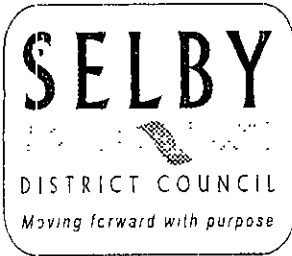


ACK 7/11/09 124

victoria lawes

From: Dave Bellamy [REDACTED]
Sent: 18 December 2008 16:08
To: ldf
Subject: Selby District Core Strategy
Attachments: page 6.pdf; page 1.pdf; page 2.pdf; page 3.pdf; page 4.pdf; page 5.pdf



**Selby District Core Strategy
Questionnaire and Comments Form
for Consultation on Further Options
November 2008**



Office use
Ackd
ID No 124

Introduction
The Core Strategy document 'Consultation on Further Options' is available at www.selby.gov.uk, from 'Access Selby' and contact centres in Sherburn and Tadcaster, and all libraries in the District. The document is split into chapters on-line, and the questions below are accompanied by a note of the paragraphs that relate to each subject, for ease of completion. Should you wish to be sent a hard copy of the consultation document please contact the LDF Team, using the details on the last page.
The Council is particularly looking for comments on the following questions. You are welcome to add further comments relevant to the Core Strategy Further Options.

- How to make comments:**
- Please complete the form in dark ink (add extra sheets if you wish) and send to the address on the last page; or
 - Fill in online at www.selby.gov.uk - follow the link from the Council's "In Focus" on the front page of the website.
 - **Please submit your comments by 5pm on Thursday 18 December 2008.**
 - Please provide your contact details below. *We do not accept anonymous comments.*

a) Personal details		a) Agent details if you are using one	
Name	D M BELLAMY	Name	
Organisation	BORN PARISH COUNCIL	Organisation	
Address	MRS A KAYE PARADISE WEST LANE BORN SELBY.	Address	CENTRAL SERVICES 22 DEC 2008 RECEIVED
Postcode		Postcode	
Tel		Tel	
Fax		Fax	
Email		Email	

Housing
Scale and Distribution of New Housing (see para 3.1 – 3.31).

Q1 Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? If not please explain why.

NO COMMENT.

Q2 Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby

a) Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1? **Yes/No**

NO COMMENT

b) In particular, should there be more or less housing in Tadcaster? **More/Less**

NO COMMENT

c) In particular, should there be more or less housing in Sherburn in Elmet? **More/Less**

NO COMMENT

Please explain why in each case.

Strategic Housing Sites at Selby (see para 3.32-3.41)

Q3 Please tell us whether you agree or disagree with the following options for strategic housing development on the edge of Selby (please number in preference order 1= highest, 6 = lowest)

- (4) Site A – Cross Hills Lane
- (3) Site B – West of Wistow Road
- (2) Site C – Bondgate/Monk Lane
- (1) Site D – Olympia Mills
- (6) Site E – Baffam Lane
- (5) Site F – Foxhill Lane/Brackenhill Lane

Any other comments?

Building on site E will join Brayton to Selby, There should be separation.
The map is not up to date - missing the substantial house building off Fox Hill Lane and Stagers Hall and Holme Field.

Managing Housing Supply (see para 3.42 – 3.45)

Q4 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? If not please explain why

YES.

Affordable Housing (see para 3.46 – 3.59)

Q5 Do you agree with the different thresholds proposed for affordable housing? If not please explain why.

YES

Q6 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? If not please explain why

YES

Economy

Strategic Employment Sites (see para 4.3 – 4.12)

Q7 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

Have you any other suggestions?

BURN AIRFIELD IS WELL USED AS AGRICULTURAL LAND, THERE ARE NO OTHER SITES IN THE SELBY DISTRICT SUITABLE FOR GLIDING, (AIRSPACE, POTENTIAL DEVELOPMENT OF WIND FARMS, LOCALITY OF SHERBURN, BREECHTO, CHURCH FENTON) BURN IS SMALL VILLAGE, 200 HOUSES APPROX. ANY DEVELOPMENT WOULD DWARF THE VILLAGE. A BY-PASS WOULD BE ESSENTIAL, COST NOW IN EXCESS OF £10M. ANY HOUSE BUILT WITHIN THIS BY-PASS WOULD OVERWEALTH THE EXISTING VILLAGE. ACCESS TO BURN WOULD ALSO AFFECT CHAPEL HADDLESLEY.

Employment Land (see para 4.13)

Q8 Please tell us whether you agree or disagree with the following statements:

- A - 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' (~~Agree~~/Disagree)
- B - 'Existing employment premises should be protected from redevelopment where there is evidence of market need.' (~~Agree~~/Disagree)
- C - 'For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations.' (~~Agree~~/Disagree)
- D - 'New housing development should be balanced with an appropriate level of new business development.' (~~Agree~~/Disagree)

Any other comments?

WHY HAVE HOUSES BEEN BUILT WHERE BUSINESS ONCE WERE, Eg UNION LANE, CANAL ROAD, CUSEGATE, WAS THIS A CASE OF BOLD HOUSES RATHER THAN ASSIST SMALL BUSINESS

Climate Change Issues (see para 5.1 – 5.5)

Q9 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? If not, should the percentage be higher or lower?

NO, EFFICIENT ENERGY SUPPLY IS A NATIONAL ISSUE, BETTER DESIGN, LOCAL SOURCING, REDUCED WASTE, OPERATION OF SMALL CHP IN ANY SITUATION OTHER THAN LARGE INDUSTRY (CHEMICAL, OIL) IS NOT REALLY VIABLE, OUR TEMPERATE CLIMATE DOESN'T REQUIRE DISTRICT HEATING. WIND TURBINES ALTHOUGH EFFICIENT ARE NOT RELIABLE ABOUT 26% AVAILABILITY, HENCE THE NEED FOR RESERVE CAPACITY ON LINE.

Sustainable Communities (see para 6.1 – 6.8)

Infrastructure Provision

Q10 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
- Other (please specify)

Green Infrastructure

Q11 Do you have any views on opportunities to enhance or create Green Infrastructure?

REDUCE WASTE AT SOURCE, USE LOCAL PRODUCERS, STOP THE SALE OF BOTTLED WATER FROM OVERSEAS, PROMOTE LOCAL PRODUCTS OVER INTERNATIONAL BRANDS. EG BEER.
REMOVE ROAD CALMING BUT REDUCE URBAN SPEED LIMITS,
REDUCE THE AMOUNT OF STREET LIGHTING,
REDUCE THE AMOUNT OF RESIDENTIAL ON STREET PARKING. NEW BUILDS MUST HAVE SPACE FOR OFF STREET PARKING, RESTRICTIONS FOR ON STREET PARKING

Housing Mix (see para 6.9 – 6.10)

Q12 Do you consider that

- a) More housing should be in the form of small dwellings (flats and terraced housing) ~~Yes~~/No
- or
- b) More housing should be in the form of 3-4 bedroom family houses ~~Yes~~/No

DISCOURAGE THE PRIVATE LANDLORDS, PUSHING UP PRICES FOR FIRST TIME BUYERS.

Gypsies/Travellers and Show People (see para 6.11 – 6.15)

Gypsies and Travellers

Q13 In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):

(~~Agree~~/Disagree) Option A – New sites should be spread across the District.

(~~Agree~~/Disagree) Option B – New sites should be located in or close to the towns and primary Villages.

~~Agree~~/Disagree) Option C – Expanding the existing sites

THE BURN SITE IS A DISGRACE, RUBBISH EVERYWHERE, IT IS A NO GO AREA, THE FOOTPATH AROUND THE AIRFIELD LOCAL TO THE SITE IS STROWN WITH GLASS AND DEBRIS EVEN THE POLICE GO IN WITH LARGE NUMBERS. NEW SITES SHOULD BE ADJACENT TO THE CIVIC CENTRE OR COUNTY HALL.

Q14 Do you agree or disagree with the following options:

(~~Agree~~/Disagree) Option A – Sites should be sought that accommodate between eight and twelve pitches.

~~Agree~~/Disagree) Option B – Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District.

~~Agree~~/Disagree) Option C – A combination of A and B; one site of between eight and twelve pitches plus individual pitches.

Travelling Showpeople

Q15 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:

~~Agree~~/Disagree) Option A – In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?

(~~Agree~~/Disagree) Option B – In close proximity to the strategic road network (such as M62, A1, and A64)?

Please add any further comments you may have about the Core Strategy including the evidence contained in the Background Papers, which are also available on the Councils' website: (please add extra sheets)

RIGID PAPER, YORKSHIRE CHEMICALS, STURGES ARE ALL AREAS WHERE NEW INDUSTRY CAN BE ENCOURAGED. DON'T BUILD ON BURN AIRFIELD BECAUSE ITS A LARGE EMPTY SITE, IT IS A RECREATIONAL ASSET, WALKING, CYCLING, RIDING, GLIDING, FARMING. OPEN A RAILWAY STATION WEST OF SELBY. ENCOURAGE SMALL INDEPENDANT SHOPS - DON'T LET BIG SUPERMARKETS PUSH THEM OUT. MAINTAIN SHORT DURATION PARKING FOR FREE IN SELBY, PENALISE THOSE WHO PARK ILLEGALLY IE WRONG SIDE OF GOWTHORPE.

Notification

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

- 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?

Signed _____

Dated 12/12/08

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

Please return this form to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB

No later than 17.00hrs (5pm) on Thursday 18 December 2008.

125

victoria lawes

From: Steve Randall [REDACTED]
Sent: 18 December 2008 16:20
To: ldf
Subject: LDF Team: from Bilbrough Parish Council
Attachments: page 1.jpg; page 2.jpg; page 3.jpg; page 4.jpg; page 5.jpg; page 6.jpg

Dear Sir,
Please find attached the submission from Bilbrough Parish Council, sent on behalf of:

S D Esler
Chairman
Bilbrough Parish Council



**Selby District Core Strategy
Questionnaire and Comments Form
for Consultation on Further Options
November 2008**

LD LOCAL DEVELOPMENT FRAMEWORK

Office use
Ackd
ID No **125**

Introduction
The Core Strategy document 'Consultation on Further Options' is available at www.selby.gov.uk from Access Selby and contact centres in Sherburn and Tadcaster, and all libraries in the District. The document is split into chapters on-line, and the questions below are accompanied by a note of the paragraphs that relate to each subject for ease of completion. Should you wish to be sent a hard copy of the consultation document please contact the LDF Team, using the details on the last page.

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 - **Please submit your comments by 5pm on Thursday 18 December 2008.**
 - Please provide your contact details below. *We do not accept anonymous comments.*

a) Personal details		a) Agent details if you are using one	
Name		Name	Mrs. J. BRADLEY
Organisation		Organisation	CLERK to SILSBROUGH
Address		Address	PARISH COUNCIL, 27, WESTBOURNE ROAD, SELBY, NORTH YORKS.
Postcode		Postcode	YO8 9BZ
Tel		Tel	01757-212053
Fax		Fax	
Email		Email	joannelynnbradley@ BTINTERNET.COM

Housing
~~Scale and Distribution of New Housing (see para 3.1 - 3.31)~~

Q1 Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? If not please explain why.

AGREE

Q2 Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby

a) Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1? ~~Yes/No~~

IN BROAD AGREEMENT BUT IT WOULD BE EXTREME TO ALLOW NO FUTURE ALLOCATIONS AT ALL IN SECONDARY VILLAGES. SOME INFIL AND WINDFALL DEVELOPMENT SHOULD BE ALLOWED TO AVOID STAGNATION AND UNSIGHTLY UNDEVELOPED SITES.

b) In particular, should there be more or less housing in Tadcaster? ~~More/Less~~ BECAUSE IT COULD REVITALISE ITS SERVICE CENTRE ROLE.

c) In particular, should there be more or less housing in Sherburn in Elmet? ~~More/Less~~

TADCASTER HAS BETTER LOCAL SERVICES AND ACCESS AND IS MORE VIABLE.

Please explain why in each case.

Strategic Housing: Sites at Selby (see para 3.32-3.41)

Q3 Please tell us whether you agree or disagree with the following options for strategic housing development on the edge of Selby (please number in preference order 1= highest, 6 = lowest)

- () Site A – Cross Hills Lane 1
- () Site B – West of Wistow Road 2
- () Site C – Bondgate/Monk Lane 3
- () Site D – Olympia Mills 4
- () Site E – Baffam Lane 5
- () Site F – Foxhill Lane/Brackenhill Lane 6

Any other comments? SITES A-D WOULD INCUR MAJOR INFRASTRUCTURE COSTS BECAUSE OF FLOODING RISK WHICH IS A DISADVANTAGE. WE WOULD OPPOSE SELECTION OF SITES E & F AS THIS WOULD BREACH THE STRATEGIC COUNTRYSIDE GAP BETWEEN SELBY AND BRAYTON CURRENTLY PROTECTED FROM DEVELOPMENT BY POLICY SC1 IN THE SELBY DISTRICT LOCAL PLAN.

Managing Housing: Supply (see para 3.42-3.45)

Q4 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? If not please explain why

YES - HOWEVER, ALL HOUSING PROVISION SHOULD BE DRIVEN BY NEED. IT MAY BE DESIRABLE TO DEVELOPE SITES IN SECONDARY VILLAGES WHERE THERE IS NO ESTABLISHED NEED FOR AFFORDABLE HOUSING, AND WHERE, FOR INSTANCE, THERE IS NO POSSIBILITY OF ADDITIONAL SERVICES BEING PROVIDED IN "FROZEN" VILLAGES.

Affordable Housing (see para 3.46-3.59)

Q5 Do you agree with the different thresholds proposed for affordable housing? If not please explain why

NO. IT IS WRONG TO REQUIRE THE PRIVATE SECTOR TO DIRECTLY PROVIDE SOCIAL HOUSING. PRIVATE HOUSE CONSTRUCTION IS IN DECLINE AND THIS POLICY ADDS TO HOUSE PRICES FURTHER SLOWING NEW CONSTRUCTION. AS CONSTRUCTION DRIES UP SO TOO WILL THAT OF AFFORDABLE HOUSING. SOCIAL HOUSING IS THE RESPONSIBILITY OF CENTRAL AND LOCAL GOVT. THIS SHOULD BE FUNDED.

Q6 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? If not please explain why

YES

Economy

Strategic Employment Sites (see para 4.3-4.12)

Q7 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

Have you any other suggestions?

ADCASTER SHOULD BE GIVEN A GREATER DEGREE OF PRIORITY IN THIS AREA FOR THE BENEFIT OF RESIDENTS IN SURROUNDING VILLAGES.

Employment Land (see para 4.13)

Q8 Please tell us whether you agree or disagree with the following statements:

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

Any other comments?

Climate Change Issues (see para 5.1 – 5.5)

Q9 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? If not, should the percentage be higher or lower?

Possibly Higher at around 15%

Sustainable Communities (see para 6.1 – 6.8)

Infrastructure Provision

Q10 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
- Other (please specify)

REGARDING THE IDEA OF A COMMUNITY INFRASTRUCTURE LEVY ON DEVELOPERS, ANY BENEFITS WILL LARGELY DEPEND ON WHAT RATE WILL BE SET AS TO HOW EFFECTIVE THIS WILL BE - IT COULD BE COUNTER PRODUCTIVE IF SET TOO HIGH!

Green Infrastructure

Q11 Do you have any views on opportunities to enhance or create Green Infrastructure?

(Empty response area for Q11)

Housing Mix (see para 6.9 - 6.10)

Q12 Do you consider that

- a) More housing should be in the form of small dwellings (flats and terraced housing) ~~Yes/No~~
or
- b) More housing should be in the form of 3-4 bedroom family houses ~~Yes/No~~

PARAGRAPHS 6.9 & 6.10 STATE THAT THE AIM SHOULD BE TO MEET LOCAL NEEDS - THIS SHOULD DRIVE THE HOUSING MIX.
ALSO - PLEASE REFER TO "FURTHER COMMENTS" SPACE.

Gypsies, Travellers and Show People (see para 6.11 - 6.15)

Gypsies and Travellers

Q13 In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):

- (~~Agree/Disagree~~) Option A - New sites should be spread across the District.
- (~~Agree/Disagree~~) Option B - New sites should be located in or close to the towns and primary Villages.
- (~~Agree/Disagree~~) Option C - Expanding the existing sites

Q14 Do you agree or disagree with the following options:

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

Travelling Showpeople

Q15 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:

- (~~Agree/Disagree~~) Option A - In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?
- (~~Agree/Disagree~~) Option B - In close proximity to the strategic road network (such as M62, A1, and A64)?

Please add any further comments you may have about the Core Strategy including the evidence contained in the Background Papers, which are also available on the Councils' website: (please add extra sheets)

Not RE. Q 2 (a) WE WOULD STRESS THAT ANY DEVELOPMENT IN SECONDARY VILLAGES SHOULD BE BY GARDEN GRABBING ~~FOR~~ LEAD TO ENLARGEMENT, AND CERTAINLY SHOULD NOT WEAKEN AND DETRACT FROM THE CHARACTER AND IDENTITY OF VILLAGES.

RE. Q 12 (a) WE SUPPORT THE PROVISION OF SMALL AFFORDABLE DWELLINGS - TO INCLUDE BUNGALOWS - IN RURAL VILLAGES. THIS WOULD GIVE FIRST TIME BUYERS THE OPPORTUNITY TO REMAIN IN AREAS OF THEIR UPRISING. FURTHERMORE, RETIRED PEOPLE WHO HAVE BROUGHT UP FAMILIES IN THESE AREAS WOULD HAVE THE OPPORTUNITY TO MOVE INTO HOMES OF A MORE MANAGEABLE SIZE WHILST REMAINING WITHIN THE SUPPORT NETWORK OF THEIR COMMUNITIES. EQUITY WOULD BE RELEASED TO SUPPLEMENT RETIREMENT INCOMES AND LARGER HOMES WOULD BECOME AVAILABLE FOR PURCHASE BY PEOPLE WITH GROWING FAMILIES.

Notification

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

- 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?

Signed 

Dated 18/12/08

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

Please return this form to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB
No later than 17:00hrs (5pm) on Thursday 18 December 2008.

victoria lawes

From: Eileen Pickersgill [EP@cslsurveys.co.uk]
Sent: 18 December 2008 16:28
To: ldf
Subject: Core Strategy - Further Options Response
Importance: High
Attachments: Core strategy Dec 08.doc

Dear Sirs

Please find attached a copy of our response to the Core Strategy further options report, a hard copy of which is in tonight's post.

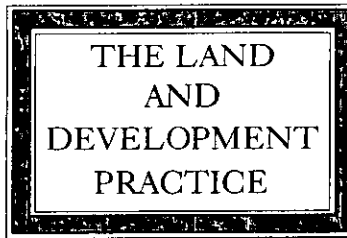
Kind regards

Eileen Pickersgill — for Stuart Watkins.

CSL Surveys
1 Horsefair
Wetherby
LS22 6JG

Tel: 01937 580380

126

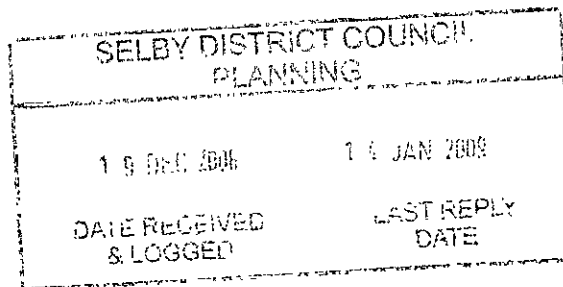


TOWN PLANNING & ENVIRONMENTAL CONSULTANTS
PROJECT DESIGN & MANAGEMENT - LAND & MINERAL SURVEYORS

Our Ref: 8628/SN/EP/1201

18 December 2008

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



Dear Sirs

RE: CORE STRATEGY CONSULTATION ON FURTHER OPTIONS

Thank you for your letter of 06 November 2006 providing us with the opportunity to comment on the Selby Core Strategy Further Options consultation. I have spoken to a number of developers and landowners in the district regarding the Core strategy and make comment on behalf of those interested parties.

I have read the core strategy and supporting documentation and focus my response on the specific questions raised in the Questionnaire.

Question 1 - Do you agree with the Councils criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected?

The criteria for determining villages has been based on a settlement containing a primary school, general store, post office and doctors surgery. Furthermore it assesses public transport, job opportunities and accessibility to service centres.

The Selby District is very rural in nature and has a number of smaller towns and villages that can sustain further growth to an extent. The use of this criteria has only identified 20 primary villages to supplement development in Selby, Tadcaster and Sherburn in Elmet.

Head Office: 1 Horsefair ■ Wetherby ■ Leeds ■ LS22 6JG
Also at: Unit 12 ■ Derwent View ■ Brackenholme Business Park ■ Brackenholme ■ North Yorkshire ■ YO8 6EL
Tel: 01937 588833 ■ Fax: 01937 580358 ■ www.tldp.co.uk ■ Email: email@tldp.co.uk

The criteria used, picks a selection of key services and facilities in villages and town in order to make selection. However this does not take account of other equally key facilities such as churches, public houses, bus services, proximity to other settlements and accessibility to the services that they provide.

The criteria used reduces the number of settlements considerably using very general criteria rather than making an assessment of each individual settlement and its relative merits.

For example, Stutton does not have any of the services specified. However it has a village hall, nursery, public house and is within walking distance of a hairdressers, local shop, newsagent, post office and fish and chip shop in neighbouring Tadcaster. Furthermore a free bus service to the school in Tadcaster is provided and it is within walking distance of a secondary school. Due to the close proximity to a larger settlement it may be that facilities are in closer proximity than for some of the residents of the allocated villages who live on the outskirts of those settlements away from the facilities in the centre. For example, residents of Stutton are closer related to Tadcaster's facilities than some occupants of Tadcaster.

As a further example Bilbrough has minimal facilities, however it is in such close proximity to the A64 that the access to services is equally as good as many of the allocated villages.

Saxton, Towton, North Duffield, Cliffe and Osgodby have excellent transport links to neighbouring settlements and many are on regular bus services to larger settlements in both the District and neighbouring authorities, however again they are restricted from growth.

Further to those settlements omitted there are also concerns over the settlements that have been picked. The Selby District Local plan currently identifies 43 villages for expansion under policies H6 and H7. The H6 settlements are considered currently to support increased levels of houses, whereas H7 provides for only small scale development. Of the H6 settlements 6 of these have now been removed from the Core strategy as areas capable of future growth along with all H7 settlements.

Having performed a similar assessment to the Council of all villages currently identified as primary villages and the currently identified H6 and H7 settlements, there are a number of discrepancies in the allocations. Of the six H6 settlements no longer proposed for growth, all of them have their own school and Appleton Roebuck has a post office. Of the identified primary villages Brotherton, Camblesforth and Hambleton have neither a doctors surgery or a post office, furthermore Fairburn and Kellington only have a school, the same as Appleton Roebuck. Further to this, Bolton Percy has a school and a mobile library, therefore equalling some of the primary villages.

It is therefore considered that the criteria for defining settlements is very general and no particular assessment of individual settlements and their merits have been made. Furthermore from an initial assessment of the areas selected it would appear that other settlements removed from the primary villages offer equally good services and

facilities but have been excluded for no reason. Particularly these relate to Bolton Percy, Saxton, Stutton, Barlby, Cliffe, Drax and Appleton Roebuck.

The general approach taken by the Council may restrict growth in areas that can maintain expansion as a result of a generalised approach. A more supported methodology would include an individual assessment of settlements and their facilities cross-referenced with available sites. This would then enable growth in more settlements in a sustainable manner.

Question 2 - Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby

a) Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1.

PPS12 provides guidance for a Core Strategy to be considered sound, Paragraph 4.52 states,

To be “sound” a core strategy should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

“Justified” means that the document must be:

- founded on a robust and credible evidence base
- the most appropriate strategy when considered against the reasonable alternatives

“Effective” means that the document must be:

- deliverable
- flexible
- able to be monitored

The concepts of justification and effectiveness are expanded at paragraphs 4.36 – 4.38 and 4.44 – 4.47.

The distribution table grossly underprovides for housing in line with RSS targets. The RSS provides that Selby should provide a minimum of 440 new houses, through allocated sites, over the plan period. This equates to 9480, however the delivery table only provides for the delivery of 4,547. This therefore provides a shortfall of 4,933 allocated houses throughout the plan period.

The figures within Table 1 are therefore wholly inaccurate and provide for less than 50% of the housing allocation required by the RSS. The table specifically defines the unimplemented permissions as not being included within the allocations, therefore demonstrating the shortfall. Consequently the housing distribution grossly under

provides for the amount of housing required to be allocated and cannot be supported in any way.

The table of distribution demonstrates that in order to meet RSS targets and pass the test of soundness more than twice the amount of housing allocations are required. In order to ensure this happens the Table needs to allocate further sites in the Selby Area Action Plan, Sherburn in Elmet, Tadcaster, the primary villages and also the secondary villages, which are currently not included.

The table states that Osgodby is included within the Selby Area Action plan yet it is not included as a primary village. Furthermore by including Barlby, Brayton and Thorpe Willoughby within this allocation it removes them from the primary villages allocations, therefore reducing that list further to 17 settlements.

The figures for allocations total 48% of the minimum allocations target imposed by the RSS. Consequently all of the allocations require increasing in order to meet the shortfall of 4,933 houses.

By adding the completions to the allocations this provides an example of what could be provided in the specific areas to meet the RSS targets for allocations. This demonstrates that significant alterations need to be made in order for the core strategy to be sound and meet the housing allocation targets provided by the RSS.

As defined earlier the test of soundness requires a sound evidence base. The Core Strategy further options document has been devised in advance of the evidence base being formulated. The Strategic Housing Land Availability Assessment will provide information on how many sites are available and how many properties can be located within each settlement, yet this has not been taken into account when devising the Core Strategy.

Consequently there is no evidence to demonstrate that the figures quoted in the table are achievable or deliverable. Furthermore in order to pass the test of soundness the delivery targets are required to meet those identified in the RSS. The targets so far are way below the required minimum targets of the RSS and require more than a 100% increase. These changes however can only be made when the SHLAA is available to ensure that they are figures provided on an evidence base of deliverability rather than an identified number of properties the Council see as desirable for a certain location.

Should the Core Strategy proceed on its current basis there is a clear case for it being found to fail the test of soundness based on both non compliance with national guidance and the lack of an evidence base.

Once the SHLAA has been published it will be possible to assess how many houses are available in the areas identified and then make an assessment of distribution. These amendments may require the inclusion of secondary villages or promote some of the secondary villages as primary villages to enable a suitable level of delivery.

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

In view of the comments above it is considered that there should be almost double the amount of housing allocated in Tadcaster. However, as can be seen from the completions, building rates in Tadcaster are low and as acknowledged by the Council there may be land ownership issues, therefore prohibiting development.

The single largest area of concern regarding an evidence base for allocating land is with regard to Tadcaster. Due to the existing build rates in Tadcaster, the lack of deliverable allocated sites and the lack of brownfield sites which could be allocated it is extremely difficult to foresee where 273 houses could be allocated, utilising existing brownfield sites. Notwithstanding this, due to the gross underprovision of houses in the area as shown in Table 1 it is considered imperative that an evidence base is demonstrated as this figure may have to double to ensure a sound Core Strategy.

Without a SHLAA there is no evidence base to demonstrate that this can be done by utilising mainly previously developed land. Without the SHLAA it is difficult to comment on the exact amount of sites available, however it is not foreseeable where the requisite number of brownfield sites to be allocated would be located. Guidance on the SHLAA states that sites included should be deliverable, therefore all of the issues of site ownership and delivery should be addressed at an early stage.

The Core Strategy identified the lack of brownfield sites in certain locations in paragraph 3.32. Here it states that there are insufficient opportunities to accommodate the scale of growth required on PDL or other infill sites and it is necessary to plan for the release of significant (our emphasis) of Greenfield land in the form of sustainable urban extensions. Tadcaster is a prime example of a location that has insufficient PDL and a requirement to accommodate growth. It is therefore considered that our urban extension of Tadcaster is given serious consideration.

Furthermore it is considered that the limited opportunities for growth in Tadcaster should provide for a proactive approach by the Council to release land which is currently not located within the defined development limits. A phase two allocation is currently identified outside development limits, however this land is unlikely to come forward due to ownership. Therefore the Council should look to develop a large allocation with deliverability high on the agenda which may require an assessment of development limits or even a review of Green belt boundaries. Furthermore due to the Council's concerns over land ownership and delivery it may be that in order to ensure the proper planning of the area the Council look to utilise their compulsory purchase powers.

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

In line with the previous comments the Council have grossly underprovided for housing allocations with regard to RSS targets. Therefore Sherburn in Elmet should too be looking to deliver more housing. However, Sherburn has recently had a number of large planning approvals and is in the process of large scale expansion. There is therefore an argument that further building should be expanded into smaller surrounding areas.

Question 3 – Please tell us whether you agree with the following options for strategic housing development on the edge of Selby (please number in preference order 1 = highest, 6 = lowest).

Our preferred option is as follows:

Site C – Bondgate/Monk Lane (2)

The RSS, SHLAA and PPS12 all place great emphasis on deliverability with regard to allocating sites. Sites proposed in the short term should be the most deliverable to ensure that targets are met, whilst the more problematic sites should be allocated in the long term, particularly if there is a chance they will not be brought forward in the plan period.

This site is in the ownership of two people committed to bringing the site forward for development purposes. This site is a Greenfield site which is susceptible to flooding, however this is replicated across site options A and B. This site is considered preferable to site options A and B due to its proximity to Selby town centre and its large frontage onto Bondgate, which is a major route into Selby from the north. Notwithstanding the flooding issues, a Flood Risk assessment has been carried out demonstrating that the site can be developed in an appropriate manner. Further to this there are no known issues of contamination and access to the site is available. Site C also forms a natural extension of Selby, with man-made barriers to prevent further encroachment of the site into the countryside.

Site B – Land West of Wistow Road (3)

This site offers similar benefit to option C but is smaller, less efficient in terms of housing density and is located further from Selby town centre.

Site A – Cross Hills Lane (4)

The development of this site would facilitate the removal of an attractive green finger which reaches into the town centre. This would be an expensive option which offers no additional benefits over and above those offered by sites B and C.

Site D – Olympia Park (1)

The Core strategy states that it is ‘necessary to plan for the release of significant amounts of greenfield land in the form of sustainable urban extensions.’ Site D is a brownfield site currently identified in the SDLP for development. The site is an existing part of Selby and its allocation would not be an urban extension. The site is brownfield and could be developed in accordance with national policy, therefore an allocation as an urban extension would be inappropriate given the sites location and current status as brownfield.

Further to this there are large question marks over the deliverability of this site. The river and railway lines act as barriers to the north, south and west of the site making access to the site difficult. The cost of infrastructure, including a new railway bridge will make this an expensive option. Despite the redevelopment of this site being the most sustainable option and bringing the most environmental, social and economic benefits to the area, it is concerned that the deliverability of the site is very questionable. The site is currently allocated in the SDLP, however no application has been made on the site, therefore raising doubts over its short term prospects of delivery.

Furthermore due to the existing nature of the site and its location within Selby it is not considered that the site meets the definition of an urban extension as proposed in the Core Strategy. The site could be allocated for redevelopment, however the other options are more appropriate as urban extensions.

Site E – Baffam Lane (5)

The site is designated as a strategic gap within the Selby District Local Plan and is therefore protected from development. There is not considered to be any justification to develop this site against the existing Local Plan designation. Further to this, the site is located with a nature conservation area and any development may have an impact on an adjacent listed building.

Site F – Foxhill Lane/Brackenhill Lane (6)

The site is designated as a strategic gap within the Selby District Local Plan and is therefore protected from development. There is not considered to be any justification to develop this site against the existing Local Plan designation. Further to this, the site is located within a nature conservation area and any development may have an impact on an adjacent listed building.

Question 4 - 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?

The RSS provides that over the plan period Selby District Council should provide for 440 houses per year. These houses should form allocations within the LDF and should exclude windfall sites, a point acknowledged in paragraph 3.43 of the Core Strategy. Further to this, our experience of the LDF is that existing completions can

be included within the five year housing supply but cannot be included within the RSS targets for allocations, indeed none of these completions are to form allocations in the LDF. Consequently the inclusion of these sites and proposed allocation of only 253 houses per annum is against the RSS and if continued would render the Core Strategy unsound as it conflicts with the RSS.

Further to this the Council are required to have produced a SHLAA to use as an evidence base to formulate the core strategy and inform and justify the location of housing in the district. As of yet this has not been produced and the contents of the Core Strategy have not been produced based on a sound evidence base. Due to the reduction in RSS targets and the lack of evidence base it is our contention that should the Core Strategy in its current form continue it would ultimately be unsound.

Based on the requirements of the RSS the Council should aim to provide 9480 houses. Based on combining the extant permissions and allocations that the Council have stated as acceptable in Table 1, it can be utilised as a starting point for the levels of development each settlement category is capable of accommodating. Based on this assumption, the Council identified 17 primary villages would provide 2250 houses over the plan period via allocations, at an average of 132 dwellings per village. Further to this Sherburn would be required to allocate 546 houses and Tadcaster 471. The SHLAA has not been completed so it can not be demonstrated this assumed level of development can be provided or that the settlements can sustain it.

The Council state that no allocations can be provided in the secondary villages, therefore any sites within these in the SHLAA should be dismissed if using the current Methodology in Table 1, as should sites in Barlby, Brayton and Thorpe Willoughby as they are included within the Selby Area Action Plan.

From perusing the existing plans of these settlements in the Local Plan it is not immediately evident that it is possible to provide allocations for sufficient housing by excluding the H7 settlements along with some H6 settlements from the Core strategy. A concern further exacerbated by the lack of publication of the SHLAA. Further to this, should the SHLAA provide an evidence base to justify these levels of development there are concerns over the level of infrastructure in some of the settlements to accommodate the huge levels of growth that will be expected. Due to the small number of settlements considered acceptable for development the varying levels of infrastructure may not be capable of accommodating the growth.

A more appropriate way would be to assess the SHLAA and provide for small scale allocations spread over a number of settlements within the District, including those currently excluded. Due to the nature of the settlements in the District and the total amount of development required a far more appropriate methodology would be to spread the amount of development across the district rather than focus large amounts of developments in concentrated areas which lack sufficient infrastructure.

Question 5 - Do you agree with the different thresholds proposed for affordable housing?

In terms of delivering affordable housing the Council currently rely upon a Developer Contribution Supplementary Planning Document for the delivery of affordable

housing at a level of 40%. This was devised on the basis of the 2004 Housing Needs Assessment. Further to this, the Council are currently devising both a SHLAA and a SHMA, neither of which are due for publication until January 2009.

The further options for the core strategy reduce the thresholds for affordable housing to:

- A threshold of ten dwellings for Selby
- A threshold of 5 dwellings in Sherburn in Elmet and Tadcaster
- A threshold of 3 dwellings elsewhere

Furthermore it states that 'Outside Selby, a financial contribution to be sought on all developments below the threshold, to contribute to affordable housing provision in the District.'

The core strategy policy with regard to affordable housing is based upon a Housing Needs Study commissioned in 2004 which considered the affordable housing need to 2009.

On 29 November 2006 national planning policy regarding housing was revised in the form of PPS3, replacing PPG3 dated 2000 and Circular 6/98 Affordable Housing. Paragraph 29 of PPS3 states that local planning authorities should,

“Set an overall (i.e. plan-wide) **target** for the amount of affordable housing to be provided. The target should reflect the new definition of affordable housing in this PPS. It should also reflect an assessment of the likely economic viability of land for housing within the area, taking account of risks to delivery and drawing on informed assessments of the likely levels of finance available for affordable housing, including public subsidy and the level of developer contribution that can reasonably be secured. Local Planning Authorities should aim to ensure that provision of affordable housing meets the needs of both current and future occupiers, into account information from the Strategic Housing Market Assessment.

Set out the range of circumstances in which affordable housing will be required. The national indicative minimum site size threshold is 15 dwellings. However, Local Planning Authorities can set lower minimum thresholds, where viable and practicable, including in rural area. This could include setting different proportions of affordable housing to be sought for a series of site-size thresholds over the plan area. Local Planning Authorities will need to undertake an informed assessment of the economic viability of any thresholds and proportions of affordable housing proposed, including their likely impact upon overall levels of housing delivery and creating mixed communities. In particular, as the new definition of affordable housing excludes low-cost market housing, in deciding proportions of affordable housing to be sought in different circumstances, Local Planning Authorities should take account of the need to deliver low cost market housing as part of the overall housing mix”.

Reverting again to paragraph 4.52 of PPS12 the core strategy to be sound must be 'Justified, effective and consistent with national policy'.

This is further elaborated on, confirming that to be justified it must be 'founded on a robust and credible evidence base.'

It is our contention that the amendments to affordable housing thresholds are not made on a sound evidence base and do not conform with national policy in the form of PPS3.

The circumstances surrounding the affordable housing policy and the thresholds set are almost identical to the Blyth Valley Core Strategy, which was quashed in the Court of Appeal based on its affordable housing thresholds.

In the appeal by the Council three features of PPS3 were cited as follows.

PPS 3 requires a Local Planning Authority's plan-wide target for the amount of affordable housing to reflect an informed assessment of the economic viability of any proportions of affordable housing indicated in a plan policy and of any thresholds of numbers of houses on a site at which the proportion(s) will apply.

The Council in the Selby Core Strategy propose to significantly reduce the thresholds for affordable housing from sites of 0.5 hectares or more or developments of more than 15 dwellings, particularly in rural areas.

The guidance in PPS 3 clearly establishes that a viability study is required to demonstrate that the delivery of affordable housing is deliverable as a viable proportion of a number of properties over a specified threshold. The Council should therefore undertake a viability assessment of affordable housing in the district so that it can be determined at what level affordable housing is appropriate in terms of both when it is viable to be provided and at what level. Rather than perform a viability test across the district the Council have chosen to use a sliding scale of thresholds intimating that it is more viable to provide affordable housing in small settlements, hence requiring 2 out of 3 houses to be provided, whereas in Selby viable is considered to be 2 houses out of 5.

No evidence is given to explain why the Council consider that providing affordable housing is less viable in Selby where land values are significantly less than in some of the primary villages it considers 3 to be a viable threshold.

This approach seems to intimate that the Council are utilising the policy to manipulate affordable housing into areas where it is not viable, therefore sterilising growth of some settlements. The approach should be to establish a viable threshold to apply a relevant proportion to, rather than have varying thresholds dependant upon the area.

These amendments have been made with no evidence base for the specific figures and no account of the impacts on developing within these areas. The figures appear to have been arbitrarily selected with no evidence base for the reductions, other than a sliding scale based on the size of settlements affected. The reduced thresholds make no reference to land values in the smaller settlements or any of the factors in determining these figures and have not taken into account the economic viability of these figures in ensuring delivery.

Secondly, the likely impact on the “delivery” of housing (i.e. house-building) of setting such figures of affordable housing is to be taken into account in arriving at them.

Due to the current economic climate, an up-to-date survey is required in order to demonstrate that the Councils objectives can be achieved through the proposed policies.

The DCSPD currently allows for a reduction in the amount of affordable housing providing that the developer can demonstrate viability, an approach similar to that used by the Inspector in allowing the Blyth Valley Core Strategy. However, this approach was dismissed in the Administrative Court, where by Collins J states that,

‘It is equally important to bear in mind that the target set must be a target which is not flawed by any deficiency in the process which has led to it being imposed, and if it is a flawed target, it should not stand as one which is to be achieved.’

He then went on to say

‘what is wrong in my view, is to let a policy be established which may be unsupportable on a proper consideration of all material factors. The 30 percent has been produced on the basis of material which is not supported by the guidance and which ignores a highly material factor, namely the economic viability of the relevant target.... In my judgement, that, in the circumstances of this case, means that there is a legal flaw.’

On that basis the policy in the Core Strategy was quashed.

The Councils SHMA is due for publication in January 2009, however there is no indication that this will include the sort of economic viability assessment required by PPS3.

Paragraph 29 of PPS3 clearly demonstrates that an informed assessment of viability is a central part of PPS3 regarding affordable housing and that it is not for the LPA to set unsubstantiated figures and thresholds.

The lack of evidence to demonstrate viability raises questions over delivery, should it not be viable to deliver 2 out of 3 houses in primary villages then it will stifle growth and restrict development, severely impacting upon the Councils targets. The potential of this policy is that it could have an adverse impact by ensuring that no houses are developed in the smaller settlements due to viability issues, therefore ensuring that the Council does not meet its deliverability targets as a direct result of the affordable policies.

The lack of information regarding deliverability to support the Core Strategy therefore demonstrates that there is no evidence base and therefore the test of soundness is failed.

Thirdly, the meaning of “affordable housing” has been changed: before PPS 3 it included low cost market housing, generally speaking small low-cost units such

as starter homes made available at market prices; after PPS 3 is does not. The new concept appears to be limited to “social rented housing” owned by local authorities and registered social landlords or by others under equivalent arrangements and “intermediate affordable housing” available at below market price or rents, such as shared equity units: see PPS 3, Appendix B. Developers can therefore no longer achieve any part of a required proportion of affordable housing by building low cost market homes (as available when the Housing Needs Assessment was carried out).

The evidence base for the provision of affordable housing is based upon a 2004 assessment relying upon the previous definition of affordable housing included within PPG2.

The Core Strategy adopts the revised definition in PPS3 which is narrower and more onerous for developers. Any viability evidence within the Housing Needs Assessment is based on the PPG2 definition and therefore cannot be considered to be valid for assessing viability in respect of the Core Strategy.

The fact that the definition for affordable housing in the Core Strategy uses a definition which excludes low cost market housing means that there is no sound evidence base and as such a reduction of the thresholds in its current form cannot be relied upon.

Consequently we strongly disagree with the thresholds for affordable housing and feel that the rationale for the reduced thresholds is not made on a sound base of evidence. The thresholds are a sliding scale of numbers based on the size of settlement rather than a specific assessment of settlements and evidence that the delivery is viable. Affordable housing should be used to meet an identified shortfall and provided in a way so that it is achievable. As seen in the Blythe case an affordable housing target that is completely unviable and is not going to delivery its ultimate aim of more affordable housing is not considered to meet the test of soundness.

It is our view that the DCSPD currently sets a delivery figure at 40% for affordable housing. However, in order to obtain a test of soundness the Core Strategy should review this figure and the thresholds proposed in line with an up-to-date assessment demonstrating that these targets can be achieved.

Question 6 – 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?

The use of commuted sums on all schemes outside Selby below the threshold is strongly disagreed with.

As with the thresholds for affordable housing, a viability assessment is required to demonstrate that it is possible to provide a commuted sum on every residential development. This needs to be assessed along with any other commuted sums required, including public open space and waste and recycling facilities.

The requirement for all sites to provide a commuted sum makes no reference to the levels of payment or to where it is to be utilised. For example any windfall scheme in a secondary village would have to pay a contribution, however there are currently no allocations for housing in those settlements and therefore nowhere for the money to be spent.

Again, this requirement has been made with no evidence to demonstrate a requirement for commuted sums, the viability of all residential developments paying a commuted sum and no methodology for its use.

The threshold is again below the guidance in PPS3 and is argued to be unsound as it conflicts with national policy and utilises no evidence base to justify the requirement.

Question 7 – If a strategic employment site is provided which of the following do you consider is the most appropriate location?

Site G – Olympia Park (1)

This site is the most appropriate location for the development of a strategic employment site as it brings the most economic benefits to Selby while having the smallest environmental impact. Businesses in Selby town centre will benefit from the increase in population during working hours and more money will remain within the Selby area. The site will reduce reliance upon the private motor vehicle and allow more people to utilise public transport, walk and cycle to work.

Site H – Burn Airfield (2)

This site does not offer the same advantages to the economy and Selby town centre as site G, while still retaining to infrastructure costs. This site is larger than site G however the RRS states a requirement of 21 hectares up to 2016, which can easily be accommodated on site G so there is no requirement to develop this site at this moment in time.

Question 8 – Please tell us whether you agree or disagree with the following statements:

A – 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

We agree with this statement, however any use should be appropriate to the locality and the immediate surroundings. Any allocation for alternative uses should be made with them being deliverable and appropriate in the area.

B – ‘Existing employment premises should be protected from redevelopment where there is evidence of market need’.

We would agree with this statement provided that deliverability is demonstrated. Any allocations which are to be protected should be deliverable and the defined need within the area of the allocation.

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

This statement cannot be supported without seeing an evidence base. An evidence base should demonstrate that there is a need for the nature of development referred to in both the size and the type of use.

D – ‘New housing development should be balanced with an appropriate level of new business development’.

New housing should be balanced with an appropriate level of business use, however this does not mean that new housing can only be located near the business uses. The Selby District is very rural in nature and despite numerous villages being appropriate for more housing there are limited opportunities for new employment uses. Many of the settlements in Selby district are located closer to other large settlements outside of the district than they are to the three towns within the district. Therefore any assessment of housing supply balanced with employment should look at employment opportunities outside the district.

Question 9 – 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? If not should be percentage be higher or lower?

The 10% renewable energy requirement for major developments was introduced by the London Borough of Merton and only comes into force for developments of over 10 dwellings and 1000 square metres of any other development type. The policy has been hugely supported by government and local authorities and has now been adopted by councils across the country.

However, any policy needs to be supported by development plan documents which provide transparency to calculate the amount of renewable energy required from proposals thereby not unduly burdening developers. Such a document needs to highlight the likely energy requirements of buildings so renewable energy schemes can be implemented to provide the necessary amount of renewable energy to calculate the 10% energy saving. The needs of different buildings can be identified using the Energy Use Benchmarking Guides produced by the Building Research Establishment (“the BRE”), this is then multiplied by the floor area of the building proposed to produce a estimate of the energy needs of the development.

In some instances on site renewable energy is not feasible to provide (i.e. Conservation Areas) and in some cases a policy requirement for on site provision may restrict development. Consequently, the policy should also be worded to allow for reductions in the amount of energy expended by a building rather than purely energy production. The Code for Sustainable Homes provides a star rating for development which shows the amount of energy saved through a number of different energy saving means which include:-

- Energy and CO2 emissions
- Water
- Materials
- Surface Water Runoff
- Waste
- Pollution
- Health and Wellbeing
- Management
- Ecology

This would encourage the construction of homes above building regulation requirements and provide developers with more options to reduce the energy needs and CO2 emissions associated with the properties they build.

Question 10 – The Government is introducing a Community Infrastructure Levy on new development. Please indicate your priorities for using the funding received from the Levy.

The Community Infrastructure Levy (“the CIL”) needs to be site specific and should alter depending on the type of development to be proposed and its location. Residential development should facilitate the provision of a levy for health, education and community facilities. This should then be altered depending on the type of residences provided as part of a scheme with less education provision provided for one and two bed roomed properties and a greater emphasis on providing POS and public transport infrastructure. Commercial/industrial developments then need to provide for transport and technical infrastructure relevant to their business with retail and recreational developments also providing for public and private transport and potentially the public realm.

The CIL demanded as part of any development needs to be justified by the LPA so the priority CIL to be provided is dependent on the scheme put forward.

Question 11 – Do you have any views on opportunities to enhance or create Green Infrastructure?

The provision of Green Infrastructure throughout the district should be met through the provision of minimum requirements for onsite POS for schemes above a certain threshold in terms of their size. Should it not be possible for developers to meet their POS requirements they should indicate why it is not feasible and an obligation towards funding offsite POS may be deemed more acceptable in some instances. Onsite POS should be a policy requirement stated within the Selby LDF.

Question 12 – Do you consider that:

- (a) More housing should be in the form of small dwellings (flats and terraced housing) or**
- (b) More housing should be in the form of 3-4 bedroom family houses**

The provision of housing within the Selby region must be led by the regular monitoring of housing needs through Housing Needs Assessments. The LPA cannot make demands for the supply of particular house types unless there is evidence to quantify their requests. The needs of the region will change between different villages with higher demand likely for larger houses in rural areas and smaller properties within the primary towns.

A district wide study was carried out by Fordham Research in 2005 which identified a shortfall predominantly in affordable housing and 1 and 2 bedroom dwellings but also in 4 bedroom dwellings. This indicates that there is need throughout Selby District for most of the house types quoted in question 12 and the development of all types of housing should be increased to meet the identified needs of the district and meet regional targets for house building.

Question 13 – Gypsies and Travellers – In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):

- (Agree/Disagree) Option A – New sites should be spread across the District.**
- (Agree/Disagree) Option B – New sites should be located in or close to the towns and primary villages.**
- (Agree/Disagree) Option C – Expanding the existing sites.**

Existing sites should first be evaluated to consider their suitability for expansion; it may be that the existing sites do not meet modern requirements for onsite facilities and their proximity to existing services. If the existing sites are found to comply with up to date policy criteria then the feasibility of expanding the existing sites should first be considered by the LPA.

If new sites are required then they should be provided on two large sites which accommodate 8 to 12 pitches, thereby meeting the required provision of 20 pitches in the Selby District. These sites should be allocated in close proximity to the primary towns of Selby, Tadcaster and Sherburn to ensure they have good access to local facilities and transport links.

Question 14 – Do you agree or disagree with the following options:

- (Agree/Disagree) Option A – Sites should be sought that accommodate between eight and twelve pitches.**
- (Agree/Disagree) Option B – Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District.**

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(Agree/Disagree) Option C – A combination of A and B; one site of between eight and twelve pitches plus individual pitches

Individual pitches do not promote flexibility or choice for Gypsies as individual sites are often permitted with conditions restricting their use to an individual family or are occupied on a regular basis by a single family. Larger pitches provide more opportunities for gypsies as there is a greater likelihood of spaces becoming available and it promotes the gypsy nomadic lifestyle.

Question 15 – 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:

(Agree/Disagree) Option A – In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?

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

Selby, Tadcaster and Sherburn all have good links to the regional and national road network so any site provision for Travelling Showpeople should be within close proximity of the primary towns to ensure facilities are readily available. Sites in close proximity to the national road network are unlikely to be well serviced and will promote single car journeys for good and amenity.

CONCLUSION

In conclusion it is considered that as outlined above there are a number of concerns with the approach being taken forward with the Core Strategy and it is our contention that should it proceed in its current form it would not meet the test of soundness as specified in PPS12.

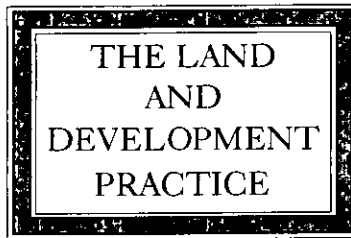
Furthermore it is considered that should development continue in the manner proposed it would have a severely detrimental impact on the economic development of the district both in terms of small and medium developers in the district and people outside of that industry.

Yours faithfully
THE LAND AND DEVELOPMENT PRACTICE



Stuart Natkus

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

Our Ref: 8628/SN/EP/1201

19 December 2008

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

SELBY DISTRICT COUNCIL PLANNING	
22 DEC 2008	15 JAN 2009
DATE RECEIVED & LOGGED	LAST REPLY DATE

Dear Sirs

CORE STRATEGY RESPONSE

Further to our Core Strategy Response please find enclosed a copy of the Flood Risk Assessment undertaken by Enzygo dated December 2008 for Monk Lane/Bondgate, Selby to support our endorsement of Site C in relation to question 3.

Yours faithfully
THE LAND AND DEVELOPMENT PRACTICE

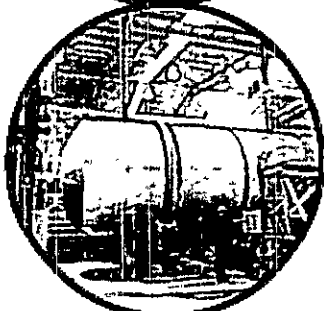
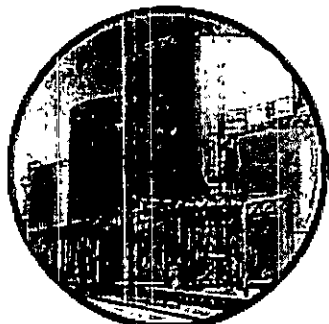
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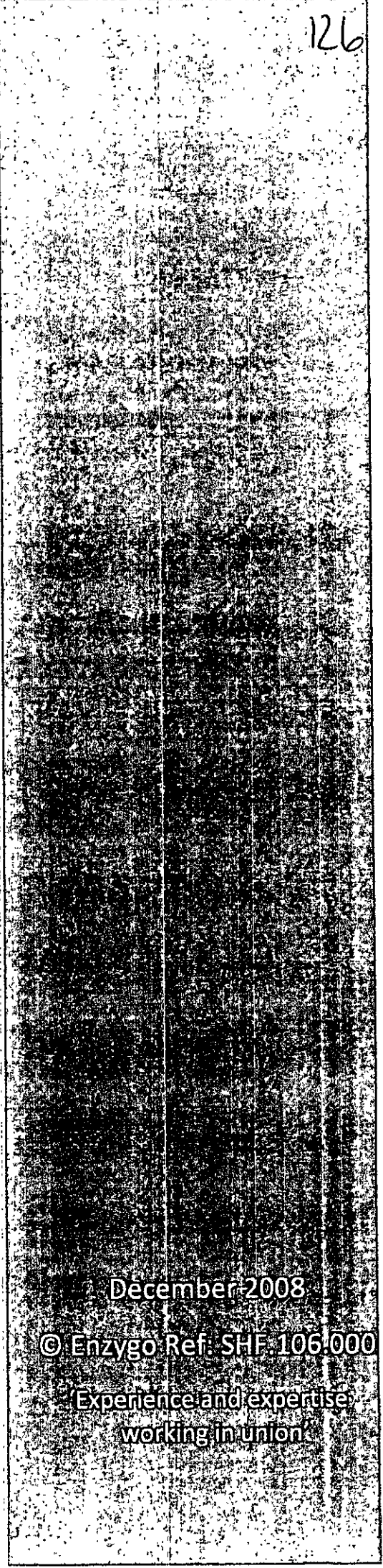
enzygo
environmental consultants

Flood Risk Representation

Monk Lane/Bondgate Selby



SELBY DISTRICT COUNCIL PLANNING	
22 DEC 2008	15 JAN 2009
DATE RECEIVED & LOGGED	LAST REPLY DATE



December 2008

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Experience and expertise
working in union



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Flood Risk Representation Monk Lane/Bondgate, Selby

Project:	Monk Land/Bondgate
Site:	Monk Land/Bondgate, Selby
For:	Richard Clark
Status:	Final
Date:	December 2008
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1.0 INTRODUCTION

1.1 Background

This report forms a background document to the representation to the Local Planning Authority (LPA), Selby District Council, for the allocation of the Monk Lane/Bondgate site within the Local Development Framework (LDF) as a strategic housing site. Within the Further Options Report of the Selby District Council's Core Strategy¹ the site has been identified as a potential strategic housing site to support the growth of Selby in the future.

This report will allow Selby District Council to fully assess the planning merits and impacts on existing infrastructure and service provision of the development of the site. This report details the flood risk at the site and how this could be managed and mitigated to allow the site to be development for housing in the future. The merits of the other potential strategic housing sites, with regards to flood risk as also been assessed.

It is recognised that developments that are designed without regard to flood risk may endanger lives, damage property, cause disruption to the wider community, damage the environment, be difficult to insure and require additional expense on remedial works. Current guidance on development and flood risk² identifies several key aims for a development to ensure that it is sustainable in flood risk terms. These aims are as follows:

- the development should not be at a significant risk of flooding and should not be susceptible to damage due to flooding;
- the development should not be exposed to flood risk such that the health, safety and welfare of the users of the development, or the population elsewhere, is threatened;
- normal operation of the development should not be susceptible to disruption as a result of flooding;
- safe access to and from the development should be possible during flood events;
- the development should not increase flood risk elsewhere;
- the development should not prevent safe maintenance of watercourses or maintenance and operation of flood defences;
- the development should not be associated with an onerous or difficult operation and maintenance regime to manage flood risk. The responsibility for any operation and maintenance required should be clearly defined;

¹ Selby District Council (2008) Core Strategy, Development Plan Document – Further Options Report, Selby District.

² CIRIA (2004) Funders report CP/102 Development and Flood Risk – Guidance for the Construction Industry.

- future users of the development should be made aware of any flood risk issues relating to the development;
- the development design should be such that future users will not have difficulty obtaining insurance or mortgage finance, or in selling all or part of the development, as a result of flood risk issues;
- the development should not lead to degradation of the environment; and
- the development should meet all of the above criteria for its entire lifetime, including consideration of the potential effects of climate change.

This report is undertaken with due consideration of these sustainability aims.

The key objectives of this report are:

- To assess the flood risk to the site and to demonstrate the feasibility of appropriately designing the development of the site such that any residual flood risk to the development and its users would be acceptable.
- To assess the potential impact of the proposed development on flood risk elsewhere and to demonstrate the feasibility of appropriately designing the development such that the development would not increase flood risk elsewhere.

1.2 Project Scope

In order to achieve the aims outlined above, a staged approach has been adopted in undertaking this report, in accordance with current best practice. A screening study has initially been undertaken to identify whether there are any potential sources of flooding at the site, which may warrant further consideration in the future. The aim of the screening study is to review all available information and provide a qualitative assessment of the flood risk to the site and the impact of the site on flood risk elsewhere.

1.3 Report Structure

This report has the following structure:

- Section 2 identifies the sources of information that have been consulted during the FRA;
- Section 3 describes the application area including the existing and proposed development;
- Section 4 details the development policy;
- Section 5 outlines the flood risk to the existing and proposed development;
- Section 6 provides risk management options;
- Section 7 gives advice with regards to the development of the site in the future;
- Section 8 presents a summary and conclusions.

2.0 SOURCES OF INFORMATION

2.1 Sources of Information

General information regarding the site setting and hydrology of the application site has been obtained from the OS Explorer Map: 290 York, Selby and Tadcaster. The National Grid Reference of the site is '461565, 433285'.

Information regarding the flood risk at the site and local flood defences has been taken from the Selby District Strategic Flood Risk Assessment – Level 1 (SFRA)³. A site visit was undertaken by Hydrologists from Enzygo Ltd, a member of the Selby Internal Drainage Board (IDB) and landowner on the 24th November 2008.

2.2 Discussions with Regulators

Gillian Turner, Development Control Officer at the Environment Agency was contacted on the 19th November 2008. Discussions were held with regards to the nature and scale of the flood risk. Mitigation and development options were also discussed for the site.

³ Selby District Council (2007) Strategic Flood Risk Assessment - Level 1 Report.

3.0 DESCRIPTION OF THE AREA

3.1 Site Location

The site is situated to the north of the town centre of Selby, North Yorkshire. The site comprises an irregular shaped parcel of land covering an area of approximately 47ha between Bondgate, Monk Lane and The Holmes extending towards the Wistow Lordship Flood Barrier.

3.2 River Setting

Flowing around the northern boundary of the site from west to east is the Holmes Dike. The Black Fen Dike joins the Holmes Dike just to the north of the site, approximately half way around the northern boundary of the site. The Holmes Dike then flows to the east of the site through the Wistow Lordship Flood Barrier. The Holmes Dike is maintained by the Selby Area IDB. To the east and southern boundaries of the site is the River Ouse which flows through Selby from north to south. This is designated as a Main River and is therefore maintained by the Environment Agency

3.3 Existing Development

The whole of the site is currently a 'Greenfield' site consisting of arable agricultural farm land (see Figure 1).



Figure 1

The Monk Lane/Bondgate Site, Selby

4.0 DEVELOPMENT POLICY

4.1 Regional Spatial Strategy

The Yorkshire and Humber Plan was published in May 2008⁴. The Plan sets out the broad development strategy for the Region. It covers topics such as housing, economic development, transport, the environment and regeneration. The main policy of the Plan, with regards to the growth and development of Selby in the future, is policy YH5.

Policy YH5 of the Plan identifies Selby as a Principal Town. The Plan seeks to concentrate development in Selby with emphasis on creating additional job opportunities to support its Principal Town role. Selby is identified as the focus for a significant growth in housing in the Selby District. The Plan identifies that the annual averages net additions to the dwelling stock between 2008 and 2026 for Selby will need to be 440 or a total of 7920 dwellings over the next 18 years.

4.2 Core Strategy

The Further Option Report of the Selby District Council Core Strategy was published in 2008 and looks at future growth opportunities as well as identifying areas that are not suitable for such expansion. The strategy also considers the environmental impact of such growth and sets out a framework to ensure new developments are sustainable, with good local employment opportunities and transport links.

In line with the RSS, Selby will be the focus for new development in the District. It is acknowledged that in order to reduce the amount and length of outward commuting, the self sufficiency of the District should be improved.

Locating development in the Selby urban area is considered to be the most sustainable way of addressing this issue, and the strategy envisages the following:

Housing – Main focus for market and affordable housing, with priority given to previously developed sites. In addition to planned allocations for redevelopment of Previously Developed Land (PDL) for mixed (market and affordable) housing, and 100% affordable housing schemes (on both PDL and 'Greenfield' sites) will be supported.

The scale of the growth to be accommodated in the Selby creates a considerable challenge for the town and surrounding area. With this in mind, six potential locations (see Table 1 and Appendix 1) for strategic growth have been identified around the periphery of Selby by the Selby District Council, of which the Monk Lane/Bondgate site is one. These are being investigated further in more detail to fully assess their planning merits and impacts on existing infrastructure and service provision by the LPA.

⁴ The Yorkshire and Humber Plan, Regional Spatial Strategy to 2026 (RSS), published in May 2008 by the Government Office for Yorkshire and the Humber.

Table 1

Potential Strategic Housing Growth Sites within Selby

Urban Extension Options	Name	Size (ha)	Number of Dwellings
A	Cross Hills Lane	42	1000
B	Land West of Wistow Road	25	>500
C	Monk Lane/Bondgate	47	>1000
D	Olympia Park	38	>700
E	Baffam Lane	26	>500
F	Brackenhill Lane/Foxhills Lane	31	750

4.3 Local Plan

The Selby District Local Plan⁵ was formally adopted in February 2008. The Local Plan develops and underpins many of the aims and objectives of the Selby District Council. It provides a comprehensive land-use framework for promoting, co-ordinating and controlling future development. The Local Plan identifies the need for the provision for significant residential and employment expansion, including two major residential allocations.

4.4 Strategic Flood Risk Assessment

The Selby District Council SFRA – Level 1 Report was published in 2007 and updated in 2008. PPS25 re-emphasises the active role Local Authorities should have in ensuring flood risk is considered in strategic land use planning. PPS25 encourages LPA's to undertake SFRAs and to use their findings to inform land use planning.

To assist Local Authorities in their strategic land use planning, SFRAs should present sufficient information to enable Local Authorities to apply the Sequential Test to their proposed development sites. The SFRA should have regard to river catchment wide flood issues and also involve a:

'Process which allows the Local Planning Authority to determine the variations in flood risk across and from their area as the basis for preparing appropriate policies for flood risk management for these areas'

In addition, where development sites cannot be located in accordance with the Sequential Test as set out in PPS25 (i.e. to steer development to low risk sites):

⁵ Selby District Council (2008) Selby District Local Plan.

'The scope of the SFRA should be increased to provide the information necessary for the application of the Exception Test'.

In addition to being a tool for use in strategic land use planning, an SFRA should also be accessible and provide guidance to aid in the general planning process of a local authority.

In line with PPS25 and the emerging RSS, Selby District Council should apply the Sequential Test as early as possible and at all stages in the planning process, with the aim of directing new development towards areas that have a low probability of flooding. Where potential development sites are at risk from flooding, Selby District Council must determine the individual sites suitability for development based on the Sequential Test and vulnerability classifications presented in Tables D1 and D2 of PPS25.

As a significant number of potential development sites in Selby and other settlements are likely to fall within higher flood risk areas it is anticipated that the process of identifying land to satisfy the development aspirations outlined in the emerging RSS and Selby's Core Strategy will need to be subject to a process of sequential testing. PPS25 states that where sequential testing reveals there is insufficient land available, within Flood Zone 1 to accommodate development needs in order to achieve wider sustainability and regeneration objectives, development should preferably be located in Flood Zone 2.

Again, where this may not be possible, sites in Flood Zone 3 can be considered. Any potential or previously allocated development sites that are either wholly or partly situated in either Flood Zones 2 or 3 will require the application of the exception test. To help inform and satisfy this exception test, these sites will require further assessment in a Level 2 SFRA.

The Selby District Council SFRA Level 1 Report will provide sufficient data and information to enable Selby District Council to apply the Sequential Test to land allocations such as the Monk Lane/Bondgate Site and potential development sites and help the council to identify specific sites from the for taking forward to Level 2 assessment (i.e. Strategic Housing Growth Sites identified in the Core Strategy). The Level 2 SFRA will provide sufficient information to facilitate the application of the Exception Test where required. This will be based on information collected for the Level 1 SFRA and additional works where necessary. The Level Report will provide information with regards to the allocation and development of the Strategic Housing Growth Sites identified in the Core Strategy.

5.0 FLOOD RISK

5.1 Potential Sources of Flooding – Level 1 Screening Study

All potential sources of flooding must be considered for any proposed development. At this early stage of the development of the site an initial assessment of the flood risk at the site has been undertaken. Before any planning permission can be granted by the LPA and approval obtained from the Environment Agency a detailed Flood Risk Assessment (FRA) in accordance with PPS25 will have to be undertaken.

A summary of an initial assessment of the potential sources of flooding and a review of the potential risk posed by each source at the site is presented in Table 2.

Table 2

Initial Assessment of Potential Risk Posed by Flooding Sources

Potential Source	Potential Flood Risk at Application Site?	Potential Source	Data Source
Fluvial flooding	Yes	Holmes Dike	Environment Agency, SFRA
Tidal flooding	Yes	River Ouse	Environment Agency
Flooding from rising / high groundwater	No	None reported	Environment Agency, SFRA
Overland flow flooding	No	None reported	Environment Agency, SFRA
Flooding from artificial drainage systems	No	None reported	Environment Agency, SFRA
Flooding due to infrastructure failure	No	None reported	Environment Agency, SFRA,

5.1.1 Overview of Flood Risk within Selby

The Selby District Council SFRA states that large areas of Selby fall within the medium probability (Flood Zone 2) and high probability (Flood Zone 3) flood risk areas, amounting to approximately 52% of the area within the Development Limits of Selby (see Appendix 2). The Selby District SFRA states the following:

'...significant flood risk exists within relatively large areas of the district, affecting the Principal Town (Selby).'

Therefore, to support Selby's Principal Town role a large proportion of significant housing growth identified in the RSS and Core Strategy will have to be developed in flood risk areas (i.e. Flood Zones 2 and 3).

5.1.2 Fluvial Flooding Sources

As noted in Section 3.2, the Holmes Dikes (see Figure 2) flows around the northern boundary of the site from west to east before flowing to the east of the site through the Wistow Lordship Flood Barrier. The Black Fen Dike joins the Holmes Dike just to the north of the site, approximately half way around the northern boundary of the site. Therefore, the site is at risk of fluvial flooding.



Figure 2

The Holmes Dike

5.1.3 Tidal Flooding Sources

As noted in Section 3.2, the River Ouse is located to the east and south of the site. The River Ouse is formed from the River Ure at Cuddy Shore Reach near Linton-On-Ouse. It generally flows in a south easterly direction for approximately 100 km, through the city of York and Selby and Goole, before flowing into the River Trent near the village of Faxfleet.

The Ouse catchment is a wide, flat plain, with an approximate catchment size of 735km²; heavy rainfall in the river's catchment area can bring severe flooding to nearby settlements. Through Selby and downstream the River Ouse is tidal and the risk is principally from the sea as a result of storm surges in the North Sea. Therefore, the site is at risk of tidal flooding.

5.1.4 Groundwater Flooding

Groundwater flooding can originate from various sources beneath the ground surface including water seepage through permeable strata. It may also arise from human action where groundwater levels rise following reduction in groundwater abstraction. The SFRA states the following:

'The contribution of groundwater to the total flow is low within the Ouse catchment and no incidents of groundwater flooding have so far been reported. However, higher intensity and longer rainfall events in the future combined with traditionally high water tables in the Selby district may increase groundwater levels and could result in flooding, so careful monitoring is likely to be required.'

Therefore, groundwater flooding is not thought to pose a major risk to the site. However, this will need to be assessed in greater detail as part of an FRA for the site.

5.1.5 Overland Flow Flooding

During periods of prolonged rainfall events and sudden intense downpours, overland flow from higher ground may 'pond' in low-lying areas of land without draining into watercourses and surface water drainage systems. This type of flooding is most likely to occur in areas of poor permeability (e.g. hardstanding) and steeper slopes.

Currently the site and surrounding area is mainly composed of 'Greenfield' sites and is not surrounded by higher ground therefore, this type of flooding does not pose a major risk to the site. However, this will need to be assessed in greater detail as part of an FRA for the

5.1.6 Sewer Flooding

Currently no sewers are located on the site. However, if development occurs at the site the sewers will have to be built to the current guidelines which at the moment are 'sewers for adoption' 6th Edition⁶.

Currently sewers have a design standard of the 1 in 30 year flood event and therefore it is likely that the majority of sewer systems will surcharge during rainstorm events with a return period greater than a 1 in 30 years (e.g. 1 in 100 years). However, the Selby District Council SFRA states that there are no recorded incidents of sewer flooding within the Development Limit of Selby. However, this will need to be assessed in greater detail as part of an FRA for the site.

⁶ WRC (2006) Sewers for Adoption 6th Edition

5.2 Historic Flooding

In recent years Selby has been very badly affected by flooding. The site was inundated with floodwater during 2000. The source of the floodwaters was not the River Ouse but the Holmes Dike which flows around the site. The water in the Holmes Dike backed up behind the Wistow Lordship Flood Barrier, due to the low capacity of the culvert/siphon through the barrier. The Environment Agency obtained a pump to discharge the water over the barrier to the River Ouse.

Immediately following the 2000 floods, the Environment Agency obtained a pump to discharge the water over the barrier to the River Ouse. A permanent pumping station has been discussed by the Coal Authority (who own land between the River Ouse and the Wistow Lordship Flood Barrier), the Environment Agency and Selby Area IDB but at the moment this pump has not been installed. However, a smaller pumping station has been installed upstream by the Coal Authority to protect the land to the north of the site.

5.3 Environment Agency Flood Map

A review of the Environment Agency's website indicates that the entire site is located within Flood Zone 3 (see Figure 3). The Selby District Council SFRA further delineates the Environment Agency Flood Zones and confirms that the site is located within Flood Zone 3a.

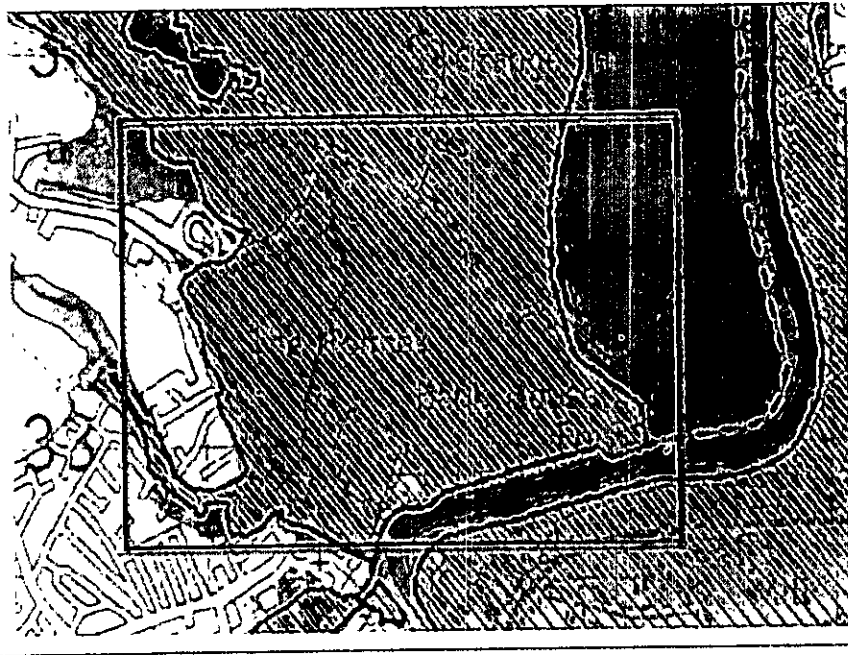


Figure 3

Environment Agency Flood Zone Map

The Selby District Council Core Strategy has also stated the following with regards to flooding at the site:

'The site is within a high risk flood zone (Flood Zone 3a) and is vulnerable to flooding owing to its close proximity to the River Ouse, and the Wistow Lordship Barrier Bank and associated Functional Floodplain'

It can therefore be concluded that the site has a 'high probability' of flooding with a 1 in 100 or greater annual probability of river flooding (>1%) in any year.

The Environment Agency Flood Zones and acceptable development types are explained in Table 3. Applying the Flood Risk Vulnerability Classification in Table D.2 of PPS25, the proposed allocation of the site for residential uses is classified as 'more vulnerable'. Table 4 of this report and Table D.1 of PPS25 states that 'more vulnerable' uses are appropriate within Flood Zone 3a. However the Sequential Test and Exception Test, in accordance with PPS25, will need to be undertaken for any future planning applications for the site as part of an FRA.

Table 3

Environment Agency Flood Zones and Appropriate Land use

Flood Zone	Probability	Explanation	Appropriate Land use
Zone 1	Low	Less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%)	All development types generally acceptable
Zone 2	Medium	Between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year	Most development type are generally acceptable
Zone 3a	High	A 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year	Some development types not acceptable
Zone 3b	'Functional Floodplain'	Land where water has to be flow or be stored in times of flood. SFRAs should identify this zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%0 flood, or at another probability to be agreed between the LPA and the Environment Agency, including water conveyance routes)	Some development types not acceptable,

Note: The Flood Zones are the current best information on the extent of the extreme flood from rivers or the sea that would occur without the presence of flood defences, because these can be breached, overtopped and may not be in existence for the lifetime of the development.

Table 4

Flood Risk Vulnerability and Flood Zone 'Compatibility' as identified in Table D.3 of PPS25

Flood Risk Vulnerability classification (see Table D2 of PPS25)	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1	Yes	Yes	Yes	Yes	Yes
Zone 2	Yes	Yes	Exception test required	Yes	Yes
Zone 3a	Exception test required	Yes	No	Exception test required	Yes
Zone 3b 'Functional Floodplain'	Exception test required	Yes	No	No	No

Key: Yes: Development is appropriate, No: Development should not be permitted.

5.4 Existing and Planned Flood Defence Measures

The site is protected from flooding from the River Ouse by flood defences along the right bank of the river. These defences consist of the following:

- Wistow Lordship Flood Barrier.
- Selby Flood Alleviation Scheme.

Wistow Lordship Flood Barrier (see Figure 4) is a secondary flood defence embankment between the site and the River Ouse and provides a storage area to protect the site and Selby and flooding. These defences were built by the Coal Authority.

The Selby Flood Alleviation Scheme (see Figure 5) is an Environment Agency owned flood defence scheme that are present along the left and right bank of the River Ouse and protects Selby and the surrounding areas from flooding. These defences consist of raised flood banks and reinforced flood walls. These defences were improved and made permanent after the 2000 flood event. The defences provide a standard of protection against flooding from the River Ouse for the site and Selby up to the 1 in 200 year flood event.

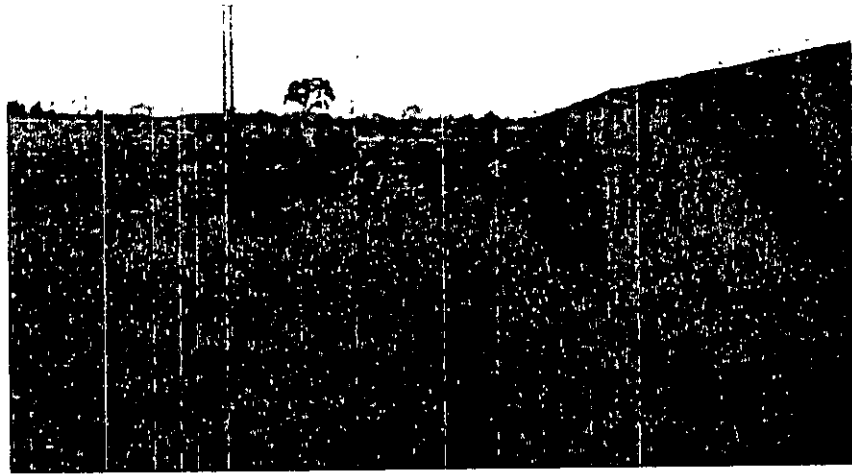


Figure 4

The Wistow Lordship Flood Barrier

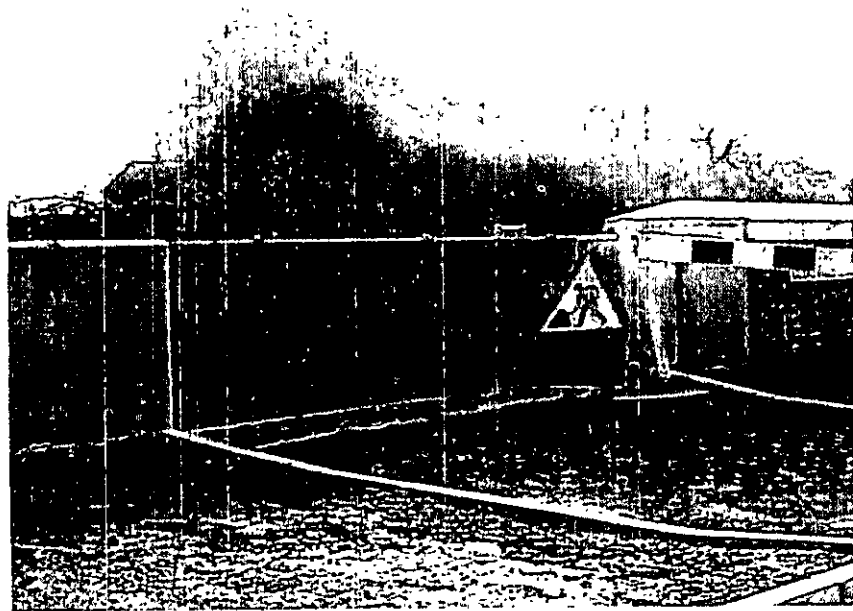


Figure 5

The Selby Flood Alleviation Scheme at the Redrow development (the former Providence Mill) to south of the site

5.5 Current Flood Risk

The main flood risk to site has been identified to be from the following sources: fluvial flooding from the Holmes Dike and/or from tidal flooding from the River Ouse.

Flooding from the Holmes Dike is due to the low capacity of the culvert/siphon that flows through the Wistow Lordship Flood Barrier, which causes water to back up behind the flood barrier and has been known to flood the site in the past.

The site is protected from flooding from the River Ouse by the flood defences however; a residual flood risk remains from this source at the site as the flood defences may be breached or overtopped in the future especially if the affects of climate change and sea level rise are taken into account.

5.6 Flood Risk at the Potential Strategic Housing Growth Sites

All potential sources of flooding must be considered for any proposed development. At this early stage of the development of the site an initial assessment of the flood risk at the potential strategic housing growth site identified within the Core Strategy has been undertaken.

A summary of the initial assessment of the potential sources of flooding and a review of the potential risk posed by each source at the sites is presented in Table 5. This shows that the majority of the sites are located within a flood risk area, with only site F – Brackenhill Lane/Foxhills Lane being located within a 'low probability of flooding i.e. Flood Zone 1. However, not all the potential sources of flooding (e.g. groundwater, sewer, and overland flow) have been considered at this stage, further consideration of flooding may reveal other sources of flooding at the sites.

Table 5 shows that after the initial assessment of flood risk at the sites, if the potential strategic housing growth sites are sequentially ranked with regards to flood risk, the site (i.e. Site C - Monk Lane/Bondgate) is shown to be ranked equal 3rd out of the 6 sites. This may changes after further investigation into the flood risk at the other sites.

If other material planning considerations are taken into account (i.e. transport, landscape) the site may become more favourable in planning terms. The site also becomes much more favourable if the size of the site and the number of dwellings to be built on the site is taken into account. The site can deliver the largest number of dwellings of all of the sites and would also provide a number of other benefits such as providing green infrastructure, recreation areas and community facilities around the northern edge of Selby. The site is also well related to the existing pattern of development within Selby.

Therefore, it is felt that the Monk Lane/Bondgate site could provide the strategic housing site that Selby requires to support its Principal Town role. Section 6 provides an indicative layout and mitigation measures to allow the site to be developed safely.

Table 5

Flood Risk at the Potential Strategic Housing Growth Sites

Options	Name	Size (ha)	No. of Dwellings	Flood Zone	Main Flood Source	Flood Risk Sequential Ranking
A	Cross Hills Lane	42	1000	3a	Selby Dam and IDB Drains	3
B	Land West of Wistow Road	25	>500	3b	Crockret Dyke and IDB Drains	6
C	Monk Lane/Bondgate	47	>1000	3a	Holmes Dike and River Ouse	3
D	Olympia Park	38	>700	3a	River Ouse	3
E	Baffam Lane	26	>500	2	River Ouse	2
F	Brackenhill Lane/Foxhills Lane	31	750	1	River Ouse	1

6.0 RISK MANAGEMENT

6.1 Introduction

Flood Zones 3a is considered suitable for 'more vulnerable' developments within PPS25. In this flood zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development, the appropriate application of sustainable drainage techniques and the use of flood mitigation measures is recommended as per PPS25.

As it is not possible to remove all of the risk posed to the proposed development site a number of strategies and mitigation measures are suggested here to allow the site to be safely used for its intended use and to manage this residual risk.

In the future developers will have to liaise closely with the Environment Agency. The scheme will need to take into account the design guidelines within the Selby District Council SFRA, PPS25 and must be approved by the LPA. The developer should take these into account, and the Selby District Council will refer to these when considering any planning application.

A number of mitigation options which can be considered to ensure that developments will be safe and not increase flood risk elsewhere. These are explained below and an initial indicative site layout for the site has been developed (see Drawing 1).

6.1 Site Layout

The layout of the developed site can be used to mitigate the effects of flooding on the site. The Practice Guide to PPS25⁷ states the following:

'Where the Sequential Test shows that there are no suitable available alternative sites in lower flood risk areas and development is required, the sequential approach should be applied within the development site to located the most vulnerable elements of a development in the lowest flood risk area'.

Residential developments contain a variety of land uses, including dwellings, vehicle/pedestrian access, car parks, shops, schools and other community facilities. The indicative site layout shows that the most vulnerable uses (housing) are restricted to the high ground at a lower risk of flooding, and the flood compatible uses (car parks, open spaces etc) in the higher risk areas.

The low-lying ground nearest the River Ouse will be used for recreation, amenity and open spaces (e.g. environmental uses). This will provide important flood conveyance and storage as well as providing connected green spaces with consequent social and environmental

⁷ Communities and Local Government (2008) Planning Policy Statement 25: Development and Flood Risk (PPS25), Practice Guide.

benefits (see HR Wallingford reports SR 622⁸ and SR 625 and CIRIA report C635⁹) This green infrastructure has the potential to raise the potential and profitability of the development and contributes to other sustainability objectives

6.2 Raising Floor Levels

Raising the flood levels of the buildings can be used to mitigate the effects of flooding on the site. The Practice Guide to PPS25 states the following:

'Where avoidance and site layout are not possible, raising floor levels above the flood level is a possible option to manage flood risk to new developments'.

Provided there is adequate flood warning it would be reasonable to design the development with ground floor parking and other flood compatible uses at ground level and residential uses above the flood level. Floodplain compensation measures may be required to mitigate the effects of raising the floor levels.

This method of flood risk management has been used successfully on a number of developments within Selby such as the Bovis Homes and Redrow Homes developments at the Holmes Industrial Estate and former Providence Mill to the south of the site.

6.3 Modification of Ground Levels

Risk to the development may be reduced by raising land by civil engineering operations above the level of flood risk, or to reduce the depth of flood water in extreme conditions to acceptable levels. Floodplain compensation measures may be required to mitigate the effects of raising the ground level.

6.4 Building Design

The buildings should be designed to withstand the effects of flooding. The Practice Guide to PPS25 recommends the use of the following design measures:

- **Flood resistance**, or 'dry proofing', where flood water is prevented from entering the building. For example using flood barriers across doorways and airbricks, or raising floor levels, or;
- **Flood resilience**, or 'wet proofing', accepts that flood water will enter the building and allows for this situation through careful internal design. The finishes and services are such that the building can quickly be returned to use after the flood.

⁸ HR Wallingford (2003) SR 622 An Assessment of the Social Impacts of Sustainable Drainage Systems in the UK

⁹ CIRIA (2006) Designing for exceedance in urban drainage - good practice (C635).

Additional guidance can be found in the Environment Agency's Floodline Publication 'Damage Limitation'¹⁰. A free copy of this is available by telephoning 0845 988 1188. Reference should also be made to the Office of the Deputy Prime Minister publication 'Preparing for Floods'¹¹ and the document 'Improving the Flood Performance of New Buildings'¹².

6.5 Safe Access and Egress Routes

PPS25 requires that, where required, safe access and escape is available to/from new developments in flood risk areas (paragraph 8 of PPS25). Access routes should be such that occupants can safely access and exit their dwellings in design flood conditions. These routes must also provide the emergency services with access to the development during a flood event and enable flood defence authorities to carry out any necessary duties during the period of flood. Wherever possible, safe access routes should be provided that are located above the design flood levels.

6.6 Flood Warning/ Local Authority Emergency Plans

The site is located in a flood risk area therefore; it is recommended that the proposed development should participate in the Environment Agency flood warning telephone service. This is a free service that provides an automated voice message to one of three telephone numbers registered on the database. All flood risk areas within Selby are covered by the Environment Agency flood warning system.

Therefore, evacuation of the developed site would be possible on the receipt of a severe flood warning from the Environment Agency. The published standard for advanced warning of general flooding is 2 hours however it is likely that the Environment Agency would provide advanced warning earlier than this to enable more comprehensive preparation. The Local Authority may need to be consulted so the emergency services and emergency planners can develop an emergency plan detailing the evacuation from the developed site.

6.7 Sustainable Drainage Techniques (SUDS)

It is recognised that consideration of flood issues should not be confined to the floodplain. The alteration of natural surface water flow patterns through developments can lead to problems elsewhere in the catchment, particularly flooding downstream. For example, replacing vegetated areas with roofs, roads and other paved areas can increase both the total and the peak flow of surface water runoff from the development site.

¹⁰ Environment Agency's Floodline Publication 'Damage Limitation'.

¹¹ Office of the Deputy Prime Minister publication 'Preparing for Floods'

¹² Environment Agency/Defra Document 'Improving the Flood Performance of New Buildings'.

Changes of land use on previously developed land can also have significant downstream impacts where the existing drainage system may not have sufficient capacity for the additional drainage. The implementation of SUDS will reduce peak flows to the receiving watercourses, sewers and will reduce the risk of flooding on site and downstream.

Current guidance promotes sustainable water management through the use of SUDS. A range of SUDS options is described in Annex F of PPS25 and includes:

- Green roofs
- Water butts
- Porous and pervious paving
- Rainwater harvesting
- Filter strips
- Swales
- Infiltration basins
- Detention basins
- Retention ponds
- Wetland

A hierarchy of techniques is identified¹³:

1. **Prevention** – the use of good site design and housekeeping measures on individual sites to prevent runoff and pollution (e.g. minimise areas of hard standing).
2. **Source Control** – control of runoff at or very near its source (such as the use of rainwater harvesting)
3. **Site Control** – management of water from several sub-catchments (including routing water from roofs and car parks to one/several large soakaways for the whole site).
4. **Regional Control** – management of runoff from several sites, typically in a detention pond or wetland

It is generally accepted that the implementation of SUDS as opposed to conventional drainage systems, provides several benefits by:

- reducing peak flows to watercourses or sewers and potentially reducing the risk of flooding downstream;
- reducing the volumes and frequency of water flowing directly to watercourses or sewers from developed sites;
- improving water quality over conventional surface water sewers by removing pollutants from diffuse pollutant sources;
- reducing potable water demand through rainwater harvesting;

¹³ CIRIA (2004) Report C609, Sustainable Drainage Systems – Hydraulic, Structural and Water Quality advice.

- improving amenity through the provision of public open spaces and wildlife habitat; and
- replicating natural drainage patterns, including the recharge of groundwater so that base flows are maintained

6.8 Pumping Station

As noted in Section 5.2 the site was inundated with floodwater during 2000. The source of the floodwaters was not the River Ouse but the Holmes Dike which flows around the site. The water in the Holmes Dike backed up behind the Wistow Lordship Flood Barrier, due to the low capacity of the culvert/siphon through the barrier. The Environment Agency obtained a pump to discharge the water over the barrier to the River Ouse.

Immediately following the 2000 floods, the Environment Agency obtained a pump to discharge the water over the barrier to the River Ouse. A permanent pumping station has been discussed by the Coal Authority (who own land between the River Ouse and the Wistow Lordship Flood Barrier), the Environment Agency and Selby Area IDB but at the moment this pump has not been installed. However, a pumping station has been installed upstream by the Coal Authority to protect the land to the north of the site.

The pumping station has been proposed in the recent past by the Selby Area IDB and Yorkshire Water. It would protect the site and surrounding areas from flooding. The pumping station would also be used to manage the surface water discharge from any development at the site. The Selby District Council adopted development brief for Land at Holme Lane, Selby includes a preference for a new pumping station to serve the needs of the whole Holme Lane area.

7.0 FUTURE PLANNING APPLICATIONS

As part of any future planning application developers will need to consult with Yorkshire Water, the Selby Area IDB, the Environment Agency and Selby District Council.

7.1 Flood Risk Assessment

Before planning permission can be granted by the LPA and approval obtained from the Environment Agency a detailed Flood Risk Assessment (FRA) in accordance with PPS25 to will have to be undertaken for any site proposals. This should include consideration of:

- i. The potential impact of any development on the operation of the floodplain;
- ii. The potential impact of the development on the river catchment having regard to the resulting decrease in infiltration rates;
- iii. The impact that flooding may have on any proposed development;
- iv. The impact that any development may have on flooding of the surrounding areas;
- v. Suitable mitigation measures to be included as part of any development;
- vi. The potential to incorporate sustainable drainage measures into any development.

7.2 Drainage Strategy

A comprehensive drainage study will be required for any development of the site as part of an FRA. This will need to assess foul and surface water drainage requirements together with an FRA. The developer will be required to ensure that any scheme for surface water and foul drainage should build in sufficient capacity for the entire site.

The development should take account of the effects of surface water discharges into the surrounding surface water system. The Environment Agency and Selby Area IDB may require that the surface water run-off from the development site does not exceed the surface water run-off from the site in its present use. The details of surface water discharge arrangements must be agreed with the IDB prior to any works commencing on site.

Although a restricted runoff to the existing system is technically acceptable, in the light of the high risk of flooding in this area and in order to avoid the exacerbation of existing drainage problems, a new permanent pumping station may be required to serve the needs of this site in order to deal with surface water discharge. The developer will therefore be required to make a financial contribution towards this provision.

7.3 Climate Change

Currently the Environment Agency Flood Zones do not take into account the affect of climate change. In the UK, the effects of climate change over the next few decades are predicated to results in milder wetter winters and hotter drier summers. A combination of

increasing frequency of heavy, intense precipitation leading to increased peak river flows and rising sea levels will have major impacts on the potential for future flood risk. PPS25 and the Defra Guidance on Climate Change Impacts¹⁴ gives advice with regards to indicative sensitivity ranges for the predicted impacts of climate change (see Table 6 and 7).

For guidance, residential development should be considered for a minimum of 100 years, unless there is specific justification for considering a shorter period. An example of this would be if the development was controlled by a time limiting planning condition.

Table 6
Recommended contingency allowances for net sea level rise

Administrative Region	Net Sea Level Rise (mm/yr) Relative to 1990			
	1990 to 2025	2025 to 2055	2055 to 2085	2085 to 2115
NE England (north of Flamborough Head)	2.5	7.0	10.0	13.0

Table 7
Recommended national precautionary sensitivity ranges for peak rainfall intensities, peak river flows, offshore wind speeds and wave heights

Parameter	1990 to 2025	2025 to 2055	2055 to 2085	2085 to 2115
Peak rainfall intensity	+5%	+10%	+20%	+30%
Peak river flow	+10%		+20%	
Offshore wind speed		+5%		+10%
Extreme wave height		+5%		+10%

¹⁴ Defra Flood and Coastal Defence Appraisal Guidance FCDPAG4 Economic Appraisal Supplementary Note to Operating Authorities – Climate Change Impacts (October 2006)

7.4 Sequential Test

Paragraphs 14-15 of PPS25 set out the requirements of the sequential approach. PPS25 states that:

'A sequential risk-based approach to determining the suitability of land for development in flood risk areas is central to the policy statement and should be applied at all levels of the planning process'.

'Local planning authorities should apply the sequential approach as part of the identification of land for development in areas at risk of flooding'.

The sequential approach is a simple decision-making tool designed to ensure that areas at little or no risk of flooding are developed in preference to areas at higher risk. RPBs/LPAs should make the most appropriate use of land to minimise flood risk, substituting land uses so that the most vulnerable development is located in the lowest risk areas. They should also make the most of opportunities to reduce flood risk, e.g. creating flood storage and flood pathways when looking at large scale developments.

The aim should be to keep all development out of medium and high flood risk areas (Flood Zones 2 and 3 and other areas affected by other sources of flooding) where possible.

However, PPS25 states in paragraph 17 that:

'If there is no 'reasonably available' sites in Flood Zone 1, the flood vulnerability of the proposed development (see Table D.2, Annex D) can be taken into account in locating development in Flood Zone 2 and then Flood Zone 3. Within each Flood Zone new development should be directed to sites at the lowest probability of flooding from all sources (see Annex C of PPS25) as indicated by the SFRA'.

The test also requires demonstration of the 'reasonable availability' of sites and those sites in areas with a lower probability of flooding 'would be appropriate to the type of development or land use proposed' which would clearly include the suitability of land with a lower flood risk in terms of planning balance as well as availability.

The Sequential Test therefore seeks the allocation of land for development in flood areas of least risk where practicable (i.e. steer towards Zone 1 preferentially). It would appear that developers should also have regard to the Sequential Test when evaluating sites where LDDs have not been subject to SFRA and/or the Sequential Test and where it is necessary to demonstrate that there are no alternative sites with a lower probability of flooding for the given end use.

7.5 Exception Test

PPS25 introduced the Exception Test. If it is not possible or consistent with wider sustainability objectives, for the development to be located in zones of lower probability of flooding, the Exception Test will need to be undertaken due to the vulnerability of residential developments to flooding and the high flood risk of the site.

8.0 SUMMARY AND CONCLUSIONS

8.1 Background

This report forms a background document to the representation to the LPA, Selby District Council, for the allocation of the Monk Lane/Bondgate site within the LDF as a strategic housing site. Within the Further Options Report of the Selby District Council's Core Strategy the site has been identified as a potential strategic housing site.

Large areas of Selby fall within flood risk areas, amounting to approximately 52% of the area within the Development Limits of Selby. Therefore, to support Selby's Principal Town role a large proportion of significant housing growth identified in the RSS, Local Plan and Core Strategy will have to be developed in flood risk areas (i.e. Flood Zones 2 and 3)

8.2 Flood Risk

The main flooding source at the site is from fluvial flooding from the Holmes Dikes and from tidal flooding from the River Ouse due to storm surges in the North Sea.

The site is located within Flood Zone 3a.

The site is protected from flooding from the River Ouse by Environment Agency flood defence measures. However, a residual risk remains due to breaching and/or overtopping of the defences.

The site has historically (i.e. 2000) flooded from the Holmes Dike due to the low capacity of the culvert/siphon that flows through the Wistow Lordship Flood Barrier, which causes water to back up behind the flood barrier.

The proposed allocation of the site for residential uses is classified as 'more vulnerable', which is appropriate within Flood Zone 3a.

8.3 Risk Management

In this flood zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development, the appropriate application of sustainable drainage techniques and the use of flood mitigation measures is recommended. These include:

Site Layout - the initial indicative site plan shows that the most vulnerable uses (housing) are restricted to the high ground at a lower risk of flooding, and the flood compatible uses (car parks, open spaces etc) in the higher risk areas

Raising Floor Levels - raising floor levels above the flood level is a possible option to manage flood risk to new developments'.

Modification of Ground Levels - raising land by civil engineering operations above the level of flood risk, or to reduce the depth of flood water in extreme conditions to acceptable levels

Building Design - the buildings should be designed to withstand the effects of flooding:

- **Flood resistance**, or 'dry proofing', where flood water is prevented from entering the building. For example using flood barriers across doorways and airbricks, or raising floor levels, or:
- **Flood resilience**, or 'wet proofing', accepts that flood water will enter the building and allows for this situation through careful internal design. The finishes and services are such that the building can quickly be returned to use after the flood.

Safe Access and Egress Routes - ensure safe access and egress for the evacuation of people from the developed site.

Flood Warning/Local Authority Emergency Plans - recommended that the proposed development should participate in the Environment Agency flood warning telephone service.

SUDS - will reduce peak flows to the receiving watercourses, sewers and will reduce the risk of flooding on site and downstream.

Pumping Station - a pumping station has been proposed in the recent past by the Selby Area IDB and Yorkshire Water. It would protect the site and surrounding areas from flooding. The pumping station would also be used to manage the surface water discharge from any development at the site.

8.4 Future Planning Applications

As part of any future planning application developers will need to consult with Yorkshire Water, the Selby Area IDB, the Environment Agency and Selby District Council.

Before planning permission can be granted by the LPA and approval obtained from the Environment Agency a detailed FRA in accordance with PPS25 will have to be undertaken for any site proposals. A comprehensive drainage study will be required for any development of the site as part of. This will need to assess foul and surface water drainage requirements

The Sequential Approach in accordance with PPS25 will need to be followed for the allocation and development of the site. If there is no 'reasonably available' sites in Flood Zone 1, the flood vulnerability of the proposed development can be taken into account in locating development in Flood Zone 2 and then Flood Zone 3. The Sequential Test and Exception Test will have to be undertaken.

Currently the Environment Agency Flood Zones do not take into account the affect of climate change. In the UK, the effects of climate change over the next few decades are predicated to results in milder wetter winters and hotter drier summers this will need to be taken in account in any future development of the site.

8.5 Conclusion

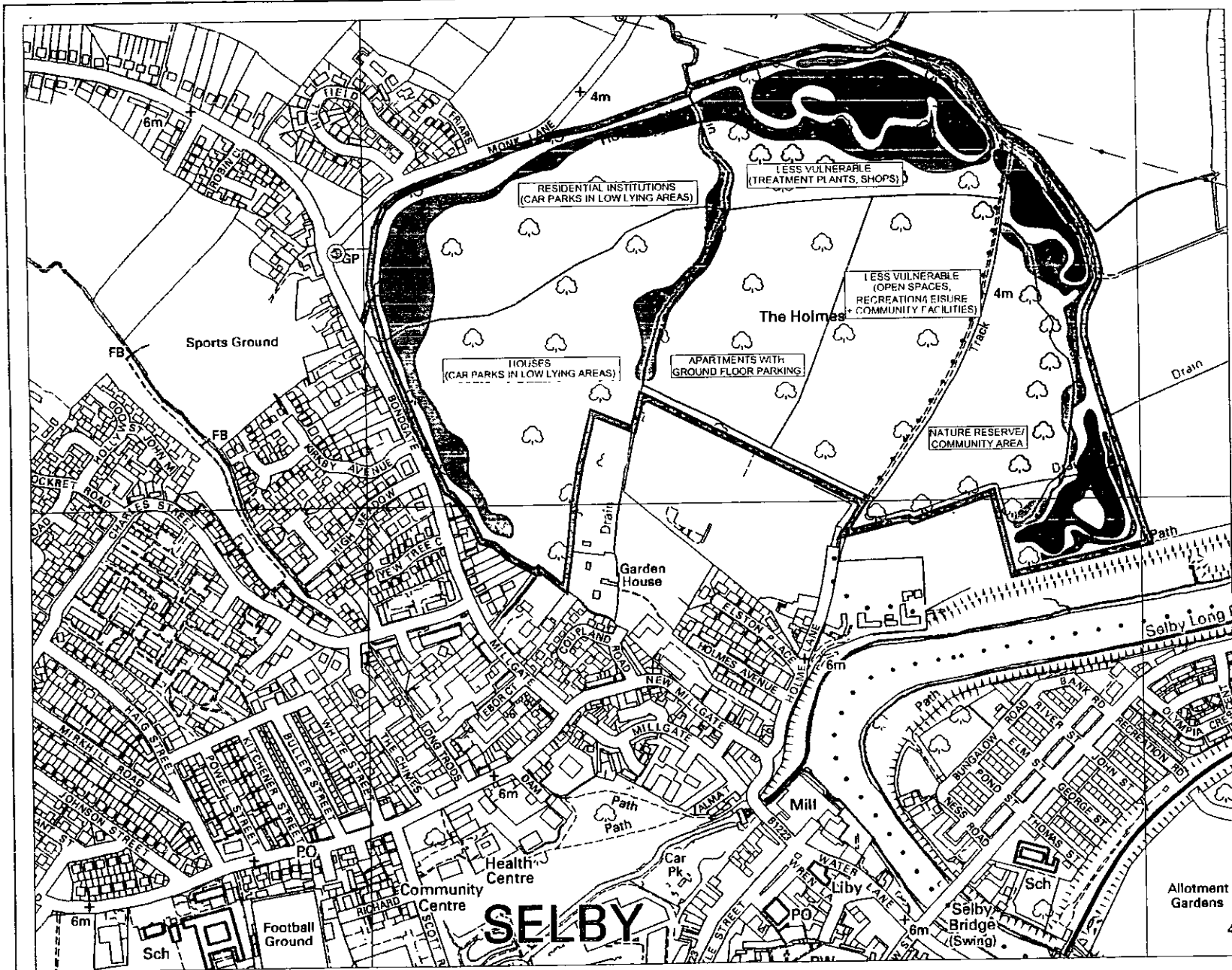
This assessments shows that if the affects of flood risk are taken into account that the site could be developed in the future and provide a strategic housing for Selby which will support it Principal Town role up to 2026. An indicative site layout has been provided which shows how the site could be developed.





If the potential strategic housing growth sites are sequentially ranked with regards to flood risk, the site (i.e Site C - Monk Lane/Bondgate) is shown to be ranked equal 3rd out of the 6 sites. This may changes after further investigation into the flood risk at the other sites.

If other material planning considerations are taken into account (i.e. transport, landscape) the site may become more favourable in planning terms. The site also becomes much more favourable if the size of the site and the number of dwellings to be built on the site is taken into account. The site can deliver the largest number of dwellings of all of the sites and would also provide a number of other benefits such as providing green infrastructure, recreation areas and community facilities around the northern edge of Selby. The site is also well related to the existing pattern of development within Selby.

Therefore, it is felt that the Monk Lane/Bondgate site could provide the strategic housing site that Selby requires to support its Principal Town role. Section 6 provides an indicative layout and mitigation measures to allow the site to be developed safely.

DRAWINGS



- KEY
-  SITE BOUNDARY
 -  PONDS/WATER FEATURE
 -  GREEN LANDSCAPED AREAS
 -  POSSIBLE ACCESS LOCATION

ZV90
 STEP Business Centre
 Wortley Road, Deepcar
 Sheffield S36 2UH

Telephone: +44 (0) 114 290 9672
 Fax: +44 (0) 114 290 9668
 www: zvo9.com

PROJECT
MONK LANE/BONDGATE FLOOD RISK REPRESENTATION

DATE
 INDICATIVE LAYOUT

SCALE
 1:5 000 @ A3

DATE
 Dec 08

PROJECT NUMBER
 SHF 0106 0001

DRAWN BY
 A THOMAS

CHECKED BY
 (blank)

DRAWING NUMBER
 DRAWING 1

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APPENDIX 1

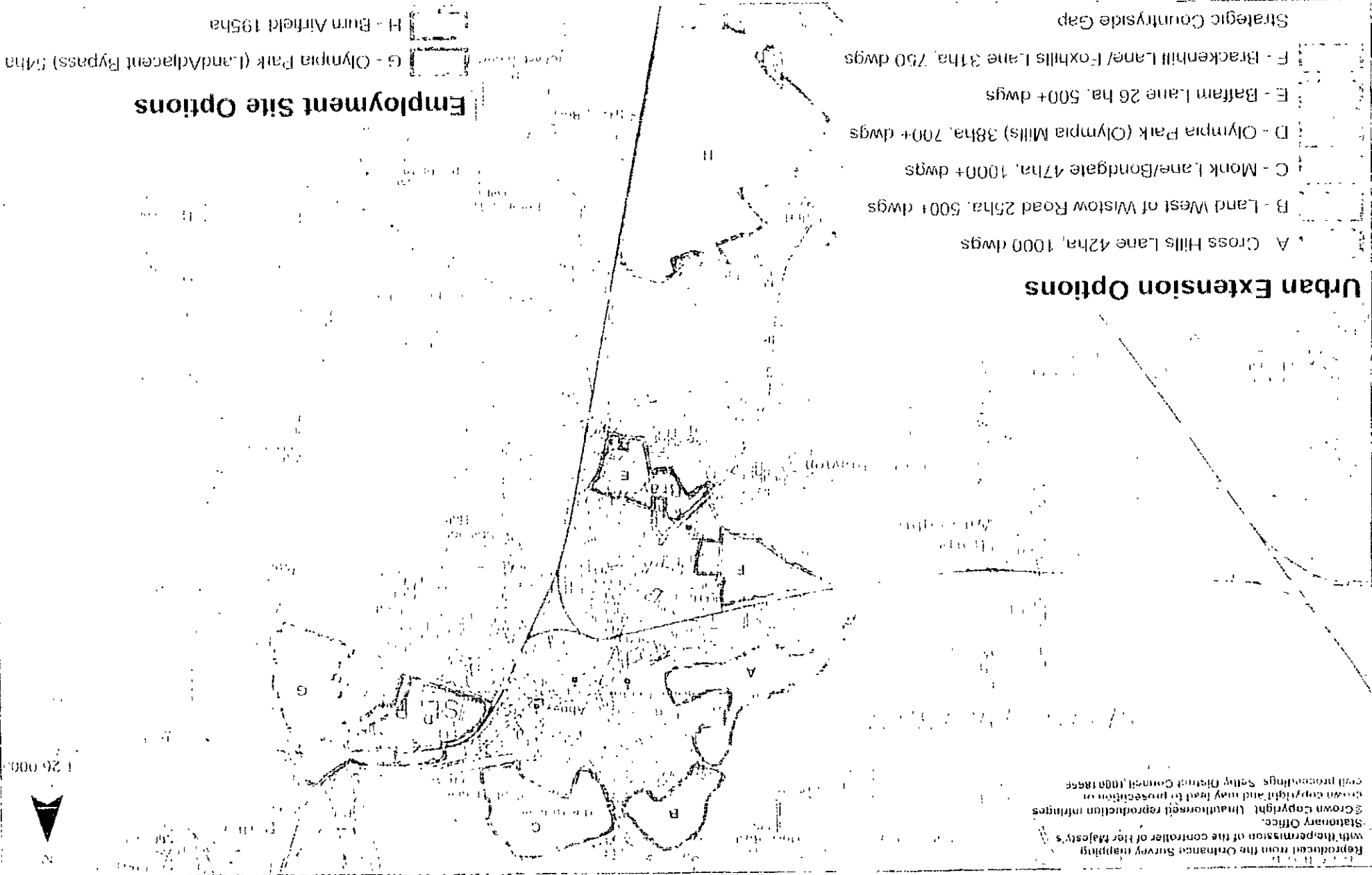
Potential Strategic Housing Growth Sites

The sites are indicative only they are not boundaries

Selby Strategic Growth - Urban Extension and Strategic Employment Site Options

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Employment Site Options

- H - Burn Airfield 195ha
- G - Olympia Park (Land/Adjacent Bypass) 54ha

Urban Extension Options

- A - Cross Hills Lane 42ha, 1000 dwgs
- B - Land West of Wistow Road 25ha, 500+ dwgs
- C - Monk Lane/Bondgate 47ha, 1000+ dwgs
- D - Olympia Park (Olympia Mills) 38ha, 700+ dwgs
- E - Baffam Lane 26 ha, 500+ dwgs
- F - Brackenhill Lane/Foxhills Lane 31ha, 750 dwgs

APPENDIX 2

Selby District Council SFRA Flood Zones

Ack 7/1/09 127

victoria lawes

From: Chris.Hale [REDACTED]
Sent: 18 December 2008 09:11
To: ldf
Subject: FW: Core Strategy Consultation Response

From: Chris.Hale
Sent: 18 December 2008 09:09
To: 'thesleton@selby.gov.uk'
Subject: Core Strategy Consultation Response

Terry,

I would like to register our comments regarding the Selby District Core Strategy Consultation, my wife and I have been residents in Skipwith for more than fifteen years, we support the proposal of Skipwith as a secondary settlement village.

The village has almost no facilities, in terms of shops, post office, school and other general amenities. We do not consider the village could support any significant new housing development, it is not a sustainable proposition and in our opinion too far from employment centres of Selby and York.

The local bus services are poor, this would lead to a situation where travel by car is the only viable option as a means of getting to work.

I trust you will take on board our views.

Best Regards

Mr & Mrs C Hale
Holly Tree House
The Village Green
Skipwith
YO8 5SP

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18/12/2008

rec' 18/12/08.
Ack 7/1/09

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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.

**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.

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.


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	Ms K Ginks
Organisation (if relevant)	Commercial Estates Group Ltd
Address	Central House Beckwith Knowle Otley Road Harrogate North Yorkshire
Postcode	HG3 1WZ
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

Name	Mr R Smith
Organisation	Peacock & Smith
Address	Rectory House Cowesby Road Knayton Thirsk North Yorkshire
Postcode	YO7 4BE
Telephone number	01845 537177
Fax number	
Email address	rob@peacockandsmith.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.

No. Preventing development in the smaller settlements is an unsustainable strategy which is likely to lead to their stagnation. Such settlements will become increasingly unsustainable if development is stopped entirely or only limited to affordable housing. Whilst the general framework of the overall settlement hierarchy is supported, the limitation of development in the secondary villages to 100% affordable housing schemes is not. If smaller settlements are to survive over the next 18 years and beyond, then some development must occur to help investment in local infrastructure and amenities, in order to ensure their vitality. In these respects, account should be taken of the fact that in comparison to other local authority areas, Selby has a particularly high number of villages due to its rural nature. In such circumstances, reasonable flexibility should be applied in developing the strategy in a way that will ensure the survival of its settlements whilst complying in a reasonable manner with RSS. The identification of appropriate housing sites in smaller settlements must of course involve a consideration of the particular ~~area~~ * 1

See additional text on separate sheet.

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. For the reasons outlined in the above response to Question 1, an elements should be included in respect of housing allocations in secondary villages. This should be achieved by reducing the level of future allocations in and around Selby from 2774 to 2000 dwellings, with 744 dwellings being allocated in secondary villages. This would have the effect of responding to the issues raised in the above response whilst rectifying what is clearly an over emphasis on Selby. In this regard, the provision of a further 2,000 dwellings in the Selby area would remain an appropriate reflection of its role as a Principal Town.

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

- More Less

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

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.
N/A

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 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 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 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.

For the reasons set out in the response to Question 1, there is a need for market housing in the smaller settlements of the District in order to ensure their future well being and sustainability. Restricting market housing to Selby, Tadcaster, Sherburn in Elmet and a few villages would result in a strategy that is unduly inflexible, in that it would not enable the potential of an otherwise acceptable, sustainable and beneficial housing site to be taken up. Again, in the alternative, if the hierarchy is retained in its present form, an additional policy should be introduced to enable exceptions to be made in appropriate circumstances, including for example the release of other suitable previously developed

Thinking about affordable housing (see paras 3.46 to 3.59)

* 2 = See additional text on Separate Sheet.

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

- yes no

Please tell us why you say that in the space below.
No comment at this stage.

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.

Whilst the Respondent Company is not involved in the provision of housing at levels below the proposed thresholds, it considers as a matter of principle that the application of commuted sums for small housing schemes below the thresholds is unreasonable, unduly onerous, and could adversely affect the viability of such schemes at a time when restrictions on new house building need to be reduced, not increased. This suggestion should not be progressed.

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!
No comment.

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 type="checkbox"/>
Existing employment premises should be protected from redevelopment where there is evidence of market need	<input 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 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

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.

The proposal 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 is regarded as being in line with national guidance, and is therefore reasonable.

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
- Public realm
- Rail and bus infrastructure

- Cycle and walking infrastructure
- Recreation open space
- Education
- Recycling
- Green infrastructure
- Road infrastructure
- Health

If you have any other priorities, please let us know in the space below.
No comment.

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.

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 type="checkbox"/> |

- Option B New sites should be located in or close to the towns and primary villages
- Option C: The existing sites should be expanded

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)?

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.

With regard to Question 12 [house types in future residential developments], the Respondent Company considers that larger housing sites should provide a mix of dwelling types and sizes, with the precise mix being dependent upon the location of the site and the local market conditions [i.e. taking account of any evidence of particular shortfalls or over provision]. As a general proposition, it is considered that policies have in recent years resulted in an over provision of flats and smaller houses and a relative shortage of larger family houses, with resultant pressure on prices and availability in that sector of the market. This should be rectified by a greater emphasis on the provision of 3-4 bedroom houses on suitable sites.

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: Rob Smith [rob.smith33@btinternet.com]
Sent: 23 January 2009 08:34
To: ldf
Cc: 'Kate Ginks'
Subject: Core Strategy Consultation on Further Options

FAO CAROLINE

Dear Caroline

Thank you for your telephone message asking me to check the online submission that I made on behalf of Commercial Estates Group. I have done so, and you are correct, the online submission technology did indeed manage to lose some of the text, with the responses to Questions 1 and 4 being incomplete.

I set out below the full responses to these questions, with the missing text in red. I trust that this is satisfactory.

In the circumstances, once the responses have been properly completed, could I please request that you send me a copy of your record of the submitted representations, so that we both have the submission on our respective files.

Thank you for your assistance

Regards

Rob Smith
 Peacock & smith

Q1 No. Preventing development in the smaller settlements is an unsustainable strategy which is likely to lead to their stagnation. Such settlements will become increasingly unsustainable if development is stopped entirely or only limited to affordable housing. Whilst the general framework of the overall settlement hierarchy is supported, the limitation of development in the secondary villages to 100% affordable housing schemes is not. If smaller settlements are to survive over the next 18 years and beyond, then some development must occur to help investment in local infrastructure and amenities, in order to ensure their vitality. In these respects, account should be taken of the fact that in comparison to other local authority areas, Selby has a particularly high number of villages due to its rural nature. In such circumstances, reasonable flexibility should be applied in developing the settlement in a way that will ensure the survival of its settlements whilst complying in a reasonable manner with RSS.

The identification of appropriate housing sites in smaller settlements must of course involve a consideration of the particular characteristics of those settlements. For example, the currently suggested approach would not be able to take into account the significant sustainability benefits that will result from the redevelopment for residential purposes of the former Papyrus Works, Newton Kyme by the Respondent Company. The site is currently identified as a Major Developed Site in the Green Belt, and the identified sustainability benefits will include facilitating the extension of the Wetherby to Thorp Arch footpath/cycleway as sought by NYCC and Sustrans, the provision of a direct link to services and employment opportunities at Thorp Arch, and the provision of improved footpath/cycle links to Tadcaster. In such circumstances, and bearing in mind that the redevelopment of the site will involve the use of previously developed land for which there is no other economic purpose, this part of Newton Kyme will become particularly sustainable in a rural context, and more so than many of the settlements identified in the consultation document. In addition, the close relationship between the site and Tadcaster will mean that the local service centre will be supported, and will be better able to fulfil its function. For these reasons, the strategy should be capable of accommodating residential development at Newton Kyme [Papyrus Works].

In the alternative, if the currently proposed hierarchy is retained, then the strategy should be amended to provide for exceptions such as Papyrus Works, where clear sustainability, amenity and policy benefits can be identified.

23/01/2009

* 1
 addition
 to end
 of the
 housing
 distribution
 question.
 (1)

Q4 No. For the reasons set out in the response to Question 1, there is a need for market housing in the smaller settlements of the District in order to ensure their future well being and sustainability. Restricting market housing to Selby, Tadcaster, Sherburn in Elmet and a few villages would result in a strategy that is unduly inflexible, in that it would not enable the potential of an otherwise acceptable, sustainable and beneficial housing site to be taken up.

Again, in the alternative, if the hierarchy is retained in its present form, an additional policy should be introduced to enable exceptions to be made in appropriate circumstances, including for example the release of other suitable previously developed sites, where criteria relating to sustainability are satisfied. In this regard, the guidance on windfall sites [paragraph 3.44] should be amended to refer to such possibilities, and to indicate that factors such as the absence of alternative, viable uses; existing adverse impacts on amenity, landscape quality etc are matters that should be taken into account in determining whether a previously developed site should be released for housing development. In the absence of such a provision, the strategy will be unable to deal effectively with derelict, unused sites, to the detriment of the amenity and living conditions of people living in the immediate locality.

*2 = addition to end of 'managed housing supply question (4)

Rob Smith
Peacock & Smith

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01845 537177

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0113 243 1919

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Aek 7/1/09
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Kelfield Parish Council

Clerk to the Council

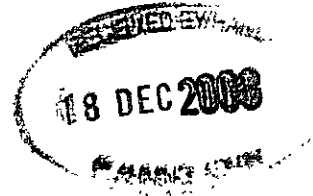
MR J T DEANS
'AFTON', 65 MOUNT PARK, RICCALL
YORK YO19 6QU

TELEPHONE

[REDACTED]

E-MAIL

[REDACTED]



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

17 December 2008

Dear Sirs,

CORE STRATEGY QUESTIONNAIRE

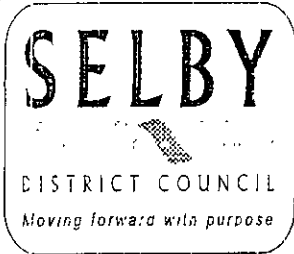
Please find enclosed, the Parish Council's response to the Selby District Core Strategy Questionnaire and Comments Form for Consultation on Further Options November 2008.

Yours sincerely

[REDACTED SIGNATURE]

J Deans

Clerk to Kelfield Parish Council



**Selby District Core Strategy
Questionnaire and Comments Form
for Consultation on Further Options
November 2008**



Office use
Ackd
ID No 129

Introduction
The Core Strategy document 'Consultation on Further Options' is available at www.selby.gov.uk, from 'Access Selby' and contact centres in Sherburn and Tadcaster, and all libraries in the District. The document is split into chapters on-line, and the questions below are accompanied by a note of the paragraphs that relate to each subject, for ease of completion. Should you wish to be sent a hard copy of the consultation document please contact the LDF Team, using the details on the last page.
The Council is particularly looking for comments on the following questions. You are welcome to add further comments relevant to the Core Strategy Further Options.

- How to make comments:**
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 - Fill in online at www.selby.gov.uk - follow the link from the Council's "In Focus" on the front page of the website.
 - **Please submit your comments by 5pm on Thursday 18 December 2008.**
 - Please provide your contact details below *We do not accept anonymous comments.*

a) Personal details		a) Agent details if you are using one	
Name	J T DEANS	Name	
Organisation	KELFIELD PARISH Council	Organisation	
Address	65 MOUNT PARK RICKAN YORK	Address	
Postcode	YO14 6QU	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email		Email	

Housing
Scale and Distribution of New Housing (see para 3.1 – 3.31)
Q1 Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? If not please explain why.

YES

Q2 Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby

a) Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1? **Yes/No**

NO A greater allocation should be made to Selby Area Action Plan in order to conform more to the RSS Guidelines. The allocations in the Primary Villages is too great and should be reduced.

b) In particular, should there be more or less housing in Tadcaster? **More/Less**

MORE There should be more housing in Tadcaster to meet demand.

c) In particular, should there be more or less housing in Sherburn in Elmet? **More/Less**

LESS The weighting should be reversed as Tadcaster has a much better infrastructure and facilities.

Please explain why in each case.

Strategic Housing Sites at Selby (see para 3.32- 3.41)

Q3 Please tell us whether you agree or disagree with the following options for strategic housing development on the edge of Selby (please number in preference order 1= highest, 6 = lowest)

- (4) Site A – Cross Hills Lane
- (5) Site B – West of Wistow Road
- (6) Site C – Bondgate/Monk Lane
- (1) Site D – Olympia Mills
- (3) Site E – Baffam Lane
- (2) Site F – Foxhill Lane/Brackenhill Lane

Any other comments?

Why choose sites with a high level of flood risk?

Managing Housing Supply (see para 3.42 – 3.45)

Q4 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? If not please explain why

NO This will strangle the life blood out of many Secondary Villages and a limited amount of infill development only should be allowed for Market housing.

Affordable Housing (see para 3.46 – 3.59)

Q5 Do you agree with the different thresholds proposed for affordable housing? If not please explain why.

NO The thresholds should be increased as developers won't come near Selby if the proposed ludicrously low thresholds proposed are adopted. The requirement for single units to be affordable is absurd as private owners will not be allowed to develop small plots of their own land for personal or family housing provision.

Q6 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? If not please explain why

YES But only if the thresholds are raised much higher. Why should developers be asked to subsidise the social housing needs of the District and provide facilities?

EconomyStrategic Employment Sites (see para 4.3 – 4.12)

Q7 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

Have you any other suggestions?

Employment Land (see para 4.13)

Q8 Please tell us whether you agree or disagree with the following statements:

A - 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.' (Agree/Disagree) AGREE

B - 'Existing employment premises should be protected from redevelopment where there is evidence of market need.' (Agree/Disagree) AGREE

C - 'For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations.' (Agree/Disagree) AGREE

D - 'New housing development should be balanced with an appropriate level of new business development.' (Agree/Disagree)

Any other comments?

D Would agree as long as business and housing do not share the same or adjacent sites.

Climate Change Issues (see para 5.1 – 5.5)

Q9 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? If not, should the percentage be higher or lower?

No It should not be compulsory.

Sustainable Communities (see para 6.1 – 6.8)

Infrastructure Provision

Q10 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
- Other (please specify)

Green Infrastructure

Q11 Do you have any views on opportunities to enhance or create Green Infrastructure?

No

Housing Mix (see para 6.9 – 6.10)

Q12 Do you consider that

- a) More housing should be in the form of small dwellings (flats and terraced housing) ~~Yes/No~~ or
- b) More housing should be in the form of 3-4 bedroom family houses ~~Yes/No~~

There should be a balance based on demand.

Gypsies/Travellers and Show People (see para 6.11 – 6.15)

Gypsies and Travellers

Q13 In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):

~~(Agree/Disagree)~~ Option A – New sites should be spread across the District.

~~(Agree/Disagree)~~ Option B – New sites should be located in or close to the towns and primary Villages.

~~(Agree/Disagree)~~ Option C – Expanding the existing sites

Q14 Do you agree or disagree with the following options:

~~(Agree/Disagree)~~ Option A – Sites should be sought that accommodate between eight and twelve pitches.

~~(Agree/Disagree)~~ Option B – Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District.

~~(Agree/Disagree)~~ Option C – A combination of A and B; one site of between eight and twelve pitches plus individual pitches.

Travelling Showpeople

Q15 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:

~~(Agree/Disagree)~~ Option A – In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?

~~(Agree/Disagree)~~ Option B – In close proximity to the strategic road network (such as M62, A1, and A64)?

Please add any further comments you may have about the Core Strategy including the evidence contained in the Background Papers, which are also available on the Councils' website: *(please add extra sheets)*

Notification

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

- 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?

Signed



Dated

16/12/08

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.

Please return this form to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB
No later than 17:00hrs (5pm) on Thursday 18 December 2008.

Rec' 18/12/08



Selby District Core Strategy Questionnaire and Comments Form for Consultation on Further Options November 2008

IDF LOCAL DEVELOPMENT FRAMEWORK Office use Ackd 8/1/09 ID No 130

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Table with 2 columns: a) Personal details and a) Agent details if you are using one. Rows include Name, Organisation, Address, Postcode, Tel, Fax, and Email.

Housing Scale and Distribution of New Housing (see para 3.1 - 3.31) Q1 Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? If not please explain why. YES

Q2 Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby

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- b) In particular, should there be more or less housing in Tadcaster? **More/Less**

- c) In particular, should there be more or less housing in Sherburn in Elmet? **More/Less**

Please explain why in each case. Both have undesired sites for employment & are suitable areas for development for walk to work.

Strategic Housing Sites at Selby (see para 3.32- 3.41)

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- (5) Site E – Baffam Lane
- (6) Site F – Foxhill Lane/Brackenhill Lane

Any other comments?

Strategic gap between Selby & Brayton must be protected & the two should never be joined. Services strategic gap would protect Brayton Church Grade I building & vicarage Grade II

Managing Housing Supply (see para 3.42 – 3.45)

Q4 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? If not please explain why

Yes but feel some housing could be earmarked for smaller villages - otherwise there will be in danger of dying off.

Affordable Housing (see para 3.46 – 3.59)

Q5 Do you agree with the different thresholds proposed for affordable housing? If not please explain why.

Yes

Q6 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? If not please explain why

Yes

Economy

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agree

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- Recycling
- Road infrastructure
- Other (please specify)

Green Infrastructure

Q11 Do you have any views on opportunities to enhance or create Green Infrastructure?

Creation of more sportsfields, public areas, footways, bridleways, giving people access to the strategic gaps. Follow the lead of parish councils in creating for such areas - strategic gaps are the green lungs of the district & should remain so.

Housing Mix (see para 6.9 – 6.10)

Q12 Do you consider that

- a) More housing should be in the form of small dwellings (flats and terraced housing) ~~Yes~~/No
- or
- b) More housing should be in the form of 3-4 bedroom family houses ~~Yes~~/No

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Carol

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Signed _____

Dated 17/12/08

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No later than 17.00hrs (5pm) on Thursday 18 December 2008.