkbox"/> Public realm                           |
| <input checked="" type="checkbox"/> Community facilities             | <input checked="" type="checkbox"/> Rail and bus infrastructure |
| <input checked="" type="checkbox"/> Cycle and walking infrastructure | <input type="checkbox"/> Recreation open space                  |
| <input checked="" type="checkbox"/> Education                        | <input type="checkbox"/> Recycling                              |
| <input type="checkbox"/> Green infrastructure                        | <input checked="" type="checkbox"/> Road infrastructure         |
| <input checked="" type="checkbox"/> Health                           |   |

If you have any other priorities, please let us know in the space below.

Thinking about our green infrastructure, do you have any views on opportunities to enhance or create Green Infrastructure? Please let us know your views in the space below.

Limit building on green open spaces in particular limit in fill building that creates crowded living conditions.

To go to the next page, please click on the forward arrow below

## **What mix of housing should there be in the future? (see paras 6.9 to 6.10)**

**Do you consider that:**

More housing should be in the form of small dwellings (flats and terraced housing)

- yes  no

More housing should be in the form of 3-4 bedroom family houses

- yes  no

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**Gypsies, Travellers and Travelling Showpeople**

In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):

	<i>I agree</i>	<i>I disagree</i>
Option A: New sites should be spread across the district	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Option B New sites should be located in or close to the towns and primary villages	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Option C: The existing sites should be expanded	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Do you agree or disagree with the following options:

	<i>I agree</i>	<i>I disagree</i>
Option A: Sites should be sought that accommodate between eight and twelve pitches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Option B: Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District	<input type="checkbox"/>	<input type="checkbox"/>

Option C: A combination of A and B; one site of between eight and twelve pitches plus individual pitches

The indications are that only limited provision is required within Selby District for travelling showpeople. If provision is required, should an area of search be

*I agree*

*I disagree*

Option A: In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?

Option B: In close proximity to the strategic road network (such as the M62, A1 and A64)?

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Please tick the boxes below if you would like to be informed when

*I would like to be informed*

The Core Strategy  
has been submitted  
to the Secretary of  
State for  
independent  
examination?

The  
recommendations  
have been  
published of any  
person appointed  
to carry out an  
independent  
examination of the  
Core Strategy?

The Core Strategy  
has been adopted?

**If you have any questions or need some further  
information please contact the  
Local Development Framework Team on 01757  
292063 or by email to [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)**

**Thank you for taking part in this survey. Please  
click on the green submit button below to send  
your answers to us.**

rec' 18/12/08

Ack 8/1/09

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# **Our Core Strategy : Further Options Document Consultation 2008**

## **Help shape the future of Selby district!**

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telephoning 01757 292115.**

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## **Please Note**

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must provide your contact details.**

**We are sorry but we cannot accept  
anonymous comments on this  
document**

### **Please let us know your details below**

Name	David Lewis
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Address	32 Church End Cawood
Postcode	YO8 3SN
Telephone number	[REDACTED]
Fax number	[REDACTED]
Email address	[REDACTED]

**Are you using or are you an agent?**

yes  no

**If you are using or are an agent, please let us know the details below**

Name

Organisation

Address

Postcode

Telephone number

Fax number

Email address

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## **Have your say on the future of our district's housing**

### **Thinking about the scale and distribution of new housing (see paragraphs 3.1 to 3.31 in the Further Options document)**

Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? Please tell us why in the space below.

In general yes, provided that such designation is not seen as a green light for extensive "green field" development in villages like Cawood. Also, to remain as primary villages, some support is necessary for village services (shops/pubs/post office etc). In the last few years, Cawood has lost three pubs and 3 of its 4 shops. Wistow is now effectively without a shop, and Stillingfleet lost its PO and shop. If this decline continues, then "primary village" designation will have to change

### **Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby:**

Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1?

Yes  No

Please tell us why you say that in the space below.

Don't have table to hand

In particular, should there be more or less housing in Tadcaster?

More  Less

Please tell us why you say that in the space below.

Not really qualified to comment on this

In particular, should there be more or less housing in Sherburn in Elmet?

More  Less

Please tell us why you say that in the space below.

Not really qualified to comment on this

### **Thinking about Strategic Housing Sites at Selby (see paras 3.32- 3.41)**

Please tell us whether you agree or disagree with the following options for strategic housing development on the edge of Selby (please number in your order of preference with 1 being the highest and 6 being the lowest)

	1	2	3	4	5	6
Site A: Cross Hills Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site B: West of Wistow Road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site C: Bondgate/Monk Lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site D: Olympia Mills	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site E: Baffam Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site F: Foxhill Lane/Brackenhill Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please tell us why you say that in the space below.

### **Thinking about managing housing supply (see paras 3.42 to 3.45)**

Do you agree that market housing should only be allowed in the Principal Town (Selby); Local Service Centres (Sherburn in Elmet and Tadcaster) and the 20 Primary Villages?

Yes

No

Please tell us why in the space below.

**Thinking about affordable housing (see paras 3.46 to 3.59)**

Do you agree with the different thresholds proposed for affordable housing?

yes

no

Please tell us why you say that in the space below.

In order to help meet the need for affordable housing, do you agree with the use of commuted sums for housing schemes below the proposed thresholds?

yes

no

Please tell us why in the space below.

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**How do you feel about our proposals for the future of the district's economy?**

**Thinking about Strategic Employment Sites (see paras 4.3 to 4.12)**

If a Strategic Employment Site is provided which of the following do you consider is the most appropriate location?

- Site G: Olympia Park (land adjoining Selby bypass)
- Site H: Burn Airfield

Please tell us why you say that in the space below or if you have any other suggestions..please let us know!

Keeping employment close to living areas reduces need for commuting, hence saving fuel, emissions, time etc

**Thinking about employment land (see para 4.13)**

Please tell us whether you agree or disagree with the following statements

	<i>I agree</i>	<i>I disagree</i>
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For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>

New housing development should be balanced with an appropriate level of new business development

If you have any other comments, please let us know in the space below

**Let us know what you think of our proposals to tackle climate change in our district**

Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies?

yes  no

Please tell us why you say that or why you feel the percentage should be higher or lower in the space below.

Go for a much more ambitious target 20% at least! If you don't aim high, insist on excellent insulation standards, ground heating, give advantages to domestic wind and solar installations and photo-voltaics, then they'll struggle to get established

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**Sustainable Communities in our district (see paras 6.1 to 6.8)**

The Government is introducing a Community Infrastructure Levy on new development. Please indicate your priorities for using the funding received from the Levy. Please tick those that you consider to be important

- Broadband
- Community facilities
- Cycle and walking infrastructure
- Education
- Green infrastructure
- Health
- Public realm
- Rail and bus infrastructure
- Recreation open space
- Recycling
- Road infrastructure

If you have any other priorities, please let us know in the space below.

Thinking about our green infrastructure, do you have any views on opportunities to enhance or create Green Infrastructure? Please let us know your views in the space below.

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**What mix of housing should there be in the future?  
(see paras 6.9 to 6.10)**

Do you consider that:

More housing should be in the form of small dwellings (flats and terraced housing)

- yes
- no

More housing should be in the form of 3-4 bedroom family houses

- yes
- no

To go to the next page, please click on the forward arrow below

**Gypsies, Travellers and Travelling Showpeople**

In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):

	<i>I agree</i>	<i>I disagree</i>
Option A: New sites should be spread across the district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Option B New sites should be located in or close to the towns and primary villages	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Option C: The existing sites should be expanded	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Do you agree or disagree with the following options:

	<i>I agree</i>	<i>I disagree</i>
Option A: Sites should be sought that accommodate between eight and twelve pitches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Option B: Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Option C: A combination of A and B; one site of between eight and twelve pitches plus individual pitches	<input type="checkbox"/>	<input checked="" type="checkbox"/>



The indications are that only limited provision is required within Selby District for travelling showpeople. If provision is required, should an area of search be

	<i>I agree</i>	<i>I disagree</i>
Option A: In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Option B: In close proximity to the strategic road network (such as the M62, A1 and A64)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

To go to the next page, please click on the forward arrow below

**If you have any further comments about the Core Strategy including the evidence contained in the Background Papers (which are also available on the Council's website ) please write them in the space below.**

Please tick the boxes below if you would like to be informed when

	<i>I would like to be informed</i>
The Core Strategy has been submitted to the Secretary of State for independent examination?	<input checked="" type="checkbox"/>
The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?	<input type="checkbox"/>

The Core Strategy  
has been adopted?



**If you have any questions or need some further  
information please contact the  
Local Development Framework Team on 01757  
292063 or by email to [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)**

**Thank you for taking part in this survey. Please  
click on the green submit button below to send  
your answers to us.**

rec' 18/12/08

Acw 8/1/09

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# **Our Core Strategy : Further Options Document Consultation 2008**

## **Help shape the future of Selby district!**

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Welcome to Selby District Council's online consultation on our Core Strategy : Further Options proposals. Here you can quickly click the link below to browse our Core Strategy: Further Options document. There you can deliberate, formulate and then submit your views on some or all of the issues and help the Council to take informed decisions on the future direction of the district.

**You can shape the Selby district of  
tomorrow!**

This consultation ends on Thursday the 18th of December at 5pm. The results and subsequent report on the outcome of this consultation will become available on [www.selby.gov.uk](http://www.selby.gov.uk).

**Please click here. to see the Core Strategy :  
Further Options document. (Please note that you  
will need the Adobe Acrobat Reader to view this  
document online. You can download this free from  
the Adobe website here**

**If you'd also like to see an attractive summary of  
our document please click here**

**Alternatively, you can pick up a paper copy of the  
document from 'Access Selby', Sherburn Library or  
our Tadcaster office. You can also request a copy  
by writing to Caroline Sampson Paver at the Civic  
Centre, Portholme Road, Selby, YO8 4SB, by  
emailing csampson@selby.gov.uk or by  
telephoning 01757 292115.**

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**Please Note**

**To take part in our consultation you  
must provide your contact details.**

**We are sorry but we cannot accept  
anonymous comments on this  
document**

**Please let us know your details below**

Name	Graham Orr
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Address	Marshcroft House Main Street Birkin Knottingley
Postcode	WF11 9LN
Telephone number	[REDACTED]
Fax number	
Email address	[REDACTED]

**Are you using or are you an agent?**

yes  no

**If you are using or are an agent, please let us know the details below**

Name

Organisation

Address

Postcode

Telephone number

Fax number

Email address

To go to the next page, please click on the forward arrow below

**Have your say on the future of our district's housing****Thinking about the scale and distribution of new housing (see paragraphs 3.1 to 3.31 in the Further Options document)**

Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? Please tell us why in the space below.

The criteria would seem appropriate but I cannot comment on the actual villages selected. The real issue is how any policy then applies to those villages which fit into one category or another.

**Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby:**

Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1?

Yes  No

Please tell us why you say that in the space below.

Cannot really comment.

In particular, should there be more or less housing in Tadcaster?

- More  Less

Please tell us why you say that in the space below.  
Cannot really comment.

In particular, should there be more or less housing in Sherburn in Elmet?

- More  Less

Please tell us why you say that in the space below.  
Cannot really comment.

**Thinking about Strategic Housing Sites at Selby (see paras 3.32- 3.41)**

Please tell us whether you agree or disagree with the following options for strategic housing development on the edge of Selby (please number in your order of preference with 1 being the highest and 6 being the lowest)

	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>
Site A: Cross Hills Lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site B: West of Wistow Road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site C: Bondgate/Monk Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site D: Olympia Mills	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site E: Baffam Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site F: Foxhill Lane/Brackenhill Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please tell us why you say that in the space below.

You make a clear case for Olympia Mills and I think that this would be complimented by Cross Hills, purely in spatial terms, with a key development site east and west of the centre and either side of the river. Olympia Mills has the benefit of being brownfield, whereas Cross Hills extends the town to the west in a very natural way and in isolation from the present zone of development south east of the town. This would result in reasonably 'organic' growth relative to transport routes etc. Cross Hills also brings the opportunity of a relief road linking north and west Selby and opportunities to actually improve the drainage/flood risk issues in that locality.

**Thinking about managing housing supply (see paras 3.42 to 3.45)**

Do you agree that market housing should only be allowed in the Principal Town (Selby); Local Service Centres (Sherburn in Elmet and Tadcaster) and the 20 Primary Villages?

Yes  No

Please tell us why in the space below.

This is too restrictive a policy. The market should have a greater say (not without planning controls) in where market housing is developed, just as housing need should be the starting point for where 'affordable housing' is developed.

**Thinking about affordable housing (see paras 3.46 to 3.59)**

Do you agree with the different thresholds proposed for affordable housing?

yes  no

Please tell us why you say that in the space below.

I am not sure that the case is proven for the quite high thresholds proposed. The percentage split is greater than that regionally and nationally which has developed over many years. I believe there needs to be far greater differentiation between larger cities and rural areas like Selby and between large and small sites. There is the danger of using a sledge hammer to crack very different nuts. Public policy has moved from a position of 'planning gain' being just about acceptable in certain circumstances to a crusade to extract as much as is legally (and otherwise) possible from the development process. The housing bubble has burst and unrealistic demands as a stealth tax on the development value of land w

In order to help meet the need for affordable housing, do you agree with the use of commuted sums for housing schemes below the proposed thresholds?

yes  no

Please tell us why in the space below.

No. Please see above. This is too simplistic. If I were to say yes then at what percentage, for whom etc? - POS, housing, education, free bus passes? - where does it end when everyone and every department want to have a nibble. Where does this leave the planning system except as a tax instrument of the government?

To go to the next page, please click on the forward arrow below

## How do you feel about our proposals for the future of the district's economy?

### Thinking about Strategic Employment Sites (see paras 4.3 to 4.12)

If a Strategic Employment Site is provided which of the following do you consider is the most appropriate location?

- Site G: Olympia Park (land adjoining Selby bypass)
- Site H: Burn Airfield

Please tell us why you say that in the space below or if you have any other suggestions..please let us know!

### Thinking about employment land (see para 4.13)

Please tell us whether you agree or disagree with the following statements

- |  | <i>I agree</i>                      | <i>I disagree</i>        |
|--|-------------------------------------|--------------------------|
| Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
| Existing employment premises should be protected from redevelopment where there is evidence of market need   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations | <input type="checkbox"/> | <input type="checkbox"/>            |
| New housing development should be balanced with an appropriate level of new business development   | <input type="checkbox"/> | <input type="checkbox"/>            |

If you have any other comments, please let us know in the space below

I don't have the information/experience to answer 3 and 4.

### **Let us know what you think of our proposals to tackle climate change in our district**

Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies?

- yes  no

Please tell us why you say that or why you feel the percentage should be higher or lower in the space below.

Im not sure that this is the answer - why 10%? This suggests a sop to interest groups. My gut feeling is that new house construction (at a cost) can move to 'massive insulation' which removes the need for a lot of energy to be put into the property. This is a simpler, less 'techno' and more sustainable solution. Far better to do something that is with the property for its life than bolt on 'todays big idea' which has a high capital cost (not only in money terms but in materials used), is expensive to maintain and may, therefore, have a relatively short life, than simply be seen to be doing something.

**To go to the next page, please click on the forward arrow below**

### **Sustainable Communities in our district (see paras 6.1 to 6.8)**

The Government is introducing a Community Infrastructure Levy on new development. Please indicate your priorities for using the funding received from the Levy. Please tick those that you consider to be important

- |   |  |
|---|--|
| <input type="checkbox"/> Broadband                        | <input type="checkbox"/> Public realm                |
| <input type="checkbox"/> Community facilities             | <input type="checkbox"/> Rail and bus infrastructure |
| <input type="checkbox"/> Cycle and walking infrastructure | <input type="checkbox"/> Recreation open space       |
| <input type="checkbox"/> Education                        | <input type="checkbox"/> Recycling                   |
| <input type="checkbox"/> Green infrastructure             | <input type="checkbox"/> Road infrastructure         |
| <input type="checkbox"/> Health                           |  |

If you have any other priorities, please let us know in the space below.

Quite a shopping list.

Thinking about our green infrastructure, do you have any views on opportunities to enhance or create Green Infrastructure? Please let us know your views in the space below.

Don't know.

To go to the next page, please click on the forward arrow below

**What mix of housing should there be in the future?  
(see paras 6.9 to 6.10)**

Do you consider that:

More housing should be in the form of small dwellings  
(flats and terraced housing)

yes  no

More housing should be in the form of 3-4 bedroom  
family houses

yes  no

To go to the next page, please click on the forward arrow  
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**Gypsies, Travellers and Travelling Showpeople**

In making appropriate provision for gypsies and  
travellers, do you agree or disagree with the following  
options (please mark your choice):

	<i>I agree</i>	<i>I disagree</i>
Option A: New sites should be spread across the district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Option B New sites should be located in or close to the towns and primary villages	<input type="checkbox"/>	<input type="checkbox"/>
Option C: The existing sites should be expanded	<input type="checkbox"/>	<input type="checkbox"/>

Do you agree or disagree with the following options:

*I agree*  *I disagree*

- Option A: Sites should be sought that accommodate between eight and twelve pitches
- Option B: Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District
- Option C: A combination of A and B; one site of between eight and twelve pitches plus individual pitches

The indications are that only limited provision is required within Selby District for travelling showpeople. If provision is required, should an area of search be

- |   | <i>I agree</i>                      | <i>I disagree</i>        |
|---|-------------------------------------|--------------------------|
| Option A: In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?              | <input type="checkbox"/>            | <input type="checkbox"/> |
| Option B: In close proximity to the strategic road network (such as the M62, A1 and A64)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**To go to the next page, please click on the forward arrow below**

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Question 12 does not allow room for comment. Only the market can dictate this for private housing and rigorous housing needs surveys for affordable housing.

Please tick the boxes below if you would like to be informed when

	<i>I would like to be informed</i>
The Core Strategy has been submitted to the Secretary of State for independent examination?	<input checked="" type="checkbox"/>
The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?	<input checked="" type="checkbox"/>
The Core Strategy has been adopted?	<input checked="" type="checkbox"/>

**If you have any questions or need some further information please contact the Local Development Framework Team on 01757 292063 or by email to [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)**

**Thank you for taking part in this survey. Please click on the green submit button below to send your answers to us.**

rec: 18/12/08

ACK 8/1/09

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# **Our Core Strategy: Further Options Document Consultation 2008**

## **Help shape the future of Selby district!**

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tomorrow!**

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**Please click here. to see the Core Strategy :  
Further Options document. (Please note that you  
will need the Adobe Acrobat Reader to view this  
document online. You can download this free from  
the Adobe website here**

**If you'd also like to see an attractive summary of  
our document please click here**

**Alternatively, you can pick up a paper copy of the  
document from 'Access Selby', Sherburn Library or  
our Tadcaster office. You can also request a copy  
by writing to Caroline Sampson Paver at the Civic  
Centre, Portholme Road, Selby, YO8 4SB, by  
emailing csampson@selby.gov.uk or by  
telephoning 01757 292115.**

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|

### **Please Note**

**To take part in our consultation you  
must provide your contact details.**

**We are sorry but we cannot accept  
anonymous comments on this  
document**

**Please let us know your details below**

Name	Tom Loomes
Organisation (if relevant)	Cunnane Town Planning LLP
Address	Adamson House Towers Business Park Wilmslow Road Didsbury Manchester
Postcode	M20 2YY
Telephone number	

Fax number  
Email address



tom.loomes@cunnanetownp  
lanning.co.uk

**Are you using or are you an agent?**

yes  no

**If you are using or are an agent, please let us know the details below**

Name	Samuel Smith Old Brewery(Tadcaster)
Organisation	Samuel Smith Old Brewery(Tadcaster)
Address	c/o Agent
Postcode	c/o Agent
Telephone number	c/o Agent
Fax number	c/o Agent
Email address	c/o Agent

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**Have your say on the future of our district's housing**

**Thinking about the scale and distribution of new housing (see paragraphs 3.1 to 3.31 in the Further Options document)**

Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? Please tell us why in the space below.  
We broadly agree with the Council's criteria for defining Primary Villages and the villages selected.

**Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby:**

Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1?

Yes  No





Site B: West of Wistow Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site C: Bondgate/Monk Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site D: Olympia Mills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site E: Baffam Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site F: Foxhill Lane/Brackenhill Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please tell us why you say that in the space below.  
 No comments or information to provide on this issue.



**Thinking about managing housing supply (see paras 3.42 to 3.45)**

Do you agree that market housing should only be allowed in the Principal Town (Selby); Local Service Centres (Sherburn in Elmet and Tadcaster) and the 20 Primary Villages?  
 Yes  No

Please tell us why in the space below.  
 We agree that significant residential development should be focussed within Selby town to reflect its identification within the RSS as a Principle Service Centre. Market housing within the Local Service Centres and 20 Primary Villages in the District should be significantly less than in the Principle Service Centre and carefully tailored to each settlement.



**Thinking about affordable housing (see paras 3.46 to 3.59)**

Do you agree with the different thresholds proposed for affordable housing?  
 yes  no

Please tell us why you say that in the space below.  
 We do not agree with the different thresholds proposed for affordable housing. Setting the target too low has the potential to stifle the market, particularly on smaller key sites in the Local Service Centres where a higher quality of development is necessary. The potential result of this would be to increase the pressure to expand the development limits of Local Service Centres, which is unlikely to be appropriate.

In order to help meet the need for affordable housing, do you agree with the use of commuted sums for housing schemes below the proposed thresholds?

- yes
- no

Please tell us why in the space below.  
No comments or information to provide on this issue.

To go to the next page, please click on the forward arrow below

## How do you feel about our proposals for the future of the district's economy?

### Thinking about Strategic Employment Sites (see paras 4.3 to 4.12)

If a Strategic Employment Site is provided which of the following do you consider is the most appropriate location?

- Site G: Olympia Park (land adjoining Selby bypass)
- Site H: Burn Airfield

Please tell us why you say that in the space below or if you have any other suggestions..please let us know!  
Olympia Park appears to be the most sustainable location for this type of development. We have no further comments to make on this issue.

### Thinking about employment land (see para 4.13)

Please tell us whether you agree or disagree with the following statements

*I agree*                      *I disagree*

Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward

Existing employment premises should be protected from redevelopment where there is evidence of market need

For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations

New housing development should be balanced with an appropriate level of new business development

If you have any other comments, please let us know in the space below

Statement A is purely dependent on the particular characteristics of the site. Sites should be assessed on a site by site basis to determine whether or not they would be suitable for mixed use schemes. This should be determined at the site allocation stage of the LDF and, therefore, this statement is too vague to make a clear conclusion. In relation to Statement C, the Core Strategy should concentrate on delivering employment opportunities for local needs rather than attracting new sectors of the economy to the District. The RSS does however note that wider sustainability objectives may allow for the development of the knowledge based and service sectors of the economy within Selby town, as the only identified principle Service Centre in the district.

*28/1/09*

**Let us know what you think of our proposals to tackle climate change in our district**

Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies?

- yes
- no

Please tell us why you say that or why you feel the percentage should be higher or lower in the space below.

No comments or information to provide on this issue.

**To go to the next page, please click on the forward arrow below**

**Sustainable Communities in our district (see paras 6.1 to 6.8)**

The Government is introducing a Community Infrastructure Levy on new development. Please indicate your priorities for using the funding received from the Levy. Please tick those that you consider to be important

- Broadband
- Community facilities
- Cycle and walking infrastructure
- Education
- Green infrastructure
- Health
- Public realm
- Rail and bus infrastructure
- Recreation open space
- Recycling
- Road infrastructure

If you have any other priorities, please let us know in the space below.

No comments or information to provide on this issue.

Thinking about our green infrastructure, do you have any views on opportunities to enhance or create Green Infrastructure? Please let us know your views in the space below.

No comments or information to provide on this issue.

To go to the next page, please click on the forward arrow below

**What mix of housing should there be in the future?  
(see paras 6.9 to 6.10)**

Do you consider that:

More housing should be in the form of small dwellings (flats and terraced housing)

- yes
- no

More housing should be in the form of 3-4 bedroom family houses

- yes
- no

To go to the next page, please click on the forward arrow below

**Gypsies, Travellers and Travelling Showpeople**

In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):

	<i>I agree</i>	<i>I disagree</i>
Option A: New sites should be spread across the district	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Option B New sites should be located in or close to the towns and primary villages	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Option C: The existing sites should be expanded	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Do you agree or disagree with the following options:

	<i>I agree</i>	<i>I disagree</i>
Option A: Sites should be sought that accommodate between eight and twelve pitches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Option B: Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Option C: A combination of A and B; one site of between eight and twelve pitches plus individual pitches	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The indications are that only limited provision is required within Selby District for travelling showpeople. If provision is required, should an area of search be

*I agree*

*I disagree*

Option A: In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?

Option B: In close proximity to the strategic road network (such as the M62, A1 and A64)?

To go to the next page, please click on the forward arrow below

**If you have any further comments about the Core Strategy including the evidence contained in the Background Papers (which are also available on the Council's website ) please write them in the space below.**

In relation to question 13, we consider that the most sustainable option for providing appropriate accommodation for gypsies and travellers is Option C. Facilities will already exist on these sites and, given that a relatively few number of pitches are required, we anticipate that there would be adequate capacity to accommodate the small rise in numbers. In relation to question 14, given that 20 additional pitches are required in Selby District, we consider Option A to be the most sustainable. In relation to question 15, until an informed assessment has been carried out, we suggest it is premature to be commenting on whether provision is required for travelling show people. Nevertheless, given the accessibility needs of travelling showpeople, we consider that suitable locations within close proximity to the strategic road network would potentially be more sustainable.

Please tick the boxes below if you would like to be informed when

*I would like to be informed*



The Core Strategy has been submitted to the Secretary of State for independent examination?

The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?

The Core Strategy has been adopted?

**If you have any questions or need some further information please contact the Local Development Framework Team on 01757 292063 or by email to [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)**

**Thank you for taking part in this survey. Please click on the green submit button below to send your answers to us.**

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**caroline sampson**

**From:** Tom Loomes [tom.loomes@cunnanetownplanning.co.uk]  
**Sent:** 23 January 2009 10:52  
**To:** caroline sampson  
**Subject:** Selby Core Strategy Questionnaire

Dear Caroline

As discussed, please find attached a PDF document of our answers to the above questionnaire. There is text missing from Question 2.a) and Question 8.c).

**Question 2.a) should read:**

"We disagree with the overall distribution of housing. In following the strategy set out within the RSS, the majority of new development should be directed towards Selby. The RSS identifies Selby as a 'Principle Service Centre' within the York Sub Area, and as such a sustainable settlement within the District in terms of the availability of employment, shopping, leisure services and public transport facilities.

According to Core Strategy Background Paper No.3, the approach for the distribution of new housing most consistent with the RSS is Option C. In this approach, 100% of additional new housing development, after 2008, is allocated to Selby. However, even with this approach, significant development would still occur across the remainder of the District due to completions between 2004-2008 and the implementation of current commitments. This would ensure adequate levels of development are completed elsewhere within the District.

\* - additional text to end of response.

The distribution of housing shown in Table 1 is a hybrid of Options B and C. Option B seeks to maximise the use of previously developed land. However, the Council do not consider that this option reflects the guidance laid out in the RSS. Therefore, they have adjusted the figures accordingly. In our opinion, this readjustment does not go far enough and, consequently, still does not reflect the guidance contained within the RSS.

In addition, according to PPS3, allowances for windfalls can be taken into account after the first 10 years of the plan. We note the figures in Table 1 do not take into account windfall opportunities after 2014."

**Question 8.c) should read:**

"The Core Strategy should concentrate on delivering employment opportunities for local needs rather than attracting new sectors of the economy to the District. The RSS does however note that wider sustainability objectives may allow for the development of the knowledge based and service sectors of the economy within Selby town, as the only identified Principle Service Centre in the District."

- addition made to text

The rest of the document appears to be in order, however, as mentioned above, I attach a PDF document of our response for cross reference.

CSP  
28/1/09

Thanks for pointing this out.

Kind regards

**Tom Loomes**  
 Planner  
**CUNNANE TOWN PLANNING LLP**  
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[www.cunnanetownplanning.co.uk](http://www.cunnanetownplanning.co.uk)

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 Please consider the environment - do you really need to print this email?  
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23/01/2009

rec' 18/12/08

Aek 8/1/09

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# **Our Core Strategy : Further Options Document Consultation 2008**

## **Help shape the future of Selby district!**

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below

Welcome to Selby District Council's online consultation on our Core Strategy : Further Options proposals. Here you can quickly click the link below to browse our Core Strategy: Further Options document. There you can deliberate, formulate and then submit your views on some or all of the issues and help the Council to take informed decisions on the future direction of the district.

**You can shape the Selby district of  
tomorrow!**

This consultation ends on Thursday the 18th of December at 5pm. The results and subsequent report on the outcome of this consultation will become available on [www.selby.gov.uk](http://www.selby.gov.uk).

**Please click here. to see the Core Strategy :  
Further Options document. (Please note that you  
will need the Adobe Acrobat Reader to view this  
document online. You can download this free from  
the Adobe website here**

**If you'd also like to see an attractive summary of  
our document please click here**

**Alternatively, you can pick up a paper copy of the  
document from 'Access Selby', Sherburn Library or  
our Tadcaster office. You can also request a copy  
by writing to Caroline Sampson Paver at the Civic  
Centre, Portholme Road, Selby, YO8 4SB, by  
emailing csampson@selby.gov.uk or by  
telephoning 01757 292115.**

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below

**Please Note**

**To take part in our consultation you  
must provide your contact details.**

**We are sorry but we cannot accept  
anonymous comments on this  
document**

**Please let us know your details below**

Name	D Thompson
Organisation (if relevant)	Self
Address	Brackenhill, Lane Brayton
Postcode	YO8 9DT
Telephone number	[REDACTED]
Fax number	[REDACTED]
Email address	[REDACTED]

**Are you using or are you an agent?**

yes  no

**If you are using or are an agent, please let us know the details below**

Name	B N Bartle
Organisation	Bartle & Son
Address	1 Bridge Street, Tadcaster
Postcode	LS24 9AW
Telephone number	01937 835303
Fax number	01937 530435
Email address	bb@barrtles.co.uk

To go to the next page, please click on the forward arrow below

**Have your say on the future of our district's housing**

**Thinking about the scale and distribution of new housing (see paragraphs 3.1 to 3.31 in the Further Options document)**

Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? Please tell us why in the space below.  
Yes generally with the exception of including Osgodby

**Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby:**

Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1?

Yes  No

Please tell us why you say that in the space below.

In particular, should there be more or less housing in Tadcaster?

More  Less

Please tell us why you say that in the space below.  
10 years underprovision

In particular, should there be more or less housing in Sherburn in Elmet?

- More
- Less

Please tell us why you say that in the space below.  
Allocations probably sufficient

**Thinking about Strategic Housing Sites at Selby (see paras 3.32- 3.41)**

Please tell us whether you agree or disagree with the following options for strategic housing development on the edge of Selby (please number in your order of preference with 1 being the highest and 6 being the lowest)

	1	2	3	4	5	6
Site A: Cross Hills Lane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site B: West of Wistow Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site C: Bondgate/Monk Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site D: Olympia Mills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site E: Baffam Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site F: Foxhill Lane/Brackenhill Lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please tell us why you say that in the space below.  
Foxhill particularly well related to existing settlement, in Selby Area action zone, well serviced and fundamentally and uniquely of the Selby allocations well above any element of flood risk being outside Zoning being Zone 1. The village is relatively compact and can accommodate growth and is also possibly best served with local amenities. While recognising the strategic gap between the village and Selby there is opportunity to accommodate growth on the south side of the lane which would not seem to encroach on the gap. Likewise in this direction there are good physical boundaries. Access issues can be overcome with design.

**Thinking about managing housing supply (see paras 3.42 to 3.45)**

Do you agree that market housing should only be allowed in the Principal Town (Selby); Local Service Centres (Sherburn in Elmet and Tadcaster) and the 20 Primary Villages?

Yes  No

Please tell us why in the space below.

Some allocations need to be provided to meet local need in other villages.

**Thinking about affordable housing (see paras 3.46 to 3.59)**

Do you agree with the different thresholds proposed for affordable housing?

yes  no

Please tell us why you say that in the space below.

In order to help meet the need for affordable housing, do you agree with the use of commuted sums for housing schemes below the proposed thresholds?

yes  no

Please tell us why in the space below.

Massaging of affordability is an artificial means of solving a problem of expensive housing. Greater releases and supply along with current economic downturn should allow market forces to provide for readjustment of house prices without political interference.

To go to the next page, please click on the forward arrow below

**How do you feel about our proposals for the future of the district's economy?**

**Thinking about Strategic Employment Sites (see paras 4.3 to 4.12)**

If a Strategic Employment Site is provided which of the following do you consider is the most appropriate location?

- Site G: Olympia Park (land adjoining Selby bypass)
- Site H: Burn Airfield

Please tell us why you say that in the space below or if you have any other suggestions..please let us know!  
Olympia Park too remote and close to river and flooding risk.

**Thinking about employment land (see para 4.13)**

Please tell us whether you agree or disagree with the following statements

	<i>I agree</i>	<i>I disagree</i>
Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing employment premises should be protected from redevelopment where there is evidence of market need	<input checked="" type="checkbox"/>	<input type="checkbox"/>



- For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations
- New housing development should be balanced with an appropriate level of new business development

If you have any other comments, please let us know in the space below

### **Let us know what you think of our proposals to tackle climate change in our district**

Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies?

- yes  no

Please tell us why you say that or why you feel the percentage should be higher or lower in the space below.

Not an issue for determination at the local level.

**To go to the next page, please click on the forward arrow below**

**Sustainable Communities in our district (see paras 6.1 to 6.8)**

The Government is introducing a Community Infrastructure Levy on new development. Please indicate your priorities for using the funding received from the Levy. Please tick those that you consider to be important

- |   |  |
|---|--|
| <input type="checkbox"/> Broadband                        | <input type="checkbox"/> Public realm                |
| <input type="checkbox"/> Community facilities             | <input type="checkbox"/> Rail and bus infrastructure |
| <input type="checkbox"/> Cycle and walking infrastructure | <input type="checkbox"/> Recreation open space       |
| <input type="checkbox"/> Education                        | <input type="checkbox"/> Recycling                   |
| <input type="checkbox"/> Green infrastructure             | <input type="checkbox"/> Road infrastructure         |
| <input type="checkbox"/> Health                           |  |

If you have any other priorities, please let us know in the space below.

Thinking about our green infrastructure, do you have any views on opportunities to enhance or create Green Infrastructure? Please let us know your views in the space below.

To go to the next page, please click on the forward arrow below

**What mix of housing should there be in the future?  
(see paras 6.9 to 6.10)**

Do you consider that:

More housing should be in the form of small dwellings (flats and terraced housing)

- yes  no

More housing should be in the form of 3-4 bedroom family houses

- yes  no

To go to the next page, please click on the forward arrow below

### Gypsies, Travellers and Travelling Showpeople

In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):

	<i>I agree</i>	<i>I disagree</i>
Option A: New sites should be spread across the district	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Option B New sites should be located in or close to the towns and primary villages	<input type="checkbox"/>	<input type="checkbox"/>
Option C: The existing sites should be expanded	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Do you agree or disagree with the following options:

	<i>I agree</i>	<i>I disagree</i>
Option A: Sites should be sought that accommodate between eight and twelve pitches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Option B: Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Option C: A combination of A and B; one site of between eight and twelve pitches plus individual pitches

The indications are that only limited provision is required within Selby District for travelling showpeople. If provision is required, should an area of search be

*I agree*  *I disagree*

Option A: In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?

Option B: In close proximity to the strategic road network (such as the M62, A1 and A64)?

To go to the next page, please click on the forward arrow below

**If you have any further comments about the Core Strategy including the evidence contained in the Background Papers (which are also available on the Council's website ) please write them in the space below.**

Please tick the boxes below if you would like to be informed when

*I would like to be informed*

The Core Strategy  
has been submitted  
to the Secretary of  
State for  
independent  
examination?

The  
recommendations  
have been  
published of any  
person appointed  
to carry out an  
independent  
examination of the  
Core Strategy?

The Core Strategy  
has been adopted?

**If you have any questions or need some further  
information please contact the  
Local Development Framework Team on 01757  
292063 or by email to [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)**

**Thank you for taking part in this survey. Please  
click on the green submit button below to send  
your answers to us.**

**caroline sampson**

---

**From:** tim williams  
**Sent:** 22 December 2008 09:38  
**To:** caroline sampson  
**Subject:** FW: Core strategy

More comments from Mr Bartle.

---

**From:** Brian Bartle [mailto:bb@bartles.co.uk]  
**Sent:** 20 December 2008 15:48  
**To:** tim williams  
**Subject:** RE: Core strategy

Attn: LDF Team

In so far as my comments 18<sup>th</sup> December, are concerned on the core strategy options then it should be noted that the reference to the site to the 'south' of the Brakenhill Lane is not shown on the later provided options Plan. I ask that consideration be given to the land area identified on the plan attached and shown as 'J' and is best identified as land to the 'South of Brakenhill Lane, Brayton' and the comments submitted relate to this area of land and not site 'F'. It is clear that this proposal does not interfere with the Strategic Countryside Gap and though remains within the context of Selby town.

Yours sincerely

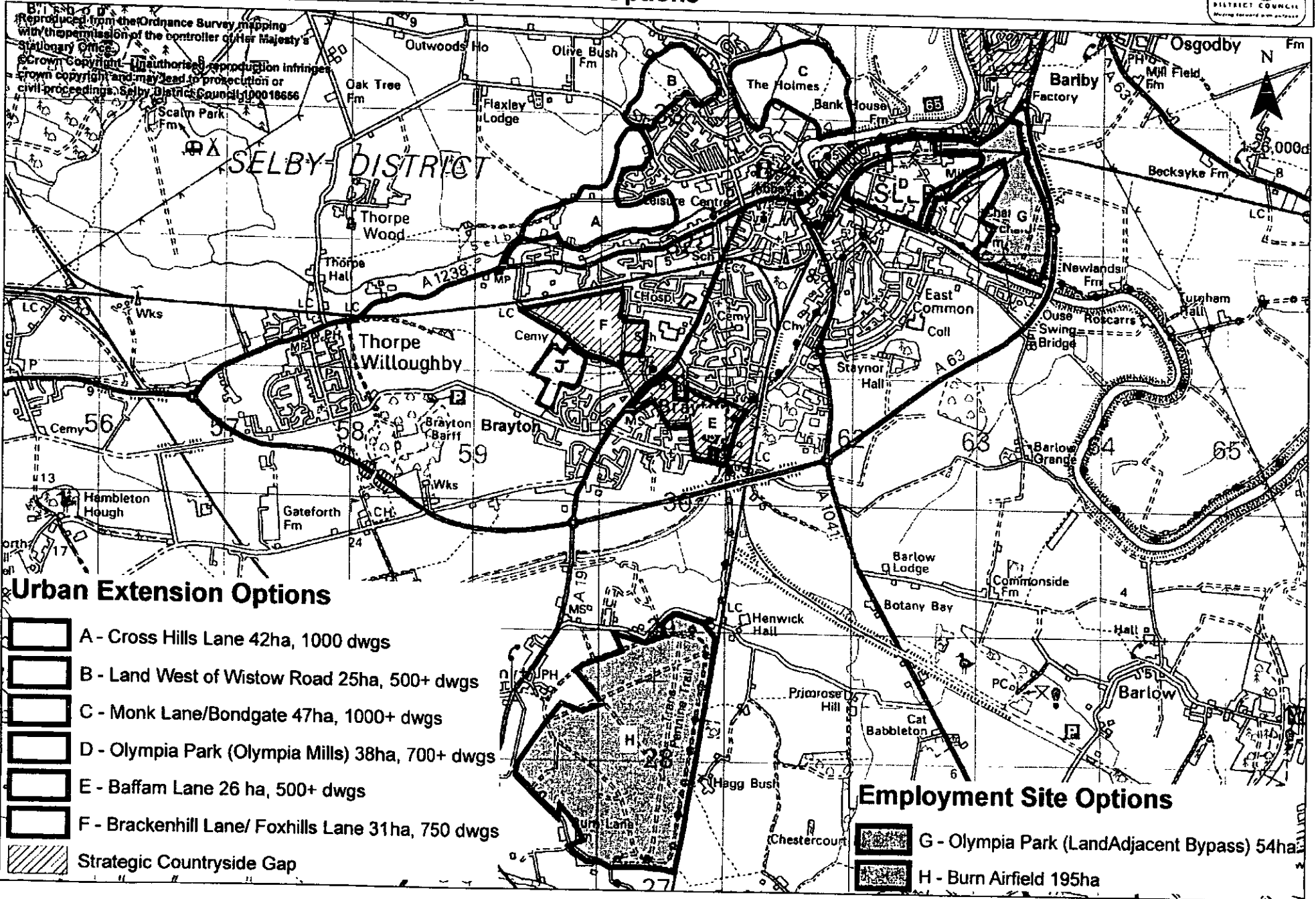
*Brian*

Bartle & Son  
1 Bridge Street  
Tadcaster LS24 9AW

01937 835303 Mobile [REDACTED]  
Fax 01937 530435

# Selby Strategic Growth - Urban Extension and Strategic Employment Site Options

The sites are indicative only, they are not firm boundaries.



rec' 18/12/0

Ack 9/1/0

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# **Our Core Strategy : Further Options Document Consultation 2008**

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document online. You can download this free from  
the Adobe website here**

**If you'd also like to see an attractive summary of  
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**Alternatively, you can pick up a paper copy of the  
document from 'Access Selby', Sherburn Library or  
our Tadcaster office. You can also request a copy  
by writing to Caroline Sampson Paver at the Civic  
Centre, Portholme Road, Selby, YO8 4SB, by  
emailing csampson@selby.gov.uk or by  
telephoning 01757 292115.**

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### **Please Note**

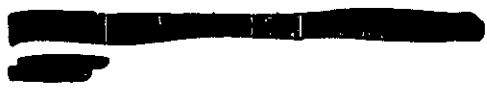
**To take part in our consultation you  
must provide your contact details.**

**We are sorry but we cannot accept  
anonymous comments on this  
document**

**Please let us know your details below**

Name	Jennifer Hubbard
Organisation (if relevant)	N/A
Address	Allonby House York Road North Duffield Selby
Postcode	YO8 5RU
Telephone number	[REDACTED]
Fax number	[REDACTED]

Email address



**Are you using or are you an agent?**

yes

no

**If you are using or are an agent, please let us know the details below**

- Name
- Organisation
- Address
- Postcode
- Telephone number
- Fax number
- Email address

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**Have your say on the future of our district's housing**

**Thinking about the scale and distribution of new housing (see paragraphs 3.1 to 3.31 in the Further Options document)**

Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? Please tell us why in the space below.

The criteria are a reasonable starting point but are applied without subtlety or weighting in Background Paper 5. The paper, indeed, demonstrate that there is no consistent correlation between the range of facilities, sustainability and size of settlement. In particular, current accessibility to public transport should be treated with caution - but services frequently change in response to usage and public subsidy. More attention should be paid to identifying groups of rural settlements and then determining which settlement or settlements within the group should become the Primary Village. As to the list, it is not clear why North Duffield has been excluded and it is proposed that it should be reclassified as a Primary Village. Escrick should be reclassified as a Local Service Centre (see Q2 below). Please note that the ERYC study "Identification of Local Service Centres in the East Riding of Yorkshire" is/has been the subject of widespread criticism largely on grounds of its lack of sophistication, and is accorded very limited weight by the Council and appeal Inspectors. It is assumed that it will be significantly revised before adoption. *See 28/1/09*

**Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby:**

Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1?

- Yes  No

Please tell us why you say that in the space below.  
Too great a concentration of housing is proposed for Selby.

In particular, should there be more or less housing in Tadcaster?

- More  Less

Please tell us why you say that in the space below.

Ownership constraints make it unlikely that any significant development will actually be achieved.

In particular, should there be more or less housing in Sherburn in Elmet?

- More  Less

Please tell us why you say that in the space below.

No particular view. Notwithstanding RSS, a broader spread of development is appropriate in what is a predominantly rural District with very distinct housing market areas, largely due to the sub-division of the District by rivers, with limited crossing points. More development should be directed to the Primary Villages. The proposed Housing Strategy as whole is not inspiring involving, as it does, large "blocks" of residential development in a very small number of locations. Whilst this may well achieve economies of scale and elements of planning gain, it will be at the expense of the vitality of the remainder of the District. Innovative alternatives should be pursued where sensible and practical.

~~xxxxxx~~ \* 1 - See additional text on Separate Sheet.

**Thinking about Strategic Housing Sites at Selby (see paras 3.32- 3.41)**

Please tell us whether you agree or disagree with the following options for strategic housing development on the edge of Selby (please number in your order of preference with 1 being the highest and 6 being the lowest)

	1	2	3	4	5	6
Site A: Cross Hills Lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site B: West of Wistow Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site C: Bondgate/Monk Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site D: Olympia Mills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site E: Baffam Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site F: Foxhill Lane/Brackenhill Lane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please tell us why you say that in the space below.  
Site A as now proposed is too big. It is not necessary to extend the (current) Local Plan allocation to provide satisfactory access as all necessary land for a distributor road is available via Meadway - as recommended by the Local Plan Inspector. The sites, or parts thereof, identified as being within high flood risk zones or Functional Flood plain should be excluded from consideration. This may lead to a slightly more dispersed pattern of development within the area covered by the Selby Action Area Plan but would still be consistent with the broad thrust of RSS housing distribution policy. It is extremely short sighted to consider land at high risk of flooding for residential development when alternatives are available.

CSF 28/1/09

**Thinking about managing housing supply (see paras 3.42 to 3.45)**

Do you agree that market housing should only be allowed in the Principal Town (Selby); Local Service Centres (Sherburn in Elmet and Tadcaster) and the 20 Primary Villages?

- Yes
- No

Please tell us why in the space below.

Disagree. Over the period of the LDF, household sizes are expected to continue to fall. Most of the Secondary Villages have a reasonable range of services which will struggle to survive unless the population base of the settlement is maintained. Some modest growth in market housing should be permitted in all of the village settlements. In this connection - though this may be more appropriate to later Development Plan Documents - given the characteristics of many of the villages within the District, it would be entirely reasonable to preclude development within garden curtilages where ~~they would have adverse impact on the character of the locality or settlement but to encourage (or at least, facilitate) the~~

*\* 2 = See additional text on Separate Sheet.*

**Thinking about affordable housing (see paras 3.46 to 3.59)**

Do you agree with the different thresholds proposed for affordable housing?

- yes
- no

Please tell us why you say that in the space below.

There have been some recent key note Judgements concerning, in particular, viability considerations in relation to the provision of affordable housing. The issue is much too complex to be resolved in the Core Strategy by a simple reference to market/affordable split and thresholds, without reference to viability, and, in particular, to tenure mix which has a significant impact on viability.

In order to help meet the need for affordable housing, do you agree with the use of commuted sums for housing schemes below the proposed thresholds?

- yes
- no

Please tell us why in the space below.

See above - much too big an issue, with impacts on the viability/deliverability of market housing on allocated sites, for it to be dealt with in simple form in the Core Strategy. Needs further work/discussion (I will happily copy you in on the Judgements referred to - but no time before 5pm today).

*\* 3 = See additional text on Separate Sheet.*

To go to the next page, please click on the forward arrow below

## How do you feel about our proposals for the future of the district's economy?

### Thinking about Strategic Employment Sites (see paras 4.3 to 4.12)

If a Strategic Employment Site is provided which of the following do you consider is the most appropriate location?

- Site G: Olympia Park (land adjoining Selby bypass)
- Site H: Burn Airfield

Please tell us why you say that in the space below or if you have any other suggestions..please let us know!  
(North Selby Mine!)

### Thinking about employment land (see para 4.13)

Please tell us whether you agree or disagree with the following statements

- |  | <i>I agree</i>                      | <i>I disagree</i>        |
|--|-------------------------------------|--------------------------|
| Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Existing employment premises should be protected from redevelopment where there is evidence of market need	<input checked="" type="checkbox"/>	<input type="checkbox"/>
For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New housing development should be balanced with an appropriate level of new business development	<input type="checkbox"/>	<input type="checkbox"/>

If you have any other comments, please let us know in the space below

C appears to preclude large single employment/business development. Why? However, I agree that the need for general industrial premises should be recognised. Experience in York shows that demand for hi-tech science-related development land is low and that inadequate attention has been paid in the past to attracting/protecting basic industries and safeguarding "ordinary" employment land. Whilst a general balance between jobs and economically active people (which is not necessarily the same as a balance between jobs and houses) is desirable within district sub areas of the District, it is not realistic to assume achieving balance in a small area e.g. a town, will reduce commuting. Other locational criteria

\* 4 = additional text on separate sheet.

**Let us know what you think of our proposals to tackle climate change in our district**

Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies?

- yes
- no

Please tell us why you say that or why you feel the percentage should be higher or lower in the space below.

This percentage should not be difficult to achieve by a combination of on-site and off-site renewables and other energy-saving initiatives. Possibly the percentage should rise gradually over the life of the LDF.

To go to the next page, please click on the forward arrow below

**Sustainable Communities in our district (see paras 6.1 to 6.8)**

The Government is introducing a Community Infrastructure Levy on new development. Please indicate your priorities for using the funding received from the Levy. Please tick those that you consider to be important

- |  |   |
|--|---|
| <input type="checkbox"/> Broadband                                   | <input checked="" type="checkbox"/> Public realm                |
| <input type="checkbox"/> Community facilities                        | <input checked="" type="checkbox"/> Rail and bus infrastructure |
| <input checked="" type="checkbox"/> Cycle and walking infrastructure | <input checked="" type="checkbox"/> Recreation open space       |
| <input checked="" type="checkbox"/> Education                        | <input checked="" type="checkbox"/> Recycling                   |
| <input checked="" type="checkbox"/> Green infrastructure             | <input type="checkbox"/> Road infrastructure                    |
| <input checked="" type="checkbox"/> Health                           |   |

If you have any other priorities, please let us know in the space below.

Thinking about our green infrastructure, do you have any views on opportunities to enhance or create Green Infrastructure? Please let us know your views in the space below.



No, other than for the Council to be more selective in approving new housing within domestic curtilages where this impacts of the character of an area.

To go to the next page, please click on the forward arrow below

### **What mix of housing should there be in the future? (see paras 6.9 to 6.10)**

Do you consider that:

More housing should be in the form of small dwellings  
(flats and terraced housing)

yes

no

More housing should be in the form of 3-4 bedroom  
family houses

yes

no

To go to the next page, please click on the forward arrow  
below

### **Gypsies, Travellers and Travelling Showpeople**

In making appropriate provision for gypsies and  
travellers, do you agree or disagree with the following  
options (please mark your choice):

	<i>I agree</i>	<i>I disagree</i>
Option A: New sites should be spread across the district	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Option B New sites should be located in or close to the towns and primary villages	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Option C: The existing sites should be expanded	<input type="checkbox"/>	<input type="checkbox"/>

Do you agree or disagree with the following options:

	<i>I agree</i>	<i>I disagree</i>
Option A: Sites should be sought that accommodate between eight and twelve pitches	<input type="checkbox"/>	<input type="checkbox"/>
Option B: Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Option C: A combination of A and B; one site of between eight and twelve pitches plus individual pitches	<input type="checkbox"/>	<input type="checkbox"/>

The indications are that only limited provision is required within Selby District for travelling showpeople. If provision is required, should an area of search be

	<i>I agree</i>	<i>I disagree</i>
Option A: In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>CSE 28/1/09.</i>
Option B: In close proximity to the strategic road network (such as the M62, A1 and A64)?	<input type="checkbox"/>	<input type="checkbox"/>

To go to the next page, please click on the forward arrow below

**If you have any further comments about the Core Strategy including the evidence contained in the Background Papers (which are also available on the Council's website ) please write them in the space below.**

I cannot answer Q12 sensibly but no doubt requirements will become clearer through the SHMA. In relation to Q13 Option C, expanding existing sites may be appropriate depending on their suitability. Or not. Q14 is difficult to respond to on a straight agree/disagree basis. Individual sites randomly scattered throughout the District should be discouraged but there seems no logical reason to be prescriptive (8-12 pitches) about the size of communal sites. Q15a has been completed incorrectly. I suggest the most appropriate location for travelling show people would be which ever location is most suitable/convenient to them. If permitted to do so, I may add further to the preceding comments over the next few days. Please advise if you do not have - would like - details of the recent Judgements referred to above in relation to affordable housing.

Please tick the boxes below if you would like to be informed when

*I would like to be informed*

- The Core Strategy has been submitted to the Secretary of State for independent examination?
- The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?
- The Core Strategy has been adopted?

**If you have any questions or need some further information please contact the Local Development Framework Team on 01757 292063 or by email to ldf@selby.gov.uk**

**Thank you for taking part in this survey. Please click on the green submit button below to send your answers to us.**

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**caroline sampson**

**From:** Jennifer Hubbard [jennifer.hubbard@btinternet.com]  
**Sent:** 27 January 2009 10:10  
**To:** caroline sampson  
**Subject:** Core Strategy - additional/amended text

Please find detailed below the additional/amended text for the on-line survey completed in November 2008 as per our recent telephone call.

Q: Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? Please tell us why in the space below:

Response: Last sentence should read: It is assumed that it will be significantly revised before adoption - text added.

Q: Re more or less housing in Sherburn in Elmet

\*1 - addition to end of response.  
 Response: Last sentence should read. Innovative alternatives should be pursued where sensible and practical. In circumstances where the housing requirement is relatively small and, notwithstanding the current credit crunch, competition between developers and landowners is intense, there are opportunities for the LPA to "drive a hard bargain" to achieve significant planning gains on all developments where suitable sites exist adjacent to Primary Villages, sustainable settlement extensions should be considered. The current proposals will ultimately lead to the demise of rural villages/the rural community as household size continues to fall leading to falls in primary school rolls, closure of village shops/Post Offices etc. There is an urgent need to provide for growth in key rural settlements.

Q: Thinking about Strategic Housing Sites at Selby: Please tell us why you say that in the space below:

Response: Last sentence should read: It is extremely short sighted to consider land at high risk of flooding for residential development when alternatives are available. ← added to text.

Q: Thinking about managing housing supply: Please tell us why in the space below:

\*2 - addition to end of response.  
 Response: amend and add: .....In this connection - though this may be more appropriate to later Development Plan Documents - given the characteristics of many of the villages within the District, it would be entirely reasonable to preclude development within garden curtilages where this would have adverse impact on the character of the locality or settlement (though this is already possible - though rarely used by the LPA - under LP Policy) but to encourage (or at least, facilitate) the redevelopment of farmsteads (currently defined as greenfield sites). Within these settlements where this would secure environmental improvements - including visual improvements.

Q: Thinking about affordable housing: Please tell us why in the space below:

\*3 - additional text to end of response.  
 Response: (I will happily copy you in on the Judgments referred to - but no time before 5pm today). NB - not for inclusion in the report on consultations - I will send you relevant extracts from recent specialist report on current legislation and practice re affordable housing

Q: Thinking about employment land: If you have any other comments, please let us know in the space below:

\*4 - addition to end of response  
 Response: Last sentence should read: Other locational criteria besides travel distance should take precedence within sub areas e.g. availability of pdl, visual impact etc. - normal development control considerations.

Q: If you have any further comments about the Core Strategy including the evidence contained in the Background Papers.....

Response: Q15a has been incompleted incorrectly - (the computer won't let us go back and correct).

*espondent  
actions* - remove tick from this answer.

Hope the above is in order but should you require any further clarification please do not hesitate to contact again.

Regards.

Karen Patrick  
Secretary to Jennifer Hubbard

rec' 18/12/08

Acrc 8/1/0

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# **Our Core Strategy : Further Options Document Consultation 2008**

## **Help shape the future of Selby district!**

To go to the next page, please click on the forward arrow  
below

Welcome to Selby District Council's online consultation on our Core Strategy : Further Options proposals. Here you can quickly click the link below to browse our Core Strategy: Further Options document. There you can deliberate, formulate and then submit your views on some or all of the issues and help the Council to take informed decisions on the future direction of the district.

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Further Options document. (Please note that you  
will need the Adobe Acrobat Reader to view this  
document online. You can download this free from  
the Adobe website here**

**If you'd also like to see an attractive summary of  
our document please click here**

**Alternatively, you can pick up a paper copy of the  
document from 'Access Selby', Sherburn Library or  
our Tadcaster office. You can also request a copy  
by writing to Caroline Sampson Paver at the Civic  
Centre, Portholme Road, Selby, YO8 4SB, by  
emailing csampson@selby.gov.uk or by  
telephoning 01757 292115.**

To go to the next page, please click on the forward arrow  
below

**Please Note**

**To take part in our consultation you  
must provide your contact details.**

**We are sorry but we cannot accept  
anonymous comments on this  
document**

**Please let us know your details below**

Name	Mary Blake
Organisation (if relevant)	None
Address	22 Baffam Gardens Selby
Postcode	YO8 9AY
Telephone number	[REDACTED]
Fax number	[REDACTED]
Email address	[REDACTED]

**Are you using or are you an agent?**

yes  no

**If you are using or are an agent, please let us know the details below**

- Name
- Organisation
- Address
- Postcode
- Telephone number
- Fax number
- Email address

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**Have your say on the future of our district's housing**

**Thinking about the scale and distribution of new housing (see paragraphs 3.1 to 3.31 in the Further Options document)**

Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? Please tell us why in the space below.

No - I don't agree. A village (even with the requisite PO, shop, surgery etc) cannot grow indefinitely; are the said POs, shops, schools etc going to be extended in relation to the increased population? If the village threatens to merge with adjoining villages - or Selby itself - does it then need regrading as it loses its village nature? BUT - am very impressed that all those listed primary villages have Post Offices - surprised the population of Selby aren't all driving out to use them now that Finkle Street is giving us such poor service!

**Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby:**

Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1?

Yes  No



Please tell us why you say that in the space below.

Distribution would seem to be fairly divided around Selby town - except for the Abbots Road area in-filling towards the by-pass. I presume there are limits on how big it is proposed Selby town should become - any relation to a market town is fast becoming a thing of the past.

In particular, should there be more or less housing in Tadcaster?

- More
- Less

Please tell us why you say that in the space below.

Have no particular knowledge of Tadcaster - but would assume it shouldn't lose its rural town nature by getting too large.

In particular, should there be more or less housing in Sherburn in Elmet?

- More
- Less

Please tell us why you say that in the space below.

**Thinking about Strategic Housing Sites at Selby (see paras 3.32- 3.41)**

Please tell us whether you agree or disagree with the following options for strategic housing development on the edge of Selby (please number in your order of preference with 1 being the highest and 6 being the lowest)

	1	2	3	4	5	6
Site A: Cross Hills Lane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site B: West of Wistow Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site C: Bondgate/Monk Lane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site D: Olympia Mills	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Site F: Foxhill Lane/Brackenhill Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please tell us why you say that in the space below.

Obviously I have the interests of my area of Brayton in mind and would be against losing the divide between Selby and Brayton village which Site E would produce. Extending Selby town would be the obvious solution - but to absorb the village of Brayton into Selby is very dubious practice, which I know the Parish Council is against.

**Thinking about managing housing supply (see paras 3.42 to 3.45)**

Do you agree that market housing should only be allowed in the Principal Town (Selby); Local Service Centres (Sherburn in Elmet and Tadcaster) and the 20 Primary Villages?

Yes  No

Please tell us why in the space below.

These areas can only absorb so much. Howz about getting people to live in the empty row of new houses in Union lane - or the new buildings which still stand empty at the top of Brook Street on the old St Marys site.

**Thinking about affordable housing (see paras 3.46 to 3.59)**

Do you agree with the different thresholds proposed for affordable housing?

yes  no

Please tell us why you say that in the space below.

In order to help meet the need for affordable housing, do you agree with the use of commuted sums for housing schemes below the proposed thresholds?

yes  no

Please tell us why in the space below.

To go to the next page, please click on the forward arrow below

**How do you feel about our proposals for the future of the district's economy?**

**Thinking about Strategic Employment Sites  
(see paras 4.3 to 4.12)**

If a Strategic Employment Site is provided which of the following do you consider is the most appropriate location?

- Site G: Olympia Park (land adjoining Selby bypass)
- Site H: Burn Airfield

Please tell us why you say that in the space below or if you have any other suggestions..please let us know!

Olympia Park is already in an industrial type zone. Burn airfield would have to have selected type of employment - or it would swamp the village and the road system is struggling already. I wonder how much employment its going to generate - does it mean all those unemployed in Selby will get jobs.

**Thinking about employment land (see para 4.13)**

Please tell us whether you agree or disagree with the following statements

	<i>I agree</i>	<i>I disagree</i>
Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- Existing employment premises should be protected from redevelopment where there is evidence of market need
- For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations
- New housing development should be balanced with an appropriate level of new business development

If you have any other comments, please let us know in the space below

**Let us know what you think of our proposals to tackle climate change in our district**

Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies?

- yes
- no

Please tell us why you say that or why you feel the percentage should be higher or lower in the space below.

To go to the next page, please click on the forward arrow below

**Sustainable Communities in our district (see paras 6.1 to 6.8)**

The Government is introducing a Community Infrastructure Levy on new development. Please indicate your priorities for using the funding received from the Levy. Please tick those that you consider to be important

- Broadband
- Community facilities
- Cycle and walking infrastructure
- Education
- Green infrastructure
- Health
- Public realm
- Rail and bus infrastructure
- Recreation open space
- Recycling
- Road infrastructure

If you have any other priorities, please let us know in the space below.

Thinking about our green infrastructure, do you have any views on opportunities to enhance or create Green Infrastructure? Please let us know your views in the space below.

The best way to enhance the Green Infrastructure would be to not over-develop Selby and to preserve the nature of the rural area.

To go to the next page, please click on the forward arrow below

**What mix of housing should there be in the future? (see paras 6.9 to 6.10)**

Do you consider that:

More housing should be in the form of small dwellings (flats and terraced housing)

yes  no

More housing should be in the form of 3-4 bedroom family houses

yes  no

To go to the next page, please click on the forward arrow below

### Gypsies, Travellers and Travelling Showpeople

In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):

	<i>I agree</i>	<i>I disagree</i>
Option A: New sites should be spread across the district	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Option B New sites should be located in or close to the towns and primary villages	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Option C: The existing sites should be expanded	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Do you agree or disagree with the following options:

	<i>I agree</i>	<i>I disagree</i>
Option A: Sites should be sought that accommodate between eight and twelve pitches	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Option B: Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The indications are that only limited provision is required within Selby District for travelling showpeople. If provision is required, should an area of search be

	<i>I agree</i>	<i>I disagree</i>
Option A: In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**If you have any further comments about the Core Strategy including the evidence contained in the Background Papers (which are also available on the Council's website ) please write them in the space below.**

I am most disappointed that there was not adequate notification of the consultation. I find that none of my neighbours were aware - and I only happened upon the Core Strategy document at my bank by chance. Then confusion ensued - one neighbour being told the closing date had been brought forward by a day, whilst another was told they had some days leeway after 18 December. Not encouraging when we are relying on SDC.

Please tick the boxes below if you would like to be informed when

*I would like to be informed*

The Core Strategy has been submitted to the Secretary of State for independent examination?

The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?

The Core Strategy has been adopted?

**If you have any questions or need some further information please contact the Local Development Framework Team on 01757 292063 or by email to [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)**

**Thank you for taking part in this survey. Please click on the green submit button below to send your answers to us.**



rec' 18/12/08

Ack 8/1/09

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**We are sorry but we cannot accept anonymous comments on this document**

**Please let us know your details below**

Name	s.gilbert
Organisation (if relevant)	BROTHERTON PARISH COUNCIL
Address	dharma low st Brotherton
Postcode	WF11 9HQ
Telephone number	
Fax number	
Email address	

**Are you using or are you an agent?**

yes  no

**If you are using or are an agent, please let us know the details below**

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Yes  No

Please tell us why you say that in the space below.

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More  Less

Please tell us why you say that in the space below.

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- More
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YOUNG COUPLES NEED AFFORDABLE HOMES

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- no

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VERY DIFFICULT TARGET TO ATTAIN

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- |   |   |
|---|---|
| <input type="checkbox"/> Broadband                        | <input type="checkbox"/> Public realm                   |
| <input type="checkbox"/> Community facilities             | <input type="checkbox"/> Rail and bus infrastructure    |
| <input type="checkbox"/> Cycle and walking infrastructure | <input type="checkbox"/> Recreation open space          |
| <input checked="" type="checkbox"/> Education             | <input type="checkbox"/> Recycling                      |
| <input type="checkbox"/> Green infrastructure             | <input checked="" type="checkbox"/> Road infrastructure |
| <input checked="" type="checkbox"/> Health                |   |

If you have any other priorities, please let us know in the space below.

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(flats and terraced housing)  
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Option C: The existing sites should be expanded

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The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?

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