

rec' 18/12/08.

ACK 8/1/09

140

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	H R Poskitt
Organisation (if relevant)	none
Address	12 Garmancarr Lane Wistow
Postcode	YO8 3UW
Telephone number	
Fax number	

Email address

[Redacted]

Are you using or are you an agent?

yes

no

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

Name

Organisation

Address

Postcode

Telephone number

Fax number

Email address

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

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

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

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

I agree with criteria for primary villages I don't agree with 20 villages Clearly Wistow does not meet the criteria,NO Jobs,NO Shop,NO Doctors surgery, A bus service thats dying and becoming less frequent. A Pub/Post office that can't sustain itself, EVEN with all the infill development thats taken place already in recent years. Wistow is unsustainable and just a dormitory village, creating more use of cars. 60% of households now have two or more cars and we build houses with no Garages. REDICOULOUS

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

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

- Yes
- No

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

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

- More
- Less

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

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

- More
- Less

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

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

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

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

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

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

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

Yes

No

Please tell us why in the space below.

Thinking about affordable housing (see paras 3.46 to 3.59)

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

yes

no

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

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

yes

no

Please tell us why in the space below.

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

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

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

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

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

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

Thinking about employment land (see para 4.13)

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

I agree

I disagree

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

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

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

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

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

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

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

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

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

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

Gypsies, Travellers and Travelling Showpeople

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

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

Do you agree or disagree with the following options:

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

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

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

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

Option B: In close proximity to the strategic road network (such as the M62, A1 and A64)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------

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

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

The question of housing being Flats or 3/4 bedroom Clearly that can only be answered in context of location. More flats and terraced housing required in Selby, Tadcaster etc. But to put flats and terraced housing in Villages will only exasperate the already ridiculous transport problem. The biggest problem is Supermarkets/Big business!! they only generate competition among them selves, BUT the net result is it kills small business's which in turn is why our high streets and village's are dying.

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.**

rec 18/12/08.
Ack 8/1/09
141

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	Phillip Mason
Organisation (if relevant)	N/A
Address	Croft Farm Biggin
Postcode	LS25 6HJ
Telephone number	[REDACTED]
Fax number	
Email address	[REDACTED]

Are you using or are you an agent? yes no**If you are using or are an agent, please let us know the details below**

Name

Organisation

Address

Postcode

Telephone number

Fax number

Email address

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

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

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

I accept that it is desirable to focus development on the settlements that can provide the facilities needed by most households. However, I disagree with identifying twenty villages as Primary Villages to the exclusion of all others, on the basis that it precludes the individual's right of choice. I have lived in Biggin for the last twenty-seven years but it has been continuously occupied for over 700 years. I imagine that this applies to dozens of other villages in the Selby District, however, by your definition they are "unsustainable". You seem to be proposing a policy that will deny some sections of our community who aspire to live in villages such as Biggin the opportunity to do so, while favouring others (who need affordable housing). You should consider more carefully the final sentence of Para 6.3 of the Further Options Report which states "...to ensure that the housing and accommodation needs of all sections of the local community are met."

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.

Establishing a completely new Principle Town at the junction of the A19 and M62 would be the sensible 21st Century option for the Selby District. However, that isn't going to happen. The alternative option is to develop Sherburn in Elmet in preference to Selby. Sherburn, unlike Selby, is not bisected by a major river, a canal and several arterial drainage dykes. It is on higher ground and not prone to flooding. It is well connected by rail and road to other towns and cities and has the benefit of an established industrial area for the provision of jobs. But above all, it is still small enough to be developed in to a town that can provide space for everyone who uses it, by whatever means of transport.

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

- More Less

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

Why not make planning provision for housing in Tadcaster, and then see what the market will support?

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.

Strategic growth for Sherburn is the sensible approach. There is still the opportunity to superimpose a 21st Century Plan on Sherburn, whereas transforming Selby would be considerably more difficult, if not impossible.

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 checked="" type="checkbox"/>
Site B: West of Wistow Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site C: Bondgate/Monk Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site D: Olympia Mills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site E: Baffam Lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site F: Foxhill Lane/Brackenhill Lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please tell us why you say that in the space below.
 The people who have responsibility for managing our community should not even consider building homes on land at risk of flooding. They should have the courage to bite the bullet now and find alternative land and if necessary fight to change local, regional and government policy to allow them to do so. Land likely to flood should be designated as greenbelt or left as a countryside gap (strategic or otherwise). Existing commercial brownfield sites could retain their status and be redeveloped as part of a mixed use policy to provide local employment.

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.
 I repeat, you should consider more carefully the final sentence of Para 6.3 of the Further Options Report which states "...to ensure that the housing and accomodation needs of all sections of the local community are met." The restrictions you are suggesting make a nonsense of your stated intention.

Thinking about affordable housing (see paras 3.46 to 3.59)

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

- yes no

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

Affordable housing is an artificial solution to a problem which I believe has been created by Planning Policy. However, at this moment in time and for some time to come, no amount of artificial help will kick start housebuilding because of the market conditions. Now, however, is the time to plan for cheaper housing across the board by:

1. Making generous allocations of land for housing (remember the RSS provides targets, not limits).
2. Parcel the land in to smaller plots that can be developed by smaller developers and hence promote competition.
3. Put limits and other sanctions/incentives on the planning consents that encourage the development to take place.
4. Do not obstruct the construction of mor

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.

The burden of shared community facilities should be shared by the whole community, not just those who are buying a new house. Furthermore, any costs associated with housing development, such as levies and HIPS, are not carried by the developer, but passed on to the purchaser. This contributes to higher cost housing for everyone, including the affordable housing purchaser and merely aggravates the problem. The only fair solution is to provide a planning system that ENABLES house building at the lowest possible cost.

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!
Develop the Sherburn site along the Sherburn Bypass.

Thinking about employment land (see para 4.13)

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

	<i>I agree</i>	<i>I disagree</i>
Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing employment premises should be protected from redevelopment where there is evidence of market need	<input checked="" type="checkbox"/>	<input type="checkbox"/>
For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

yes

no

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

Measuring on-site renewable energy values does not provide the gross cost of providing that energy to the site. A better policy would be to provide incentives to businesses to minimise overall energy consumption. In the past, the use of energy conservation grants or tax breaks to help pay for surveys and other specialist assistance have worked very well. Some businesses have more capability of achieving energy savings than others, and by imposing a 10 renewables policy on new development the District may not attract the breadth of employment it needs.

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

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

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

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

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

I disagree with the proposed levy.

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.

When choosing land for housing, the first choice is brownfield land. On a similar basis, when looking for open spaces focus on land that has no other practical use - such a flood plains. Sports and recreational facilities can be provided in such areas without it having the same social impact if it floods than it would have if it had been developed for housing. The next best place for green space is outside your front/back door i.e. a decent space for a garden. Gardens provide an immediately accessible space for leisure activities and help to break up the urban environment. Selby is an agricultural district and is therefore and an enorm

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	<input type="checkbox"/>	<input type="checkbox"/>
Option C: The existing sites should be expanded	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Do you agree or disagree with the following options:

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

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

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

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

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

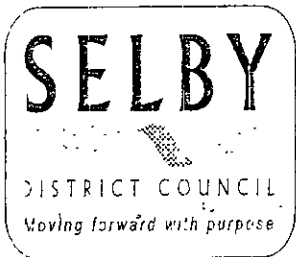
If you have any further comments about the Core Strategy including the evidence contained in the Background Papers (which are also available on the Council's website) please write them in the space below.

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

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

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

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



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



Office use
Ackd 8/11/09
ID No 142

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		Name	Mrs. C. Naylor (Secretary)
Organisation		Organisation	Neighbourhood Watch - Niston Road
Address		Address	23 Hillfield Selby
Postcode		Postcode	YO8 3ND
Tel		Tel	01757 707831
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 *SELBY HAS MAJOR TRUNK ROUTES (A63 & A19) PASSING THROUGH THE TOWN - THEREFORE INCREASE IN CONGESTION.*

b) In particular, should there be more or less housing in Tadcaster? More/ Less
TADCASTER IS SITUATED CLOSE TO JUNCTION OF MAJOR ROUTES (A1 & A64) WITHOUT THEM PASSING THROUGH THE TOWN - THEREFORE LESS CONGESTION.

c) In particular, should there be more or less housing in Sherburn in Elmet? More/ Less
SHERBURN IS ADJACENT TO MAJOR ROUTES AND CLOSER TO BUSINESS CENTRE (LIEBDS) FOR COMMUTING.

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)

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

Any other comments?

SITE B WHILE CLASSIFIED AS LOW RISK FLOOD AREA, ADJACENT AREAS ARE HIGH RISK AND WOULD ISOLATE THIS AREA IN THE EVENT OF FLOODING.
SITE C HIGH RISK FLOOD AREA - NEED ADEQUATE AND INCREASED PUMPING FACILITIES PRIOR TO DEVELOPMENT - ALSO ROAD, SURFACE DRAINAGE, SEWER INFRASTRUCTURE NEEDS UPGRADING.

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?

LAND BOUNDED BY A 63 & EAST COMMON LANE

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. (~~Disagree~~ Agree)

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

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

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?

THE HIGHEST POSSIBLE SHOULD BE AIMED FOR.

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 BUT EVERY EFFORT SHOULD BE MADE TO DO 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~~ ~~Yes~~ ~~No~~
- or
- b) More housing should be in the form of 3-4 bedroom family houses ~~Yes/No~~ ~~Yes~~ ~~No~~

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

Q14 Do you agree or disagree with the following options:

- ~~(Agree/Disagree)~~ ~~Agree~~ ~~Disagree~~ Option A – Sites should be sought that accommodate between eight and twelve pitches.
- ~~(Agree/Disagree)~~ ~~Agree~~ ~~Disagree~~ Option B – Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District.
- ~~(Agree/Disagree)~~ ~~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)~~ ~~Agree~~ ~~Disagree~~ Option A – In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?
- ~~(Agree/Disagree)~~ ~~Agree~~ ~~Disagree~~ Option B – In close proximity to the strategic road network (such as M62, A1, and A64)?

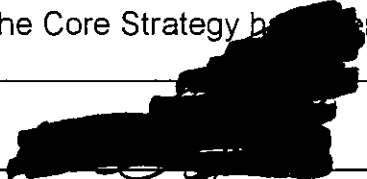
Please add any further comments you may have about the Core Strategy including the evidence contained in the Background Papers, which are also available on the Councils' website: (please add extra sheets)

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

17 Dec 2008

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.

Aek 8/1/09 143

victoria lawes

From: Andrew Rose [Andrew.Rose@spawforths.co.uk]
Sent: 18 December 2008 16:37
To: ldf
Cc: Gavin Winter
Subject: Selby Core Strategy Consultation on Further Options
Importance: High
Attachments: Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd Selby Core Strategy FO reps.pdf

Please find attached representation made on behalf of Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd.

I have also posted a hard copy of the representation.

We trust that you will acknowledge this representation as duly made and please acknowledge receipt of this email.

We look forward to being involved in the evolution of the Local Development Framework.

Kind regards

ANDREW ROSE
Principal Planner
BSc(Hons), MSc, PG Dip, MRTPI

=====
Spawforths - Confidentiality

This electronic transmission is strictly confidential and intended solely for the addressee. It may contain information that is covered by legal, professional or other privilege. If you are not the intended addressee, you must not disclose, copy or take any action in reliance of this transmission. If you have received this transmission in error, please notify us as soon as possible. This e-mail does not necessarily represent the views of Spawforths.

=====
Spawforths, Junction 41 Business Court, East Ardsley, Leeds, West Yorkshire, WF3 2AB.
Tel: 01924 873873. Fax: 01924 870777 VAT No: 511314405 Company Reg No: 2247289

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

BY EMAIL AND LETTER

15 December 2008

Dear Sir/Madam

**RE: SELBY DISTRICT LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY
FURTHER OPTIONS CONSULTATION**

Following the publication of Further Options to the Core Strategy for the emerging Local Development Framework (LDF), Spawforths have been instructed by our client, Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd to make representations to this document on their behalf.

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd welcome the opportunity to input into the Core Strategy and the decision to publish Further Options for consultation to the Core Strategy. Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd believe this is beneficial to all parties and should resolve how best to further the role of the District of Selby.

As you are aware Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd have significant land interests in the area, in particular within Selby.

We would like to make representations regarding the Further Options Core Strategy on the following points:

- i. General Comments
- ii. Question 2: Growth in Selby
- iii. Question 3: Strategic Housing Sites in Selby
- iv. Question 4: Managing Housing Supply

- v. Question 5: Affordable Housing
- vi. Question 7: Employment Land
- vii. Question 8: Employment Policies
- viii. Question 10: Community Infrastructure Levy

I. General Comments

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd are concerned that the consultation has been prepared with little regard to an evidence base. PPS12 sets out the tests of soundness that are to be considered in the preparation and examination of a Development Plan Document. The tests of soundness require plans and strategies to be founded upon a robust and credible evidence base. It is noteworthy, that one of the reasons that the Lichfield Core Strategy was found to be unsound on was its weak evidence base.

The development of the affordable housing policy is based on outdated evidence base and a needs study which was initially prepared in 2004. The housing mix should be based on a Strategic Housing Market Assessment (SHMA). Furthermore, there seems to be little evidence of the testing of the affordable housing thresholds through an economic viability assessment. In addition, the Further Options paper does not include an element referring to the overall spatial direction, show a relationship to the RSS and adjacent Authorities, incorporate a Vision, Objectives or refer to a Sustainability Appraisal or production of a Strategic Housing Land Availability Assessment.

Nevertheless, importantly the Further Options Report in paragraph 1.16 states that the Core Strategy will be used "used as a basis for planning within the District in the short and medium terms, whilst being aware of the potential for possible changes in the longer term". This course of action would render the Core Strategy unsound and does not accord with Government guidance. Core Strategies should plan for the longer term and guide strategic decisions for 15 years with sufficient flexibility to respond proactively to changes in circumstance. Therefore, at present the Core Strategy is unsound.

Scale and Distribution of New Housing

2. Question 2: Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1?

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd support the approach of focussing the majority of growth towards Selby and the Greater Selby Area. Bellway Homes (Yorkshire) Ltd and BOCM Pauls

Ltd believe that this will lead to a holistic approach to the identification of housing sites and sustainable growth for the District. This approach reflects the important role and functionality of Selby and is especially significant in balancing the crucial role of Selby alongside its environmental constraints.

However, Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd object to the Council's perspective on its overall housing requirement. The Assembly and Government Office are clear in stating that through the RSS from 2008 onwards there is a fundamental step change in delivery of housing. Therefore, 2008 is a clear cut off point in relation to previous events and over provision and these cannot impact on future provision. Table 12.2 of RSS Policy H1 states, that Selby's growth must remain broadly consistent with the RSS requirement from 2008-2026. The Council's Further Options Core Strategy clearly conflicts with the RSS and is unsound demonstrating a decrease in overall housing supply from 2008 onwards. Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd would like to highlight that Policy H2 of the RSS states that the RSS requirement is not to be viewed as a ceiling and the Council should be encouraging sustainable growth.

Strategic Housing Sites at Selby

3. Question 3: Please tell us whether you agree or disagree with the following options for strategic housing development on the edge of Selby.

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd support the identification of Site D: Olympia Park (Olympia Mills) as a potential strategic housing site. Of the six sites identified as potential strategic sites Olympia Park (Olympia Mills) is the most appropriate for a number of reasons:

- The site is part Previously Developed Land
- The site is an infill opportunity
- The site is highly sustainable being close to the town centre, services and facilities
- The site has good accessibility to public transport routes
- The site has good accessibility to the highway network
- The site is close to the railway and bus station

Furthermore, Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd support the positive approach of the Council towards identification of the site through paragraph 3.33, which states that in addition to Olympia Park one other strategic site is likely to be required. Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd would like to highlight that through the sites infill and previously developed land status that the Olympia Park (Olympia Mills) site should be identified for early delivery in the short term. The

RSS brownfield land target is 65 percent therefore the Olympia Park (Olympia Mills) site is important in achieving that.

In addition, PPS3 also states that windfall sites cannot be counted or relied upon in the allocations. As such, Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd consider that it is important to reiterate that the new parameter for new housing land is deliverability. Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd have land interests at Olympia Park, which is eminently deliverable for housing in the short term.

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd contend that the site should be acknowledged as being more suitable and deliverable than other identified sites, and as such, recognised as a priority for development.

Full details of a new railway bridge will be submitted as part of the mixed use planning application for the land north of the railway line on land owned by BOCM Pauls Ltd to demonstrate precisely how the bridge could be delivered, so that in granting planning permission the LPA can be confident that should the development south of the rail line come forward for development it will be accessible, and would not therefore be sterilised.

Of considerable weight in the consideration of the redevelopment proposals is that the proposed bridge gives the sufficient degree of certainty required to make the sustainable development of Site D possible.

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd believe that there are major constraints to the delivery of the other 5 potential strategic housing sites:

- Site A: Cross Hills Lane requires the delivery of major infrastructure, a new road and bridge. There is no existing evidence that demonstrates that these are deliverable and viable. The site is also Greenfield and located in Flood Zone 3a. Therefore a sequential approach to the identification of sites in accordance with PPS25 will need to be undertaken, including more appropriate brownfield sites.
- Site B: Land West of Wistow Road is also Greenfield and constrained through infrastructure capacity and functional flood plain. There will be a need for significant flood defences and therefore the delivery and viability of the site is brought into question.
- Site C: Bondgate/Monk Lane is also Greenfield and constrained through infrastructure capacity and is at high risk from flooding being located in Flood Zone 3a. Therefore a sequential approach to the

identification of sites in accordance with PPS25 will need to be undertaken, including more appropriate brownfield sites.

- Site E: Baffam Lane is also Greenfield. Although this site is in a relatively low risk food area, the delivery of this major urban extension would coalesce the village of Brayton with Selby and affect the Brayton Conservation Area.
- Site F: Foxhill Lane/Brackenhill Lane is also Greenfield and has major highway constraints will be partly affected through noise of the adjacent railway. This major urban extension would also impact on the coalescence of Selby with Brayton.

Managing Housing Supply

4. Question 4: Do you agree that market housing should only be allowed in the Principal Towns, Local Service Centres and Primary Villages?

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd agree that the prime focus for development and market housing should be Selby, followed to a lesser extent by the Local Service Centres and Primary Villages. Nevertheless, a smaller element of development is needed in settlements in the villages not identified in the settlement hierarchy; however this should reflect local circumstance. Policy YH6 states that development in the rural areas should protect and enhance the attractive and vibrant places. Therefore bullet point 5 states that plans and strategies should allow, "locally generated needs for both market and affordable housing". This is reaffirmed through paragraph 2.48, which states that LDFs should establish local development needs that are essential to support smaller settlements in accordance with PPS7.

To restrict developments in smaller villages to just affordable housing would only satisfy a certain element of need. Local need has wide connotations and incorporates affordable and market housing. The Council's Housing Need Survey and Strategic Housing Market Assessment would identify the totality of need in the District and highlight Affordable and Housing Market Need and focus that need to appropriate sustainable locations. Policies in the Core Strategy should be developed to implement such an approach. To do otherwise would not be in accordance with national or regional guidance and would be unsound.

Affordable Housing

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

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd do not agree with the thresholds proposed for affordable housing. Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd believe that the evidence base for affordable housing is not robust or credible and as such is unsound. The evidence base for affordable housing seems to be based on the 2004 Housing Needs Study, which is being rolled forward, and there is no reference to a Strategic Housing Market Assessment. Furthermore, the thresholds have not been tested for economic viability in accordance with PPS3 paragraph 29. Therefore, the Core Strategy is unsound. Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd would like to highlight the Blyth Valley case where the Core Strategy was challenged successfully in the High Court due to the absence of economic viability testing for affordable housing thresholds.

Therefore, Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd that in terms of a robust and implementable policy a more relaxed approach to affordable housing is required, which would set out the Council's approach to negotiation and incorporate economic viability.

Employment Land

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

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd would like to highlight that residential growth is also an important factor in delivering economic growth, regeneration and urban renaissance. Therefore, in relation to sustainability economic and residential growth should be delivered side by side. In relation to the two potential strategic employment sites Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd support Site G: Olympia Park (land adjoining Selby Bypass). This site is adjacent to Selby, has excellent accessibility and potential to utilise the rail network. Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd would like to highlight that Site D is not dependent upon the delivery of Site G.

7. 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.' (Agree/Disagree)

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd believe that this statement reflects national guidance through PPS3 and regional guidance. It is important that the role and function of employment sites are reviewed as part of the evidence base and Employment Land Review.

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

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd do not agree with such an approach. Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd consider that a flexible approach to sites is the most appropriate and this should reflect the outcomes of a robust Employment Land Review.

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)

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd consider that employment development should reflect the market demand and evidence base for employment growth in the District. Nevertheless, the position and role of Selby within the Leeds City Region should also reflect regional aspirations.

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

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd agree that one aspect of sustainable development is delivering housing and economic growth. However, Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd would be concerned if this approach translated into all sites delivering a mix of uses. Whilst Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd support Site G: Olympia Park (land adjoining Selby Bypass) it would like to highlight that Site D is not dependent upon the delivery of Site G.

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

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd would like to highlight that any policy on Community Infrastructure Levy must accord with national guidance. It is acknowledged that CIL is not just about transport and strategic infrastructure and can be extended to local facilities, nevertheless, it is

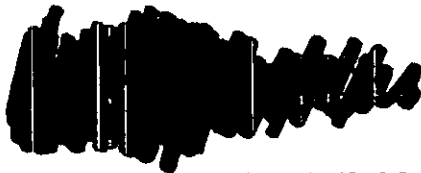
questionable whether the provision of broadband and recycling can be included within a CIL as essential local facilities.

The direction set out in the Further Options paper sets out aspirations and is not based on a robust and credible evidence base, and as such is unsound. New PPS12 paragraph 4.10 clearly states that "the outcome of the infrastructure planning process should inform the core strategy and should be part of a robust evidence base".

Bellway Homes (Yorkshire) Ltd and BOCM Pauls Ltd wish to continue their active engagement in the emerging Core Strategy. We trust that you can give due consideration to these comments and we request that you can confirm receipt of this letter.

Please do not hesitate to contact us to discuss any issues raised in this Representation further.

Yours faithfully



ANDREW ROSE BSc(Hons) MSc PG DIP MRTPI

Principal Planner

Andrew.rose@spawforths.co.uk

Encl:

Cc:

Bellway Homes (Yorkshire) Ltd

BOCM PAULS LTD

3312, Letter-001a, Selby Core Strategy FO Reps, AR

Ack: 9/1/09

144

victoria lawes

From: paul.r.forshaw@atisreal.com
Sent: 18 December 2008 16:44
To: ldf
Subject: Representations to Selby LDF Core Strategy Further Options - Jas Bowman and Sons Ltd
Attachments: l pbf selby 181208 reps to Core Strategy Further Options FINAL.pdf; Selby Core Strategy Response Form.pdf; Jas Bowman WhitleyBridge-July06.pdf

Dear Sirs

Please find attached representations to the Selby LDF Core Strategy Further Options on behalf of Jas Bowman and Sons Ltd.

I would be grateful if you would confirm receipt of these representations and confirm they have been "duly made".

A copy of the representations will also be sent in tonight's post.

Regards

**Paul Forshaw BA (Hons), Mplan
Graduate Planner**

ATISREAL UK
Belgrave House
Bank Street
Sheffield
S1 2DR

Tel: +44 (0)870 700 2233
Fax: +44 (0)114 275 2565
DDI: +44 (0)114 241 2207
MOB: +44 (0)792 195 6632
Email: Paul.r.forshaw@atisreal.com
www.atisreal.co.uk

Please vote for us as 'Green Property Adviser of the Year' at
<http://www.estatesgazettegreenawards.com/awardsvote/1870/370>



SAVE PAPER - please don't print this e-mail unless you really need to



Disclaimer:

This email is confidential to the ordinary user of the email address to which it was addressed and may contain privileged information. If you are not the intended recipient, please notify the sender on 020 7338 4000 and delete the message without copying or using for any purpose as to do so may be unlawful.

18/12/2008

144

Email is an informal method of communication and is subject to possible data corruption, either accidentally or on purpose. For these reasons it will normally be inappropriate to rely on important information contained on email without obtaining written confirmation, except where we have specifically agreed with you a system of electronic reporting. When addressed to a client of Atisreal Limited (registered number 4176965) any opinions or advice contained in an e-mail are subject to the terms, conditions and limitations of our engagement.

Please visit our Website at: <http://www.atisreal.co.uk>

14

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

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

Atisreal Limited
Belgrave House
Bank Street
Sheffield
S1 2DR
Tel: +44 (0)114 241 2207
Switchboard: +44 (0)870 700 2233
Fax: +44 (0)114 275 2565
E-mail: Paul.r.forshaw@atisreal.com
DX:

Your ref:
Our ref: 080625 PBF L0182008

18 December 2008

Dear Sirs

REPRESENTATIONS TO SELBY LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY FURTHER OPTIONS

JAS BOWMAN AND SONS LIMITED

We have been instructed by our clients, Jas Bowman and Sons Limited ("Jas Bowman"), to submit representations on their behalf to the above document with regard to their site to the south of Eggborough (the "site"). A site plan is enclosed for your information.

Site Description

The site is located in the south of the Selby District, in the settlement of Whitley Bridge, within the primary village of Eggborough. The site is located on the east side of Selby Road / Graysfield, and is bordered by residential areas to the west and south, and an open field to the north, with further residential development beyond this. The east of the site backs on to the A19, and the Goole to Leeds railway line runs to the south of the site.

The site is approximately 5 hectares (13 acres) in area and contains an operational mill, storage tanks, offices, and hardstanding.

Aspirations

The site is currently in operation; and at this juncture, Jas Bowman has no intention of closure, but seeks flexibility in the local development framework in order to provide for situations where sites become surplus to requirements, to allow for any redevelopment of the site in the future.

Jas Bowman considers that the site offers the opportunity for residential development for the following reasons:

- Redevelopment of the site would constitute redevelopment of previously developed land;
- The site is located within the defined settlement limit;
- The site is located within a primarily residential area;

- The site is located close to a number of employment opportunities including Tunstall Communications, Eggborough Power Station, Kellingley Colliery, The Maltings Industrial Estate, the Northside Industrial Estate, the Saint Gobain float glass factory, and Jas Bowman and Sons' South Site;
- The site is located close to a number of community facilities and services, including Whitley and Eggborough Primary School, a village hall in both Whitley Bridge and Eggborough, an equipped play area, playing fields, and cricket facilities in Eggborough, and recreation facilities at Eggborough Power Station, as well as a number of local shops; and
- Access to the wider area via public transport with 2 buses per hour offering services to Selby and Goole, and hourly bus services to Doncaster, Pontefract and Knottingley. Whitley Bridge Rail Station is also located within walking distance of the site, offering services to Goole, Doncaster and Leeds.

Previous representations were submitted to the Selby LDF "Call for Sites" Exercise in August 2008, promoting the site for residential development.

In light of the above, Jas Bowman's representations to the Selby LDF Core Strategy Further Options Report are detailed below.

Representations to the Selby LDF Core Strategy Further Options Report

Question 1: Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected?

Jas Bowman **objects** to Eggborough being defined as a Primary Village in the Core Strategy, and considers that Eggborough, and the adjacent Whitley Bridge should be identified as a Local Service Centre.

Paragraph 2 47 of the Yorkshire and Humber Plan ("RSS") (May 2008) defines local service centres as the following:

"Towns and villages that provide services and facilities that serve the needs of, and are accessible to, people living in the surrounding rural areas".

It is considered that Eggborough, along with the adjacent settlement of Whitley Bridge offers a wide range of services and facilities that serve the needs of the surrounding area, including the villages Kellington, Whitley, Great Heck and Hensall. These services include shops, public houses, a post office, petrol station and other shopping and leisure services, community facilities such as primary schools, as well as the significant employment opportunities identified above. The settlement also offers public transport services to major urban centres such as Selby, Doncaster and Leeds.

Paragraph 3.19 of the Core Strategy Further Options Report states that Primary Villages are those which offer a primary school, general store, post office and doctor's services, as well as offering public transport accessibility to service centres. It is considered that Eggborough and the adjacent Whitley Bridge, offer significantly more than this level of services, and is the focus for a wider rural area, and as such should be identified as a Local Service Centre in the Core Strategy.

Question 2: Where will the new housing development go?

Jas Bowman considers that maximum use should be made of previously developed land. Policy YH7 of the RSS states that first priority should be given to the re-use of previously developed land and buildings.

Paragraph 3.32 of the Core Strategy Further Options Report states that there are insufficient opportunities to accommodate the scale of growth required on previously developed land, and it will be necessary to release significant amounts of greenfield land.

In light of the above, and the need to create sustainable settlement patterns and make the most efficient use of land, it is considered that previously developed land should be released for residential development, in all settlements irrespective of their size, prior to the release of greenfield sites.

Further to the above, although it is recognised that the Core Strategy is not a site specific document and does not allocate land for development, it is considered that further previously developed sites should be identified for residential development through the LDF, in order to maximise the amount of development on previously developed sites. Jas Bowman considers that their site in Eggborough should be included in the LDF as a site for residential development for the reasons identified above.

Question 4: Do you agree that market housing should only be allowed in the Principle Town, Local Service Centres and the 20 Primary Villages?

Jas Bowman **supports** the above statement. In order to create sustainable patterns of development it is considered that new housing should be located where it has good accessibility to a number of local services and facilities, employment opportunities and public transport.

It is considered that Secondary Villages do not have adequate levels of facilities or services to sustain increases in population, and their residents will be required to travel, mainly by private means of transport, out of the settlement to access facilities and employment. As such it is considered that new market housing should be restricted to the Principle Town, Local Service Centres, and Primary Villages, as these settlements contain sufficient levels of services to sustain increases in population.

Question 8: Employment Policies

Jas Bowman **objects** to statement B "*Existing employment premises should be protected from redevelopment where there is evidence of market need*". It is considered that, due to the lack of previously developed land available for residential development in the District, employment sites which offer sustainable locations for residential development, such as those which offer good accessibility to community service and facilities should not be protected from redevelopment for alternative uses. In particular, it is considered that existing employment sites that are located in primarily residential areas should not be restricted from redevelopment for residential uses. Residential uses on these sites may remove a "bad neighbour" use, and may result in improving the quality of life for existing residents.

Conclusion

The site is currently in use and there are no plans at present to close the site; however, Jas Bowman requires flexibility in the LDF to allow for future redevelopment of the site, if it should become surplus to requirements in the future. It is considered that the site offers the potential to assist in meeting the housing needs of Selby in a sustainable manner. This is due to its location close to a range of community services and facilities and its access to employment and public transport, as well as redevelopment of the site constituting the use of previously developed land, of which there is a shortage in the District.

It is recognised that the Core Strategy is not a site specific document and does not allocate specific sites; however, in light of the above, it is requested that the site is considered for allocation for residential uses in the LDF.

Jas Bowman reserves the right to amend or withdraw these representations if necessary.

We trust the above is clear and satisfactory; however, if you require further information or would like to discuss the above, please do not hesitate to contact either John Dunshea or Paul Forshaw at the above office.

Atisreal

A BNP PARIBAS company 

Finally, we would be grateful if you would acknowledge receipt of these representations and confirm that they have been "duly made".

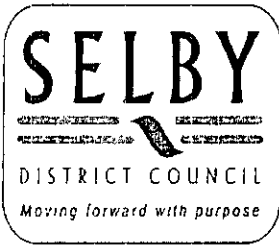
Yours faithfully



Atisreal Limited

Enc Site Plan
 Completed Representation Form
CC Mr A G Bowman – Jas Bowman and Sons Ltd

144



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

LOCAL DEVELOPMENT FRAMEWORK
SELBY DISTRICT COUNCIL
PLANNING
Office use
Ackd 144
ID No 5 JAN 2009

DATE RECEIVED & LOGGED
22 DEC 2008

LAST REPLY DATE

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		Name	Paul Forshaw
Organisation	Jas Bowman and Sons	Organisation	Atisreal Limited
Address	Selby Road Eggborough Goole	Address	Belgrave House Bank Street Sheffield
Postcode	DN14 0LH	Postcode	S1 2DR
Tel		Tel	0114 241 2207
Fax		Fax	0114 275 2565
Email		Email	Paul.R.Forshaw@atisreal.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.

Please see enclosed letter

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**

Please see enclosed letter

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.

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
- () Site B – West of Wistow Road
- () Site C – Bondgate/Monk Lane
- () Site D – Olympia Mills
- () Site E – Baffam Lane
- () Site F – Foxhill Lane/Brackenhill Lane

Any other comments?

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

Please see enclosed letter

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.

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

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?

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?

Please see enclosed letter

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?

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?

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**

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)

Please see enclosed letter

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



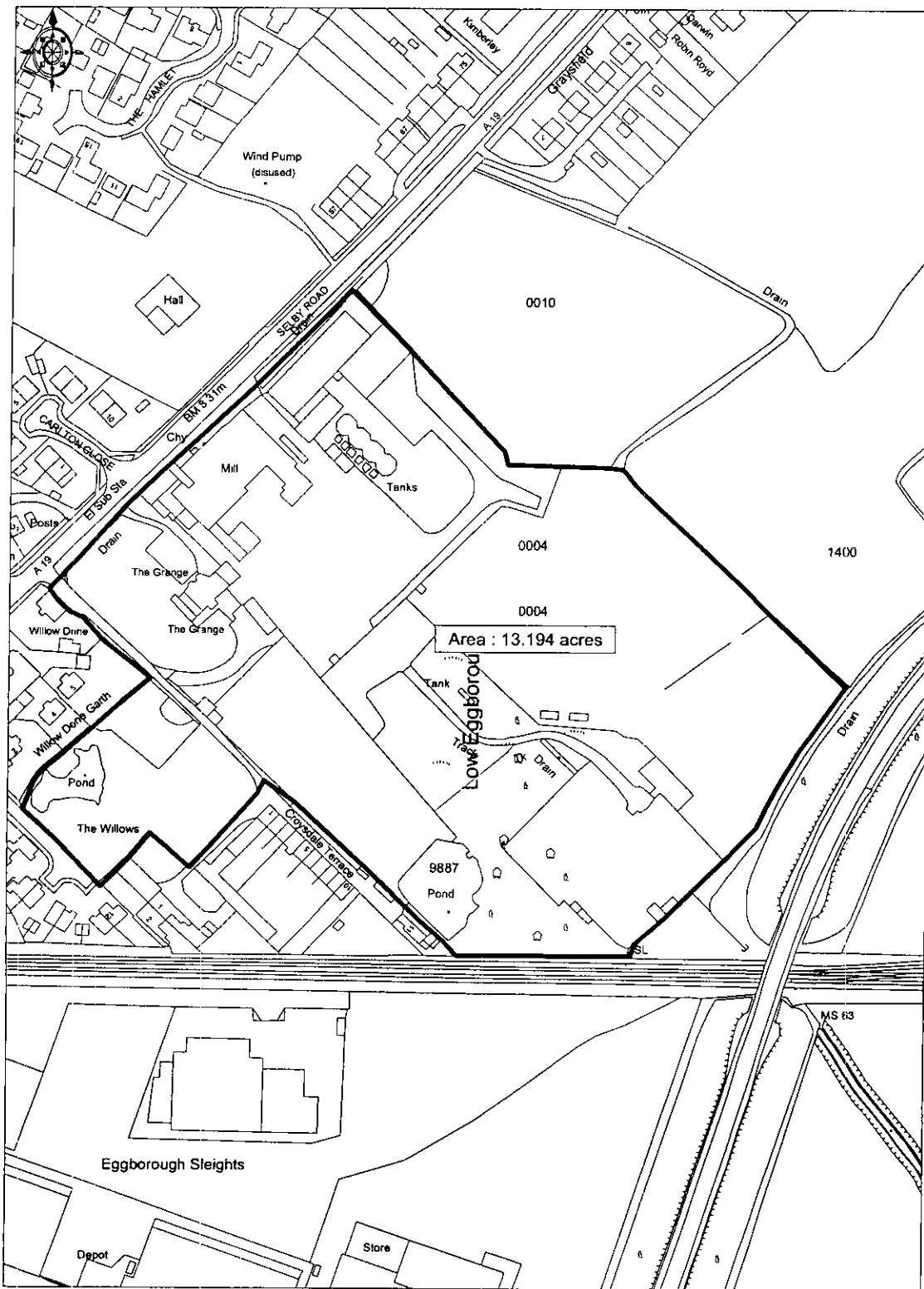
Dated 18/12/08

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.

Whitley Bridge, East Yorkshire



Ordnance Survey

© Crown copyright 2006 All rights reserved Licence Number 100020449 Survey Scale - 1:2500 Plotted Scale - 1:2500

For Identification Purposes Only

SELBY DISTRICT COUNCIL PLANNING	
22 DEC 2006	15 JAN 2008
DATE RECEIVED & LOGGED	LAST REPLY DATE

victoria lawes

From: Barry, Michael [Michael.Barry@carterjonas.co.uk]
Sent: 18 December 2008 16:43
To: ldf
Subject: CS Consultation
Attachments: Selby CS - D Lapish.pdf

Sir/Madam

Please find enclosed representations to the Core Strategy Further Options submitted on behalf of Mr D Lapish.

Please note that a hard copy will follow in the post.


Please do not hesitate if you require any further information and it would be appreciated if you could confirm receipt of this e-mail.


Regards

Michael Barry

Michael Barry BA MSc MRTPI
Planner
For and on behalf of Carter Jonas LLP
Tel: 01423 707807
Fax: 01423 521373
Mob. 07713 101652



 [Click here](#) to access the latest Carter Jonas newsletters and publications

 Please consider the environment - do you really need to print this email?

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. Any views or opinions presented are solely those of Michael Barry and do not necessarily represent those of Carter Jonas LLP. If you are not the intended recipient be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited.

Although the firm operates anti-virus programmes, it does not accept responsibility for any damage whatsoever that is caused by viruses being passed

Carter Jonas LLP is a Limited Liability corporate body which has "Members" and not "Partners". Any representative of Carter Jonas LLP described as "Partner" is a Member or an employee of Carter Jonas LLP and is not a "Partner" in a Partnership. The term Partner has been adopted, with effect from 01 May 2005, because it is an accepted way of referring to senior professionals.

Carter Jonas LLP
Place of Registration: England and Wales
Registration Number: OC304417
Address of Registered Office: 127 Mount Street, Mayfair, London. W1K 3NT

We consider that to ensure that proposal policies are robust and fully considered that there is a full assessment of all settlements, as the 600 population threshold appears to be plucked from the thin air and is not based on any particular planning presumption.

In particular we consider that the status of the village of Wormersley as a 'Secondary Village' should be reviewed.

The most recent Census indicated that the village contained a population of 363, services here include a convenience store, church, village hall, primary school and a regular bus service to major employment centers, higher order services and educational facilities.

As such we are satisfied that the quantum of services and facilities are sufficient to support the reclassification of this settlement to Primary Village so that some housing growth can be accommodated to help sustain these services for the future. As such we ask that the Council give serious consideration to this and assess its suitability for its upgrading to the status of 'Primary Village'.

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?

Notwithstanding the above, we have considerable concerns over the decision of the Council to prevent all future market housing development in the Secondary Villages which we consider to run contrary to PPS7, PPS3 and RSS Guidance.

Government Guidance and Regional Policy, while supporting the focusing of housing development to larger, more sustainable settlements, also offers support for modest development in other smaller settlements to meet the needs of communities and the marketplace. Paragraph 30 of PPS3 supports and appreciates the importance of housing development in small rural settlements and supports innovative approaches through which this housing can be delivered. It states:

'In providing for affordable housing in rural communities, where opportunities for delivering affordable housing that contributes to the creation and maintenance of sustainable rural communities in market towns and villages. This requires planning at local and regional level adopting a positive and pro-active approach which is informed by evidence, with clear targets for the delivery of rural affordable housing.'

Yet the Further Options Core Strategy suggests that no future market housing would be favored in these settlements and that only affordable housing exception schemes will be supported within the Secondary Villages. We do not consider this approach to be viable as it ignores the established links between market and affordable housing delivery.

145

Consequently we consider that there should be an uplift of the proportion of housing allocated to the 'Secondary Villages' to ensure the delivery of housing to meet the needs of these settlements. We suggest that in each of these settlements a single housing site should be identified to accommodate in the region of 6 homes of which at least 3 would be affordable. The delivery of these houses could be phased in such a way that they would come forward post 2012 or later. The allocation of 6 units on allocated sites to all 42 secondary villages of which at least 3 would be affordable would ensure the delivery of affordable housing to these settlements as the 'cross subsidy' would greatly enhance the deliverability of affordable housing in the parts of the District most in need of its provision.

As well as granting certainty over the delivery of affordable housing through the allocation of housing land, this approach would also ensure the best sites at these settlements would come forward for residential development, this is accordant with PPS3 and the aspirations and objectives of the SHLAA.

In accordance with PPS3 such a proposal would represent a positive and proactive step that would result in the controlled delivery of housing to meet the needs of local communities in all settlements. Reliance on the delivery of housing through affordable exceptions sites is not sustainable. It is significant that to date there has never been an affordable housing exceptions site delivered in Selby District.

This proposal would result in the allocation of land for 252 new homes across the district's 42 'Secondary Settlements' and would constitute 5.5% of the remaining housing to be allocated across Selby as set out in table 1.

While we accept that the largest proportion of housing development should be distributed to Selby we are concerned by the overt focusing of development to this singular settlement, facilitated by multiple large urban extensions.

We consider that the allocation of housing at Olympia Mills should be supported but object to suggestions that there will be multiple strategic extensions. Also, housing land should be accommodated on brownfield and greenfield sites in and around Selby and other nearby settlements forming part of the Area Action Plan Area, which can accommodate the growth of Selby while large scale extensions into the open countryside and flood plain could be avoided.

This represents a more sustainable, modest and considered approach towards development in Selby. A reduction in reliance on strategic extensions to Selby would result in there being some surplus housing available to distribute to and help underpin the role of the 'Secondary Villages' and indeed other sustainable settlements throughout the district.

Comment in the background paper used to justify this focusing of development to Selby suggests that Selby is best positioned to accommodate the affordable housing requirements of the district owing to its central location are not appropriate. Local affordable housing requirement/needs generated in the rural settlements of the district should be accommodated locally.

As such we consider that the 252 homes required to facilitate the delivery of a sustainable and mixed housing supply throughout the Secondary Villages could be drawn from the proposed urban extensions to Selby, this represents a minor reduction in the overall proportion of housing to be accommodated in this settlement but would create significant net benefit's for the district's rural communities.

For a 'Further Options' document it appears devoid of real options, PPS3 identifies urban extensions as just one part of the Strategic Planning Toolkit to be considered. We do not consider however that any real consideration of other options has been made and they have not been put to stakeholders for comment. We consider this to be a prejudicial approach and consider that the Council should comprehensively review the options put forward in this instance.

Due to this lack of options for consideration as alternatives we are concerned that elements of this seemingly preferred option set out in Table 1 are in conflict with the aspirations of PPS12 and we would suggest that the Council consider reissuing this consultation to seek the view of respondents on proportion of housing to be distributed to various settlements across the District.

Furthermore we ask that any uplift in the level of housing to provided in Selby District as part of the Review process to the RSS should be distributed in such a way that it will contribute to the sustainable growth of housing throughout the district

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

We would consider that the proportion of housing in Tadcaster is too low bearing in mind the settlements function and the quantum of employment opportunities there.

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

We consider that the quantum of housing in Sherburn in Elmet is too great and disproportionate to a settlement of its size.

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)

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

145

Any other comments?

As we have explained, we have concerns about the over reliance on strategic extensions to Selby in policy proposals. We consider that housing throughout the Area Action Plan should be focused at the Olympia Mills strategic site and to a series of more modest brown and green field infill and rounding off sites within and adjoining Selby and the other settlements that create the Selby Area Action Plan Area. We consider that multiple Urban Extensions into the floodplain are unsustainable and most probably unviable given the present difficulties faced by the housing market.

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

We strongly object to this approach.

For the reasons examined in question 2, we consider that the adoption of this policy will have the effect of strangling the countryside of Selby and result in no housing being delivered in villages which have traditionally been locations where local housing needs are met.

In our response to question 2 we detail a planning policy mechanism through which limited growth can be accommodated within all settlements of the district in a manner which would not prejudice the primacy of Selby Town and the other preferred settlements.

We consider that in line with PPS7, options for the residential conversion of redundant rural buildings should be retained. Such a policy would support the process of rural diversification and would result in only limited housing over the RSS period.

Indeed to not include such a policy would conflict with the guidance contained in PPS7.

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

We oppose the proposed change to affordable housing thresholds as set out presently.

While we accept that Selby like all other districts has a high level of affordable housing need we do not consider that there is adequate evidence to justify such a reduction in affordable housing thresholds.

PPS3 states that 15 units is the indicative national site size threshold, however that Local Planning Authorities can set lower minimum thresholds where viable and practical (paragraph 29). Lowering thresholds in this manner is an exceptional measure and when it is sought Local Planning Authorities must ensure that it is robustly justified. Although the Council has provided some justification we do not consider it to go far enough to underpin such changes.

We are concerned at the failure of the Local Planning Authority to test the viability of the proposed changes to affordable housing thresholds. We consider that if this proposal is carried forward into future drafts of the Core Strategy, the Local Planning Authority should test the proposals' viability or otherwise emerging policy would conflict with PPS3 guidance.

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

As above we object steps to extract money from developers through commuted sums as in our response to question 5 the Council have failed to provide justification or more important, viability information to support such a step.

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?

We support the location of a strategic employment site at Site G, Olympia Park. This is a sustainable location for such a strategic extension close to the railway station, town centre and housing. A key premise of both the RSS and PPS3 is the linking of jobs and homes together with focusing development to existing transport links whenever possible. We are of the view that this presents the most logical location for a major employment site.

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)**
- B - 'Existing employment premises should be protected from redevelopment where there is evidence of market need.' (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)**
- D - 'New housing development should be balanced with an appropriate level of new business development.' (Agree)**

Any other comments?

We have no further comments at this stage.

145

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?

Provided it does not harm the viability of the major proposal in question we would have no difficulty supporting such a proposal. However we consider that a more appropriate and achievable aim would be a greater onus on building efficiency and sustainability.

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 x
- Cycle and walking infrastructure x
- Education x
- Green infrastructure x
- Health
- Public Realm x
- Rail and Bus infrastructure x
- Recreation open space x
- Recycling x
- Road infrastructure x

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

We support measures to create a more focused and sustainable green infrastructure, however this should be combined with a full appraisal of existing green allocations.

As part of the LDF the Council should commit to a full review of existing allocations and consider the revision of local landscape designations, and in particular the retention of 'Strategic Countryside Gaps' favored within the current Local Plan.

The retention of such non-statutory designations should undergo considered review as in many instances their designation has been broad brush and non-specific and has resulted in suitable potential development sites being left inappropriately constrained. A central tenant of PPS3 is that the best and most sustainable of development sites are delivered, this approach is a key motivation behind the SHLAA.

Consequently we consider that rather those unwieldy and artificial planning policy designations, the Council should favour the use of focused and high quality green infrastructure to assist the setting, image and connectivity of the district's landscape and settlements and as part of this process review existing designations.

Q12. Housing Mix

We consider that as per PPS3 the mix of housing delivered in Selby be of a type that meets the needs of the housing market as identified by a Strategic Housing Market Assessment.

We consider that this formative stage of the Core Strategy should be informed by such an assessment and we consider that as a matter of urgency the Council commence work on the preparation of such a document and call for its findings to be reflected in and to underpin emerging housing policy.

Q13. Gypsies and Travellers

Of the options proposed we would be most supportive of option A. We consider that sites should be distributed across the district with particular focus on those locations of greatest need.

Q14. Site Details

We consider that sites should be of a type to allow the greatest flexibility. As such we would support Option B of those listed.

Q15. Travelling Showpeople

Accommodation should be put in the most sustainable locations which would be the main settlements.

Q16 Other Comments

General Comment

In conjunction with the comments provided above we have a number of fundamental concerns over the Further Options Core Strategy.

Firstly we consider that the Core Strategy has been undermined by the failure of the Council to set the context in which this document is set in respect to the RSS, Community Strategy, Regional Economic Strategy, Physical Constraints and perhaps most significantly the socio-economic context of the district. We consider that this 'framing' process is very important and should provide the bedrock from which the Core Strategy flows.

Secondly, we consider that the Core Strategy should set out clear aims and aspirations and a consideration should be made of how each policy works towards the meeting of these aims.

This has not been done and, in the absence of such, policy proposals can be considered to lie within a contextual void.

As an 'Options' consultation document there is a marked absence of real options proposed. PPS12 suggests that from the outset stakeholders are given the opportunity to provide comment on the main options, yet there appears to be a conspicuous absence of real options for consideration as most of the principal decisions have been made by Council in the 'Background' papers. It appears that the Council have decided to forgo the sustainable and modest future growth of the 'Secondary Villages' so it can accommodate a number of large scale urban extensions to Selby. Very limited housing development, we are proposing the focusing of housing to single site's with 6 units, would have a major impact on the sustainability of the smallest villages of the district and we consider that this is an option which should be assessed as part of the Core Strategy Process.

We note that the evidence base underpinning the assumptions of the Further Options is underdeveloped, fundamental information like that carried in the SHLAA, Housing Market Assessment and Viability testing of affordable housing policy need to be all undertaken to aid and support emerging planning policy.

Green Belt

We note and are disappointed that throughout the Further Options Core Strategy no reference to or explanation of the issues relating to the Green Belt has been provided. Much of the western sector of the District is constrained by the West Yorkshire Green Belt and as such this should be a major consideration in the development of policy.

In line with paragraph 2.12 of PPG2 the preparation of the Core Strategy is an opportunity to consider possible revisions to the defined Green Belt boundary, guidance states that local authorities *should satisfy themselves that Green Belt boundaries will not need to be altered at the end of the plan period*. This is especially important when we remember the context created by the Update of the Regional Spatial Strategy and implications this will have on the delivery of housing in the Leeds City Region in which much of the Selby Green Belt lies within.

As well as facilitating development beyond the 2026 period, a review will provide an opportunity to remove areas of Green Belt which fail to meet the purpose of their being located within it like farm complexes and washed over settlements that affect its openness and do not contribute to its function. This will also present an opportunity to release sites required to accommodate housing demand.

In line with PPS3 and the SHLAA process, a review of the Green Belt and a review of the status of some sites will provide certainty that the best and most sustainable sites are coming forward for development.

It is equally important that as well as around the larger settlements the review process also has regard to smaller settlements which for the reasons we have set out should be permitted to have some housing with suitable sites identified and allocated.

145

Conclusion

I hope that you find these comments helpful and we look forward to opportunities to be involved with emerging policy in greater detail at a later stage.

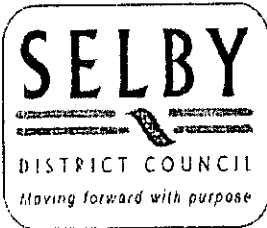
Yours sincerely



MICHAEL BARRY BA (Hons) MSc MRTPI
Planner
For and on behalf of Carter Jonas LLP

Enc.

cc. Mr D Lapish



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



Office use
Ackd
ID No 145

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	MR D LAPISH	Name	
Organisation		Organisation	CARTER JONAS LLP
Address	C/O AGENT	Address	13-15 ALBERT ST HARROGATE
Postcode		Postcode	HG1 1JX
Tel		Tel	01423 707807
Fax		Fax	
Email		Email	m

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.

PLEASE SEE ENCLOSED LETTER

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**

PLEASE SEE ENCLOSED LETTER

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

PLEASE SEE ENCLOSED LETTER

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

PLEASE SEE ENCLOSED LETTER

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)

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

Any other comments?

PLEASE SEE ENCLOSED LETTER

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

PLEASE SEE ENCLOSED LETTER

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.

PLEASE SEE ENCLOSED LETTER

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

PLEASE SEE ENCLOSED LETTER

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?

PLEASE SEE ENCLOSED LETTER

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?

PLEASE SEE ENCLOSED LETTER

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?

PLEASE SEE ENCLOSED LETTER

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.

- | | |
|-------------------------------------|----------------------------------|
| <input type="checkbox"/> | Broadband |
| <input checked="" type="checkbox"/> | Community Facilities |
| <input checked="" type="checkbox"/> | Cycle and walking infrastructure |
| <input checked="" type="checkbox"/> | Education |
| <input checked="" type="checkbox"/> | Green infrastructure |
| <input type="checkbox"/> | Health |
| <input checked="" type="checkbox"/> | Public Realm |
| <input checked="" type="checkbox"/> | Rail and Bus infrastructure |
| <input checked="" type="checkbox"/> | Recreation open space |
| <input checked="" type="checkbox"/> | Recycling |
| <input checked="" type="checkbox"/> | Road infrastructure |
| <input checked="" type="checkbox"/> | Other (please specify) |

Green Infrastructure

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

PLEASE SEE ENCLOSED LETTER

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~~

PLEASE SEE ENCLOSED LETTER

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

PLEASE SEE ENCLOSED LETTER

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.

PLEASE SEE ENCLOSED LETTER

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 SEE ENCLOSED LETTER

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)

PLEASE SEE ENCLOSED LETTER

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 17/12/08

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.

146

victoria lawes

From: alex.willis@atisreal.com
Sent: 18 December 2008 16:48
To: ldf
Cc: AMurray@ukcoal.com; DArmstrong-Payne@ukcoal.com
Subject: Selby LDF Core Strategy Further Options - Representations on behalf of Harworth Estates
Attachments: Selby Consultation Questionnaire 18.12.08.pdf; R ADW Reps to Selby LDF Core Strategy 181208 Final.pdf

Dear Sir / Madam

Please see attached report and form.

Please could you confirm receipt by return email?

Kind regards

Alex Willis

Consulting

ATISREAL LIMITED

Belgrave House

Bank Street

Sheffield

S1 2DR

Tel: 0114 241 2210

Fax: 0114 275 2565

<<Selby Consultation Questionnaire 18.12.08.pdf>> <<R ADW Reps to Selby LDF Core Strategy 181208 Final.pdf>>

Disclaimer:

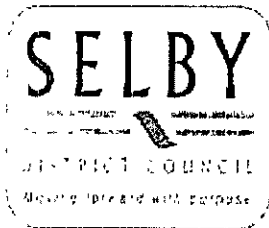
This email is confidential to the ordinary user of the email address to which it was addressed and may contain privileged information. If you are not the intended recipient, please notify the sender on 020 7338 4000 and delete the message without copying or using for any purpose as to do so may be unlawful.

Email is an informal method of communication and is subject to possible data corruption, either accidentally

18/12/2008

or on purpose. For these reasons it will normally be inappropriate to rely on important information contained on email without obtaining written confirmation, except where we have specifically agreed with you a system of electronic reporting. When addressed to a client of Atisreal Limited (registered number 4176965) any opinions or advice contained in an e-mail are subject to the terms, conditions and limitations of our engagement.

Please visit our Website at: <http://www.atisreal.co.uk>



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



Office use
Ackd
ID No

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	ADAM MURRAY	Name	ALEX WILLIS
Organisation	MARWORTH ESTATES	Organisation	ATISREAL
Address	MARWORTH PARK BELTON ROAD MARWORTH DONCASTER DN11 8D3	Address	BELGRAVE HOWE BANK STREET SHEFFIELD S1 2DR
Postcode		Postcode	
Tel		Tel	0114 241 2210
Fax		Fax	0114 273 2565
Email		Email	alex.willis@atisreal.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.

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**

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.

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
- () Site B – West of Wistow Road
- () Site C – Bondgate/Monk Lane
- () Site D – Olympia Mills
- () Site E – Baffam Lane
- () Site F – Foxhill Lane/Brackenhill Lane

Any other comments?

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

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.

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

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?

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?

PLEASE SEE SUPPORTING REPRESENTATIONS

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?

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?

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

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)

PLEASE SEE SUPPORTING REPRESENTATIONS

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 18/12/2008

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.

Representations to the Selby Local Development Framework Core Strategy Further Options Report

Prepared for



A division of UK COAL PLC

December 2008

Contents

	Page No
1 Introduction	1
2 Site Information	3
3. Representations	18
4. Conclusion	21

1 Introduction

1.1 Harworth Estates, the Property Division of UK Coal Plc, are a significant land owner across the United Kingdom, the Yorkshire and Humber region and the Selby district (see Appendix A – plan below). Harworth Estates are committed to investing in their land holdings to bring them forward for beneficial regeneration schemes including employment, residential, open space and leisure/tourism uses.

1.2 Within the Selby district, Harworth Estates' land holdings include:

- The former Gascoigne Wood Disposal Point (the Gascoigne Wood site);
- Riccall Business Park (the Riccall site);
- The former Stillingfleet Mine Site (the Stillingfleet site);
- Whitemoor Business Park (the Whitemoor site); and
- The former Wistow Mine Site (the Wistow site).

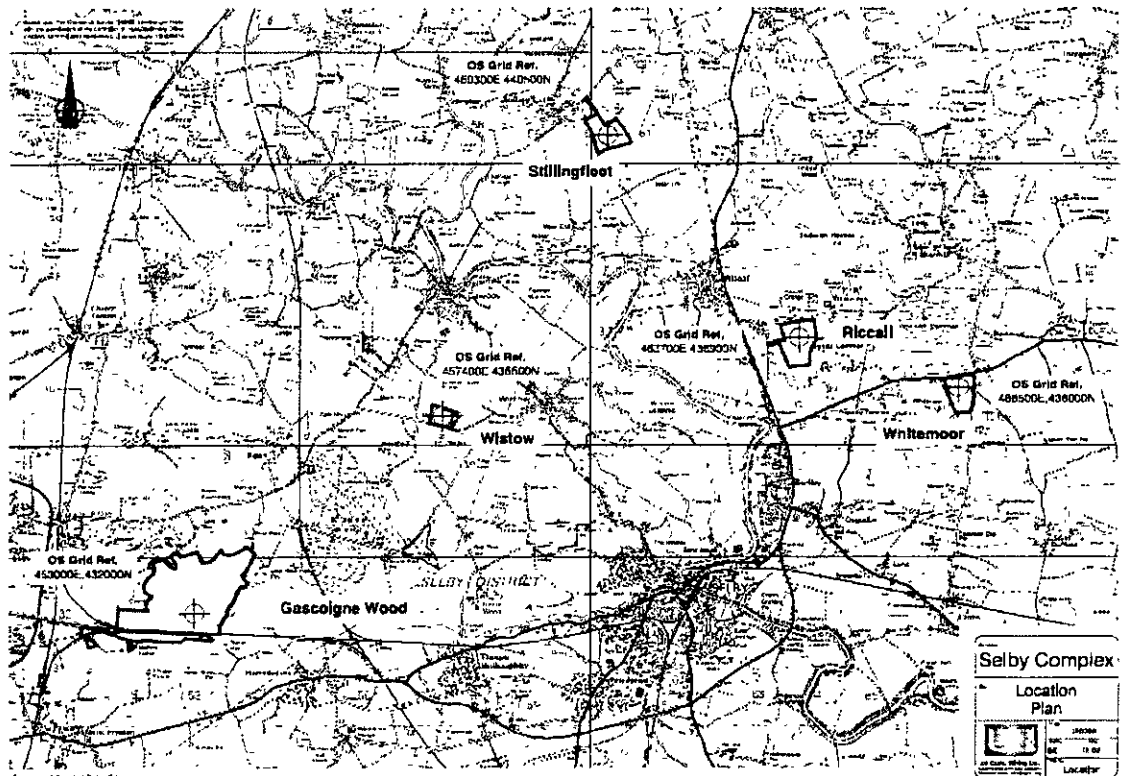


Figure 1 – Location Plan of Harworth Estates' Land Holdings in Selby

1.3 Harworth Estates' land holdings in Selby are all established employment sites, being former surface mine and coal disposal point sites respectively, with three (Gascoigne Wood, Riccall and Whitemoor) recently being granted planning permission for employment reuse.

1.4 All five sites are significant economic, environmental and social assets within the Selby district, which offer a major opportunity for the company to work with Selby District Council and other key stakeholders to assist in meeting the aspirations for employment growth in the district. More specifically, the sites offer the potential to contribute to addressing some of the district's economic problems in terms of:

- Out commuting of residents;

- Lack of rural employment opportunities;
- The significant proportion of potential employment land which is constrained by flood risk;
- Encouraging energy efficient forms in terms of development and renewable forms of energy; and
- Affordability and flexibility in terms of occupation of employment space.

1.5 In light of the above, Harworth Estates' representations to the Selby Local Development Framework (LDF) Core Strategy Preferred Options Report are set out under the following headings:

- Site Information;
- Representations; and
- Conclusion.

1.6 The next section sets out more detailed information Harworth Estates' land holdings in Selby.

2 Site Information

2.1 More detailed information on each of Harworth Estates' land holdings is set out below.

2.2 Gascoigne Wood

- **Description** – The Gascoigne Wood site is located to the west of the Selby district. It is approximately 3km (2 miles) by road from the local service centre of Sherburn in Elmet, and immediately adjacent to the Sherburn industrial estate. It is connected to the wider road network by the B1222 and A162 which connects to the A63 and A1 approximately 10 kilometres (6 miles to the west). The Gascoigne Wood site is also located outside the Environment Agency's defined flood zone.

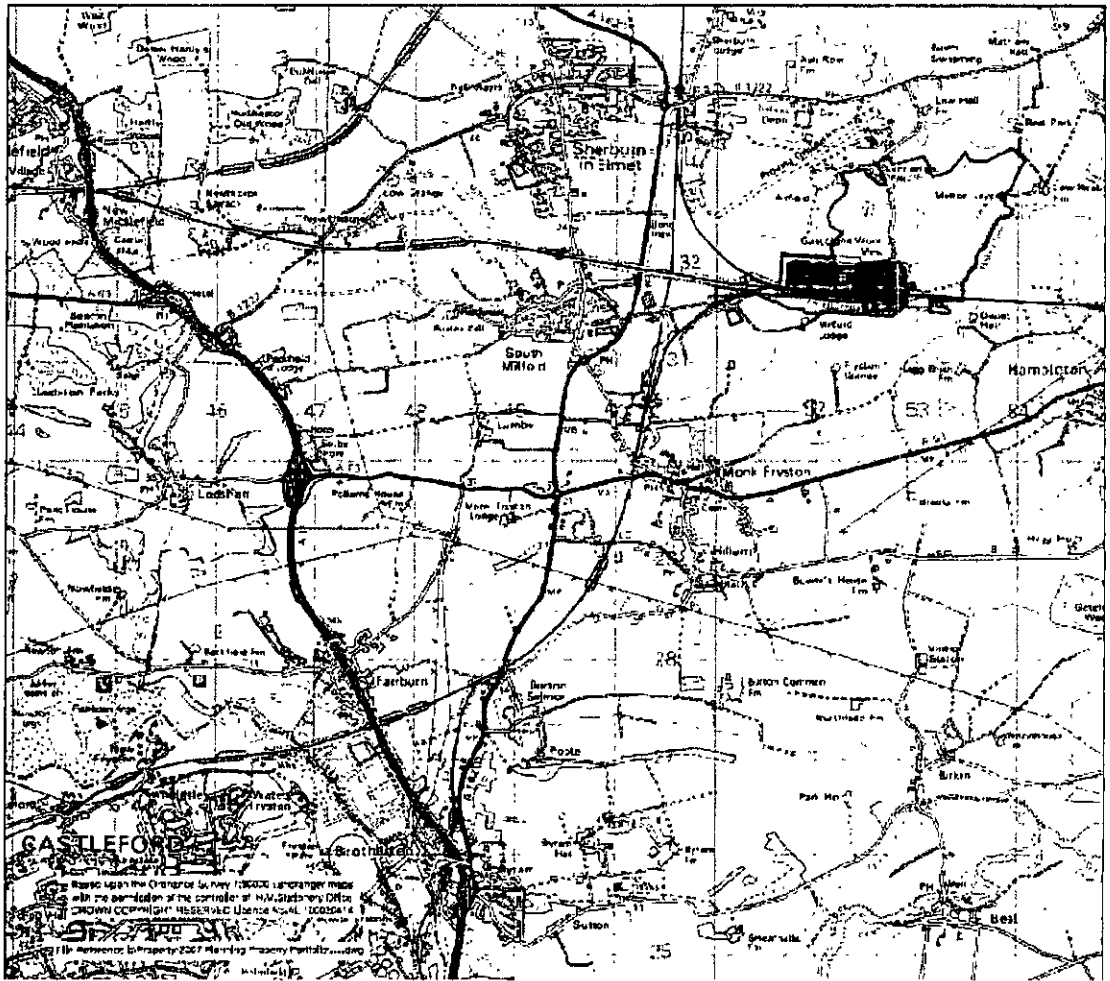


Figure 2 – Location Plan of Harworth Estates' Gascoigne Wood site

Harworth Estates' land holding at Gascoigne Wood extends to approximately 67 hectares (166 acres), of which approximately 40 hectares (99 acres) comprises operational area. The existing buildings at the Gascoigne Wood site have an approximate floor area of 250,000 sq. ft. These are complimented by significant road ways, infrastructure and landscaping provision. Integral to the infrastructure provision is the significant on site power supply and the extensive rail sidings and infrastructure, which allow access to the local and national rail network.

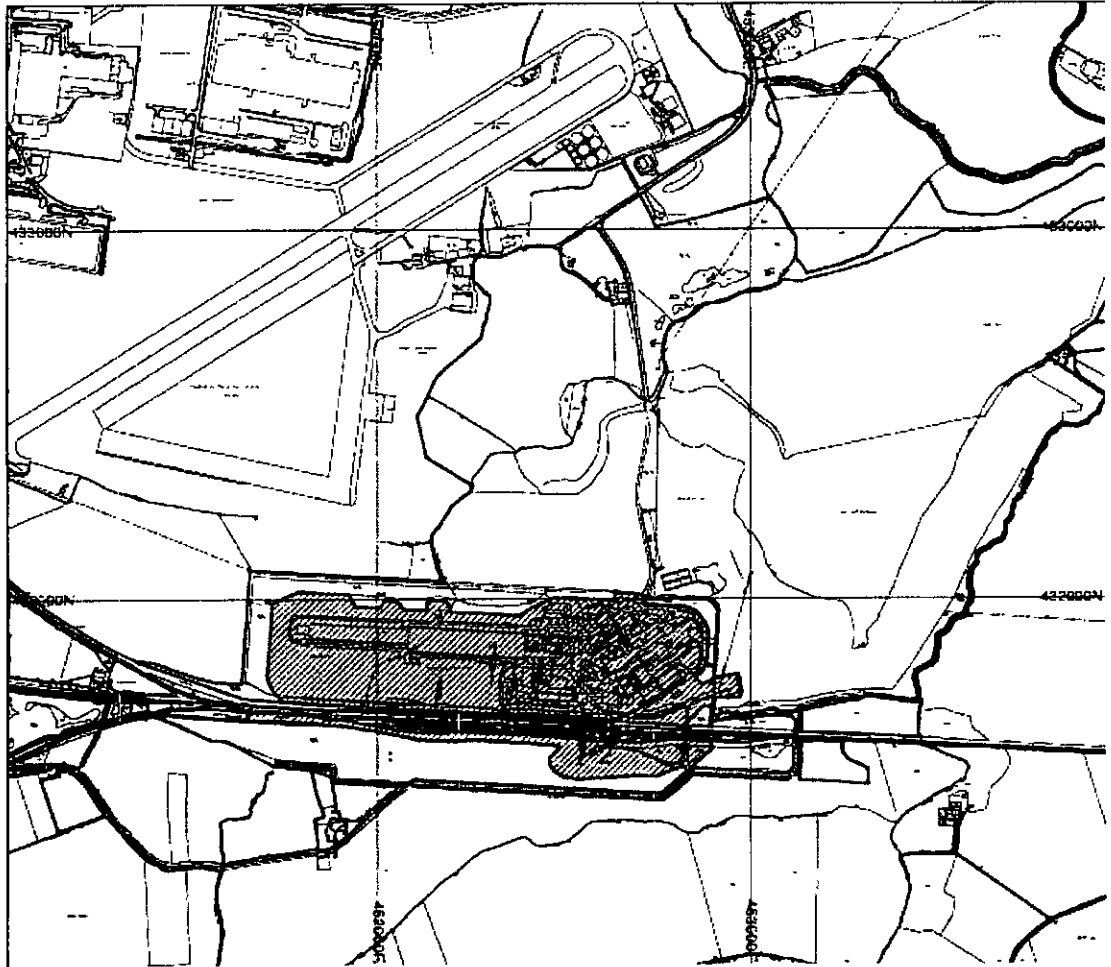


Figure 3 – Site Plan of Harworth Estates' Gascoigne Wood site

- **Current Status** – Planning permission was granted in 2007 for the employment reuse of the existing buildings and infrastructure at the Gascoigne Wood site linked to the rail sidings and infrastructure. Following this, approximately 210,000 sq. ft. of the buildings was let to British Gypsum earlier this year. British Gypsum intend to use the existing industrial shed to store building materials transported by train from the adjacent Drax power station. This letting demonstrates the continued demand for rail linked employment facilities, and the growing importance of rail distribution in the UK.



Figure 4 – Aerial Photograph of Harworth Estates' Gascoigne Wood site

- **Aspirations** – Harworth Estates' intend to continue to operate the Gascoigne Wood site as a rail linked employment hub, and are considering the potential for future redevelopment, to expand the facilities and promote the more sustainable movement of goods by rail.

2.3 Riccall

- **Description** – The Riccall site is located to the north of the Selby District. It is approximately 2 kilometres (1 mile) to the south of the primary village of Riccall and approximately 6 kilometres (4 miles) to the north of Selby town centre. It is located immediately to the east of the A19, which connects with York and the A64 to the north, and Selby, the A63 and M62 to the south. The Riccall site is located outside the Environment Agency's defined flood zone.

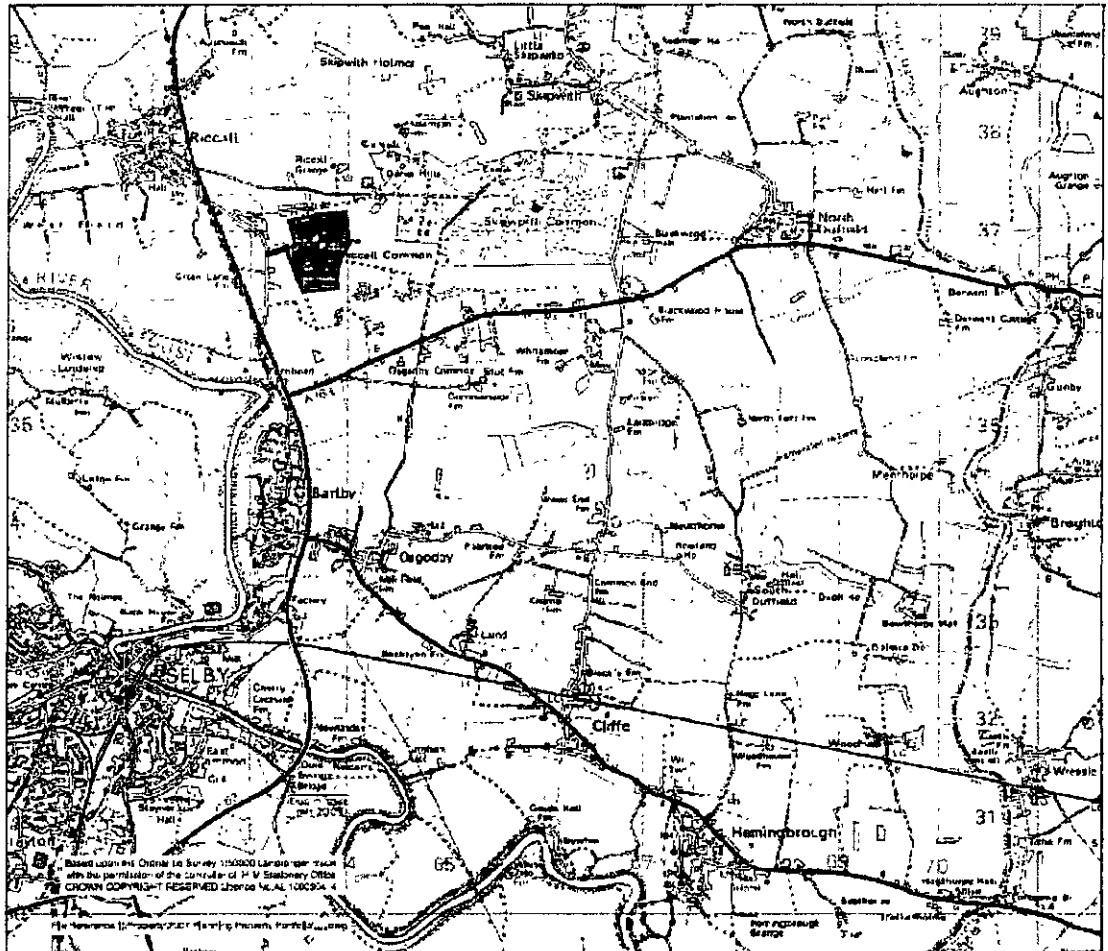


Figure 5 – Location Plan of Harworth Estates' Riccall site

Harworth Estates' land ownership at Riccall extends to approximately 42 hectares (104 acres), approximately 9 hectares (22 acres) of which has been converted to a mixed use business park of office and industrial units. The buildings at the Riccall site have an approximate floor area of 74,000 sq.ft. linked to the significant road ways, infrastructure and landscaping provision. The on site infrastructure provision includes a significant electricity supply, telecommunications connections, water supply, sewage treatment plant, and oil and grit surface water run off interceptor.

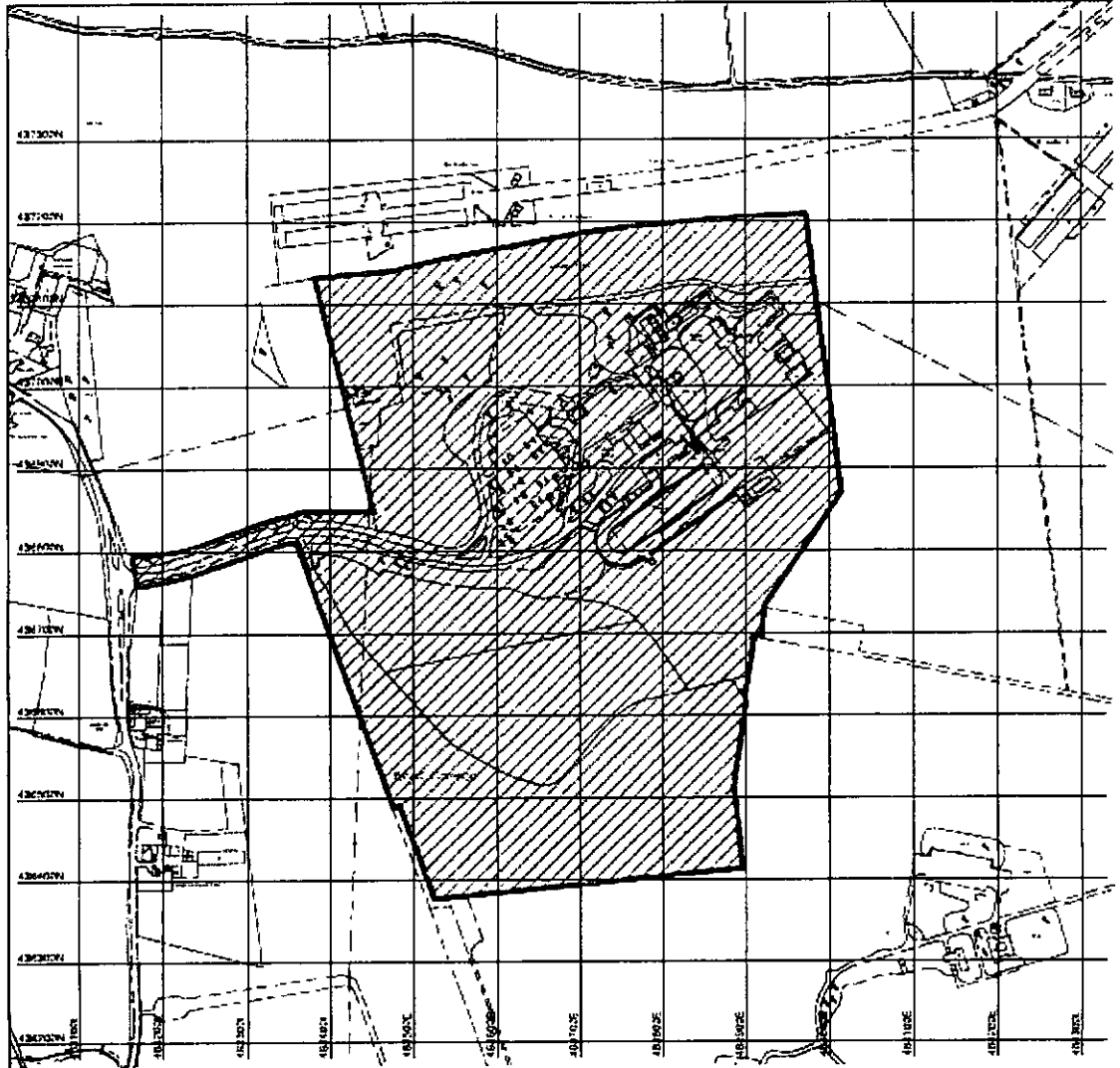


Figure 6 – Site Plan of Harworth Estates' Riccall site

- **Current Status** – Planning permission was granted in 2007 for the employment reuse of the buildings and infrastructure at the Riccall site. Following this, the office and industrial units have been let to a number of local businesses, resulting in the majority of these now being occupied. This illustrates the demand in the Selby District for the affordable, flexible employment provision on offer at the Riccall site, and particularly the significant existing electricity connection. The latter was integral to securing one of the site's principal tenants Bringate Welding.



Figure 7 – Aerial Photograph of Harworth Estates' Riccall site

- **Aspirations** – To continue to grow and develop the Riccall site as a successful local business park, with the potential for future redevelopment and expansion to meet local demand.

2.4 **Stillingfleet**

- **Description** – The Stillingfleet site is located to the north of the Selby district. It is approximately 5 kilometres to the east of Stillingfleet village, approximately 5 kilometres (3 miles) from the primary village of Escrick and approximately 12 kilometres (7 miles) south of York city centre. It is connected to the wider road network by the B1222 which connects with the A19 to the east. The Stillingfleet site is located outside the Environment Agency's defined flood zone.

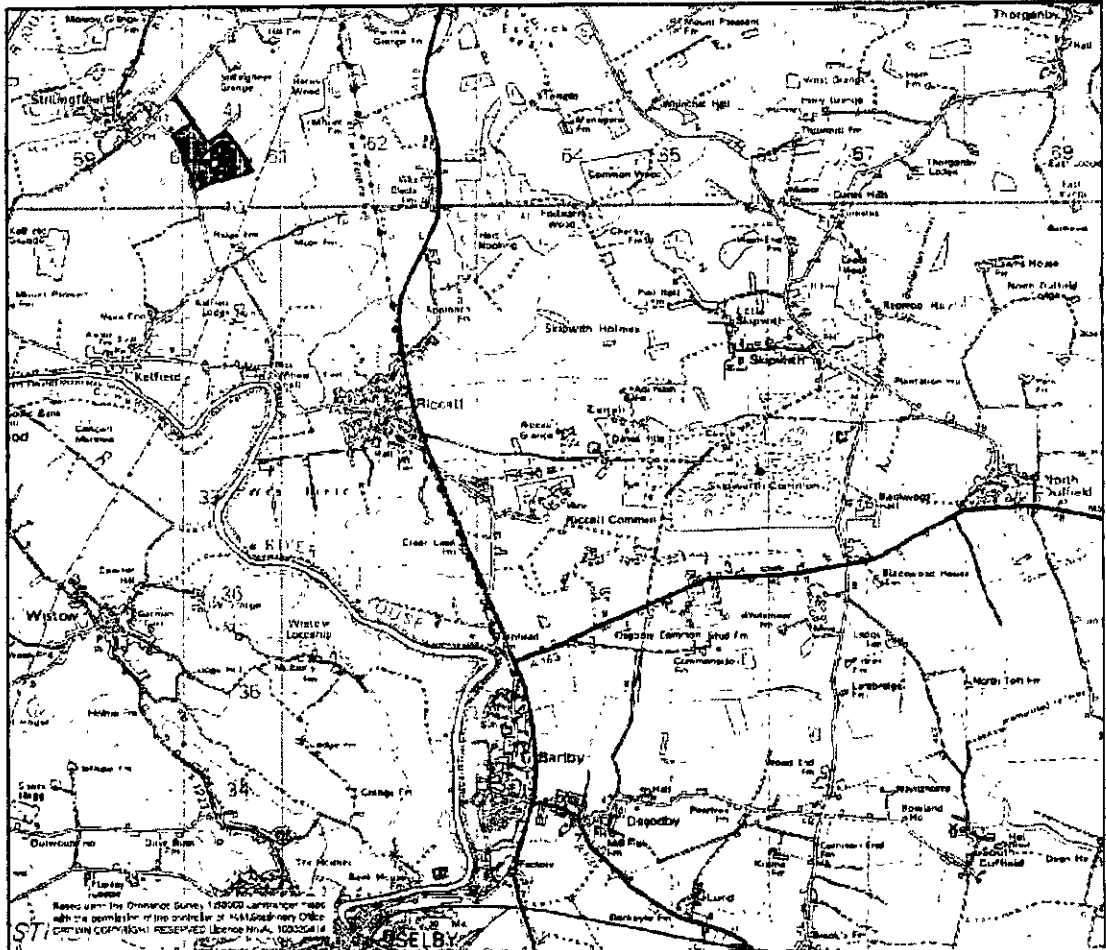


Figure 8 – Location Plan of Harworth Estates' Stillingfleet site

Harworth Estates' land ownership at the Stillingfleet site extends to approximately 32 ha (79 acres) in area, with an operational area of approximately 8 ha (20 acres). The buildings at the Stillingfleet site have an approximate floor area of 67,500 sq.ft. These are complimented by significant road ways, infrastructure and landscaping provision. The on site infrastructure includes a significant power supply, telecommunications connections, water supply, on site sewerage treatment plant and oil and grit surface water run off interceptor.

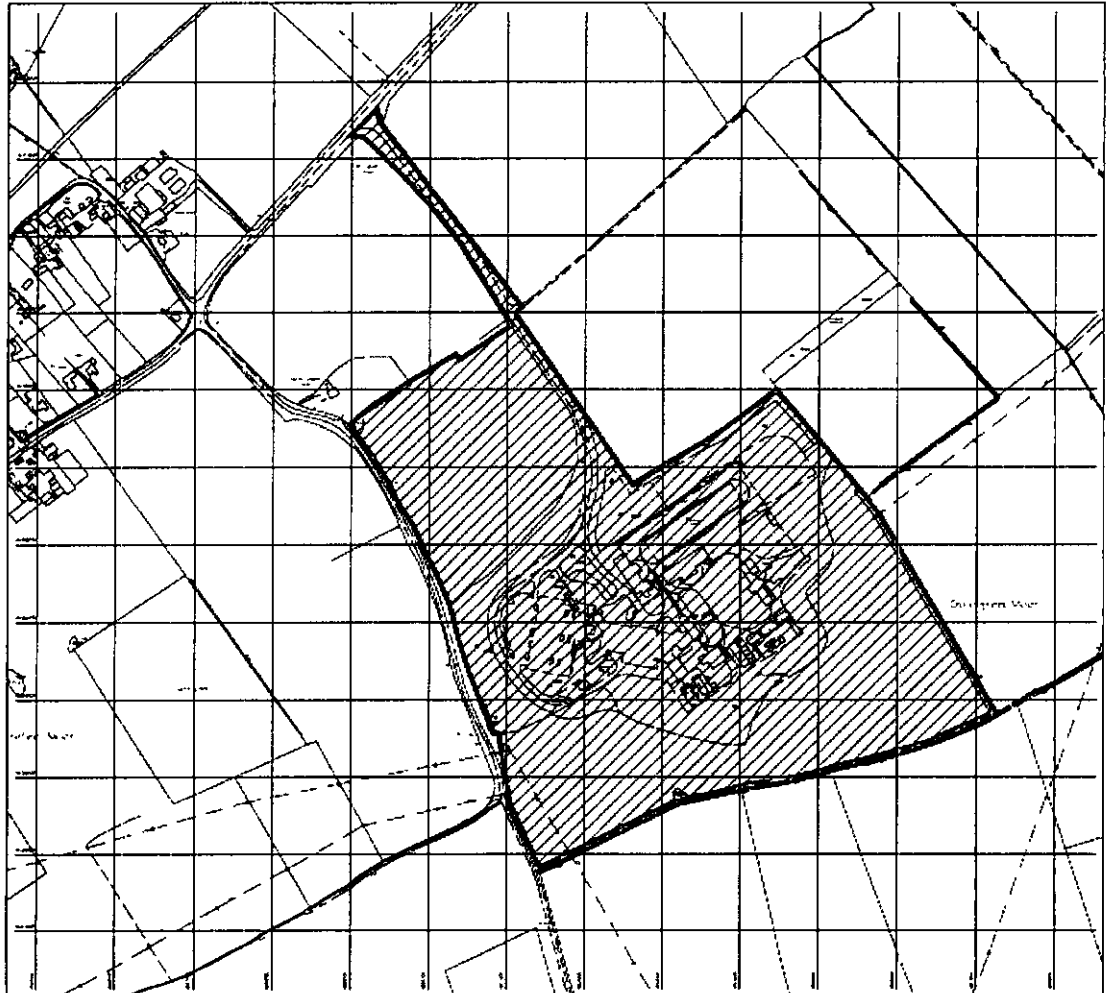


Figure 9 – Site Plan of Harworth Estates' Stillingfleet site

- **Current Status** – Planning permission was granted by North Yorkshire County Council in November 2006 for the installation of mine gas methane electricity generators until December 2016. This is linked to reuse of a number of existing buildings and the infrastructure at the Stillingfleet site. A Section 73A planning application was submitted to North Yorkshire County Council seeking additional time in which to consider the potential for the alternative more sustainable reuse of the remainder of the Stillingfleet site. This was refused in August 2008. Following this, Harworth Estates are currently considering an appeal against this refusal or the resubmission of the application to Selby District Council following legal advice that they should have been the determining authority.

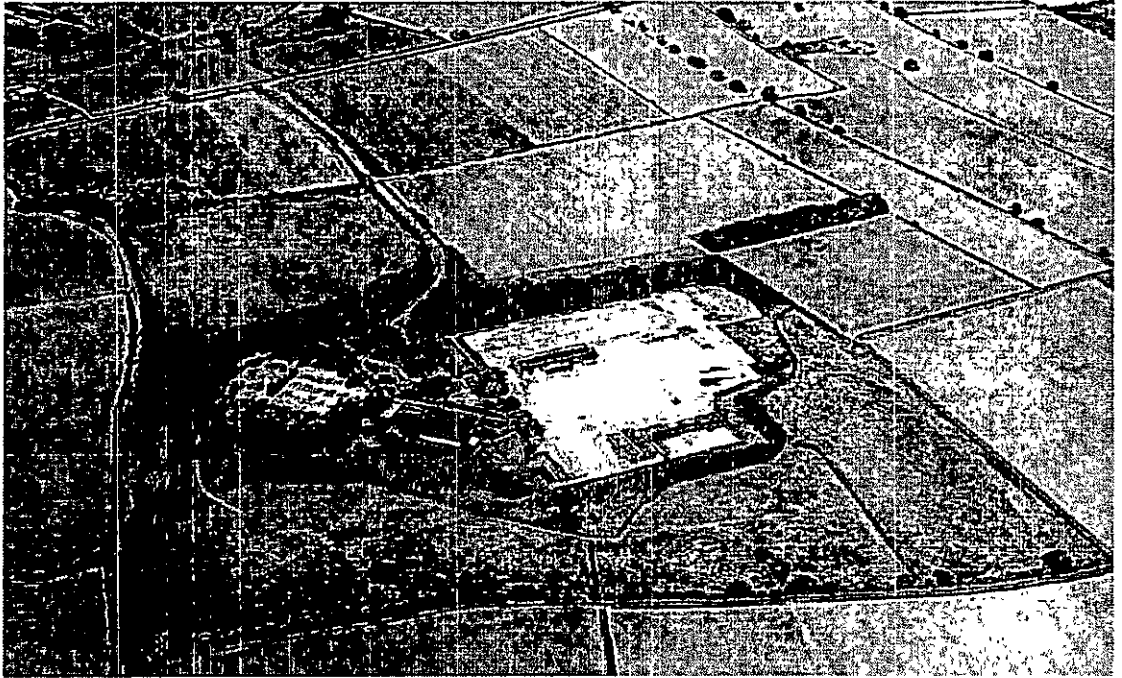


Figure 10 – Aerial Photograph of Harworth Estates' Stillingfleet site

- **Aspirations** – Harworth Estates' are currently investigating the potential for the alternative more sustainable reuse of the Stillingfleet site linked to the Mine Gas Methane Electricity Generation, and potentially other science / academic uses.

2.5 **Whitemoor**

- **Description** – The Whitemoor site is located to the east of the Selby district. It is approximately 6 kilometres (4 miles) east of the primary village of Barlby and approximately 9 kilometres (6 miles) north east of Selby town centre. It is connected to the wider road network via the A163 to the north which connects with the A19 to the west. The Whitemoor site is also located outside the Environment Agency's defined flood zone.



Figure 11 – Location Plan of Harworth Estates' Whitemoor site

Harworth Estates' land ownership at the Whitemoor site extends to approximately 20 hectares (50 acres) of which approximately 9 hectares (22 acres) has been converted to a mixed use business park of office and industrial units. The buildings at the Whitemoor site have an approximate floor area of 70,000 sq.ft. These are complimented by significant road ways, infrastructure and landscaping provision. The on site infrastructure includes a significant power supply, telecommunications connections, water supply, sewerage treatment plant and oil and grit surface water run off interceptor.

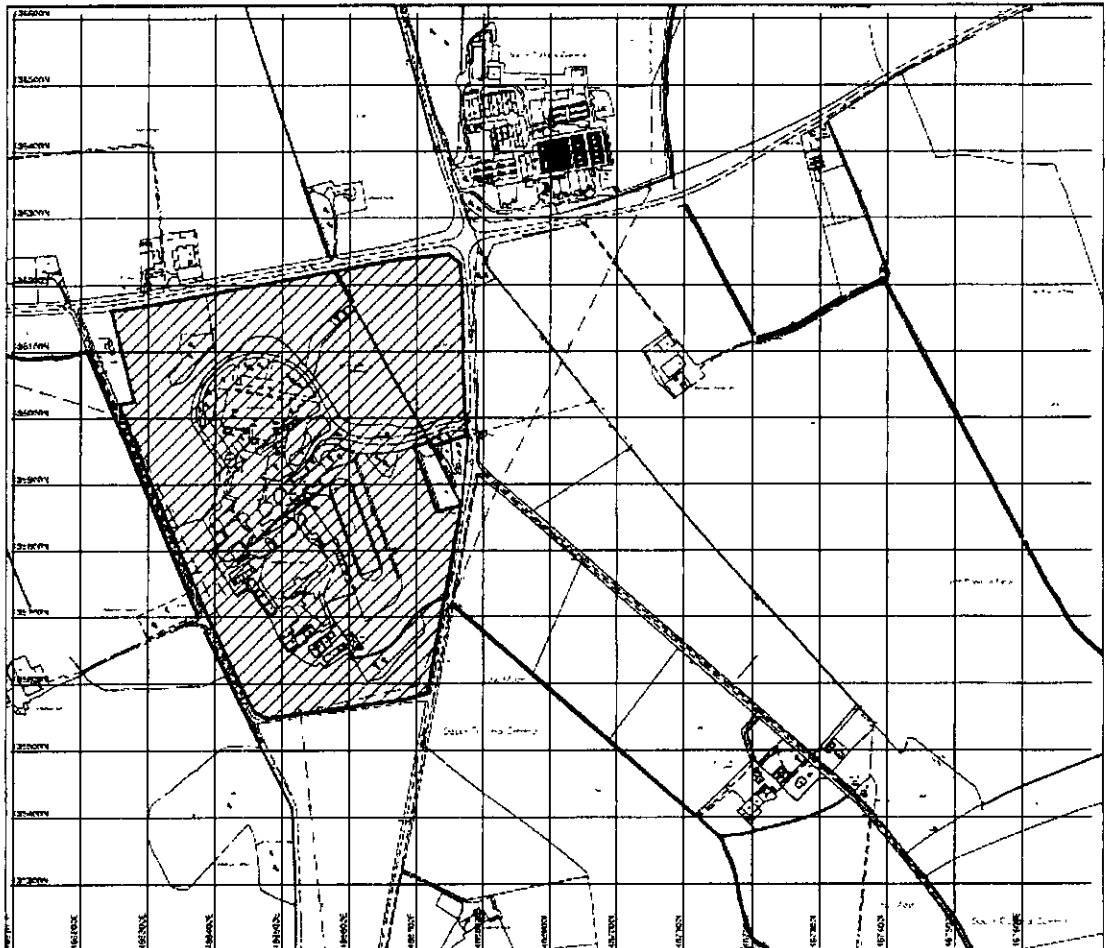


Figure 12 – Site Plan of Harworth Estates' Whitemoor site

- **Current Status** – Planning permission was granted in 1999 for the employment reuse of the buildings and infrastructure at the Whitemoor site. Following this the office and industrial units at the site have been let to a variety of local businesses, resulting in approximately 96% of the units currently being occupied. This illustrates the demand for the affordable, flexible office and industrial space on offer at the Whitemoor site in the Selby district, and particularly the significant power supply. The latter was integral to securing one of the site's principal tenants Ecoplas.

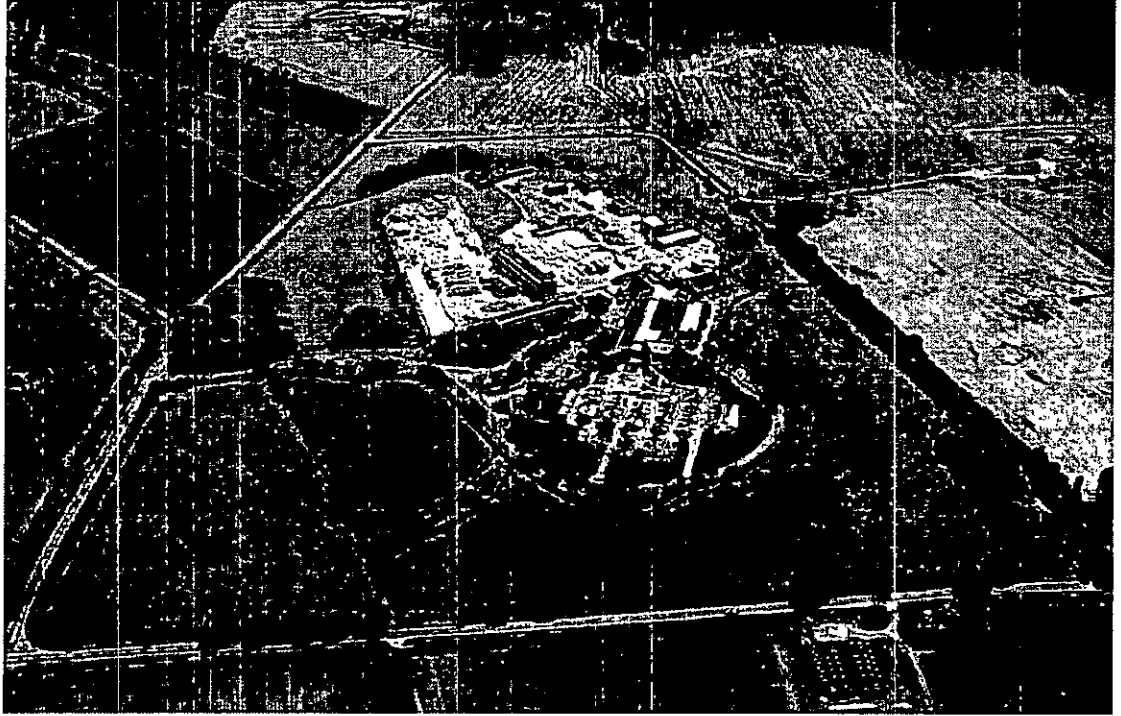


Figure 13 – Aerial Photograph of Harworth Estates' Whitemoor site

- **Aspirations** – To continue to grow and develop the Whitemoor site as a successful local business park, with the potential for future redevelopment and expansion to meet local demand.

2.6 Wistow

- **Description** – The Wistow site is located to the north of the Selby district. It is approximately 0.5 kilometres (1 mile) to the east of the primary village of Wistow and south of the primary village of Cawood respectively. It is approximately 9 kilometres (5 miles) to the east of the local service centre of Sherburn in Elmet. It is connected to the wider road network via the B1222 and A612 that connect to the A63 and A1 to the west. The Wistow site is also located outside the Environment Agency's defined flood zone.

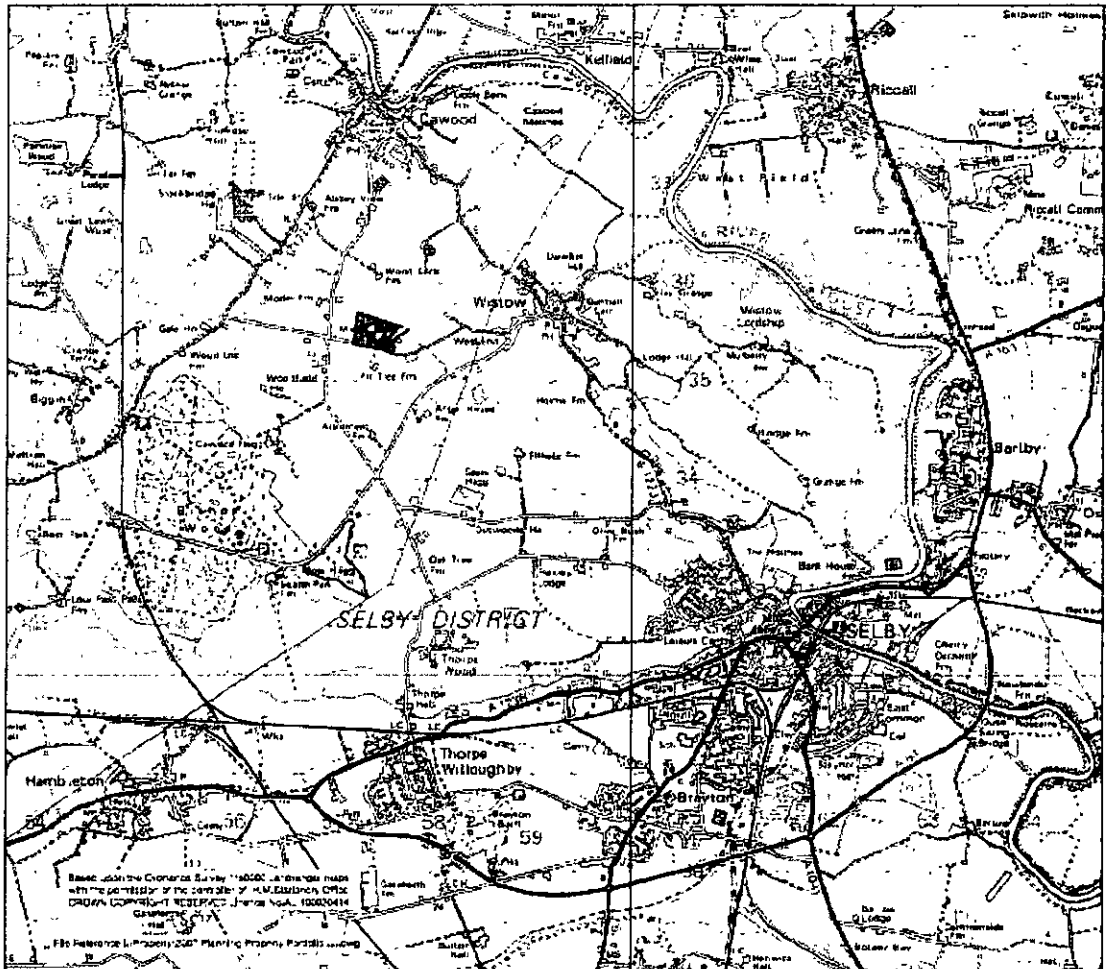


Figure 14 – Location Plan of Harworth Estates' Wistow site

Harworth Estates land ownership at the Wistow site extends to approximately 12 hectares (30 acres), of which approximately 6 hectares (15 acres) is operational land. The buildings at the Wistow site have an approximate floor area of 72,000 sq ft. These are complimented by significant roadways, infrastructure and landscaping provision. The onsite infrastructure provision at the Wistow site includes a significant power supply, telecommunications connections, water supply, on site sewerage treatment plant and oil and grit surface water run off interceptor.

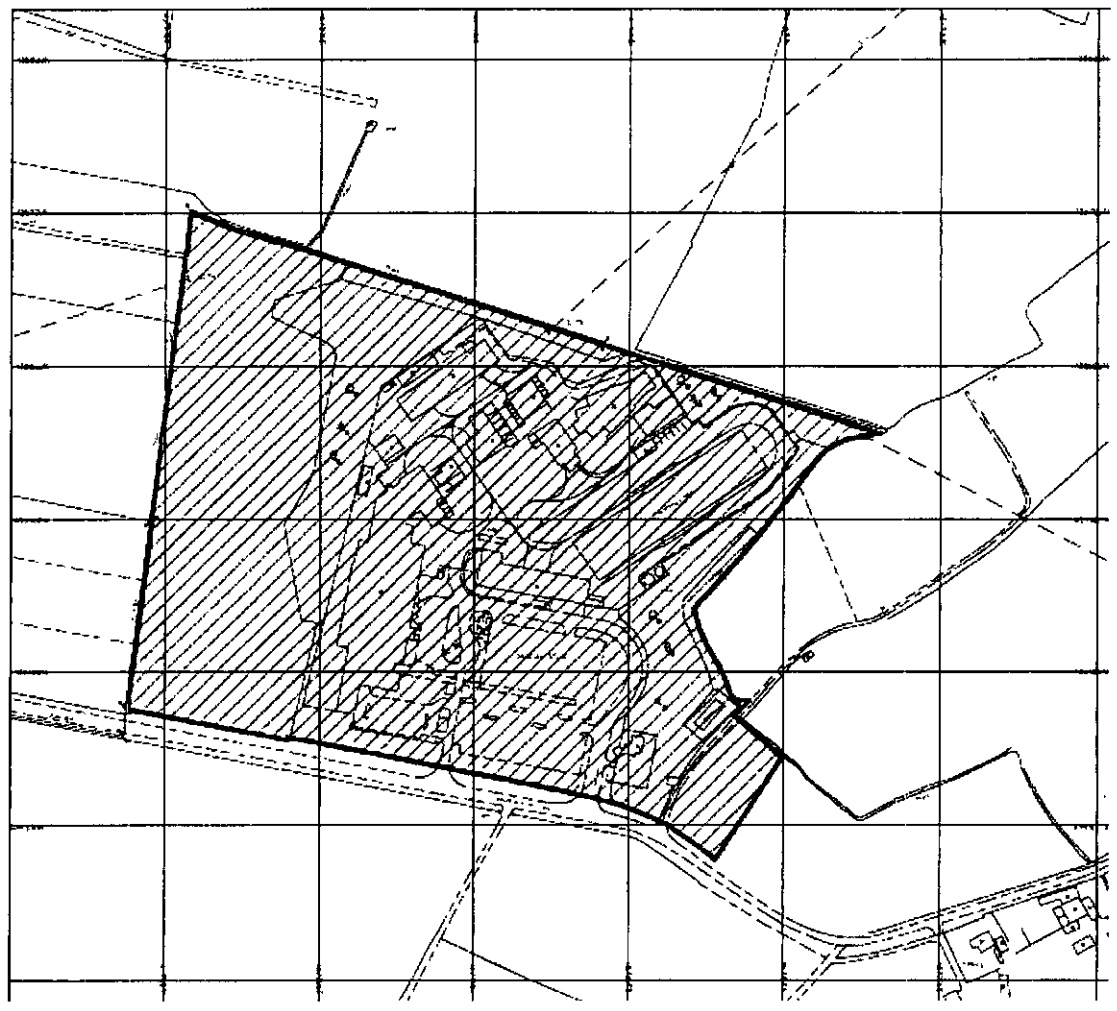


Figure 15 – Site Plan of Harworth Estates' Wistow site

- **Current status** - A Section 73A planning application was submitted to North Yorkshire County Council seeking additional time in which to consider the potential for the alternative more sustainable reuse of the Wistow site. This was refused by in August 2008. Following this, Harworth Estates are currently considering an appeal against this refusal or the resubmission of the application to Selby District Council, following legal advice that they should have been the determining authority.



Figure 16 – Aerial Photograph of Harworth Estates' Wistow site

- **Aspirations** - Harworth Estates are currently investigating the potential for the alternative more sustainable reuse of the Wistow site, potentially linked to a single user such as a data centre, which would require a significant power supply and relatively rural location, such as that offered by the Wistow site.

2.7 The next section sets out Harworth Estates' representations to the Selby LDF Core Strategy Preferred Options Report.

3. Representations

- 3.1 Harworth Estates' representations to the Selby LDF Core Strategy Further Options Report focused specifically on question 8C of the Consultation Questionnaire as set out below:

"Q8. Please tell us whether you agree or disagree with the following statement:

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

- 3.2 Harworth Estates' **agree** with the above statement. More specifically, it is considered that there is a real need to provide business space and general industrial premises for small and medium sized companies across the district. This is vital to address some of the district's economic problems identified in the Regional Spatial Strategy, Core Strategy and Employment Land Study including:

- Out commuting of residents, with "a perceived lack of employment opportunities of a suitable nature within the District to retain the local population" identified as a major contributing factor to this in the Employment Land Study;
- Lack of rural employment opportunities, with a "clear need to promote the re-use of existing buildings in the rural areas" identified in the Employment Land Study;
- The significant proportion of potential employment land which is constrained by flood risk, as identified in the Employment Land Study;
- Encouraging energy efficient forms of development and renewable forms of energy, which is identified as a key objective in the Employment Land Study; and
- Affordability and flexibility in terms of occupation of employment space, which were identified as key requirements of existing businesses in the Selby district who were looking to expand or relocate in the Employment Land Study.

- 3.3 The recent success of Harworth Estates' Gascoigne Wood, Riccall, Stillingfleet and Whitemoor sites (see section 2), has demonstrated how all the company's land holdings in the district (including Wistow going forward) can play a significant role in meeting the needs outlined above, and particularly those of small and medium sized businesses in the district. More specifically, all five sites should be considered as significant economic, environmental and social assets within the Selby district, due to their:

- Existing buildings and substantial infrastructure provision;
- Significant existing electrical grid connections;
- Self contained waste water treatment plant;
- Existing heating plant and equipment;
- Borehole water supply;
- Potential to generate electricity on site from mine gas methane, with approximately 10MW of power currently being generated at the Stillingfleet site and exported to the grid;
- Potential for the establishment of combined heat and power using excess heat generated from mine gas methane electricity generation to heat the buildings on site;
- Mature landscaping around the periphery, which has resulted in the sites becoming an established part of the local landscape, with the landscaped areas now supporting important habitats in their own rights;

- Good vehicular access, resulting from the road upgrading which was undertaken when the sites were originally constructed, providing good vehicular links to the local area and wider highway network;
- Proximity to rural settlements and potential to create rural employment opportunities as well as contributing to the diversification of the rural economy;
- Location outside the Environment Agency's defined flood zones;
- Potential for renewable energy generation;
- Existing rail sidings and infrastructure at Gascoigne Wood which offers sustainability benefits in terms of movement of goods;
- Proximity of the Riccall, Stillingfleet and Whitemoor sites to the A19, which acts as a public transport corridor between Selby and York; and
- Proximity of the Gascoigne Wood and Wistow sites to the substantial existing settlements of Cawood, Wistow and Sherburn in Elmet.

3.4 It is clear from the above that Harworth Estates' land holdings in Selby are valuable assets, which provide a different business and industrial offer to much of the other employment sites in the district. Thus, whilst not the most sustainable locations for new employment development in planning terms, the re-use of the sites for business and industrial uses does offer significant sustainability benefits. These include:

- The existing sustainable mine gas methane power generation at Stillingfleet and the potential for the implementation of district heating from this as part of the more general employment reuse of the site;
- The potential for sustainable mine gas methane power generation at the other sites;
- The potential for renewable power generation as part of the reuse / expansion / redevelopment of all the sites;
- Their location outside the Environment Agency's defined Flood Zone;
- The potential to increase the more sustainable movement of goods in the district through import and export via the existing rail facilities at Gascoigne Wood;
- The creation of rural employment opportunities, including potentially high skilled jobs at Stillingfleet and Wistow, which are within close proximity to a number of the district's local service centres and primary villages, and thus could contribute to reducing both out commuting from the district and the distance travelled to work within the Selby district;
- The significant existing grid connections, which are rare in the district, extremely expensive to recreate elsewhere and demanded by the market, the latter of which is demonstrated at Riccall and Whitemoor Business Parks;
- The re-use of existing buildings and infrastructure;
- Their attractively landscaped environments; and
- Their relative affordability and flexibility in terms of occupation which are demanded by the market, as demonstrated at Riccall and Whitemoor Business Parks.

3.5 In light of the sustainability benefits outlined above, and the potential for Harworth Estates' land holdings in Selby to provide for small and medium sized business and industrial needs, as well as the district's more general employment needs, it is considered that this should be acknowledged in both the Core Strategy and the forthcoming Allocation DPD. More

specifically, it is requested that in light of this the sites are allocated for employment development in the LDF accordingly.

4. Conclusion

- 4.1 Harworth Estates are a significant land owner in the Selby district and are committed to investing in their land holdings to bring them forward for development. This presents a major opportunity for Harworth Estates to work with Selby District Council and other key stakeholders to assist in meeting the district's aspirations for employment growth.
- 4.2 More specifically, Harworth Estates' land holdings represent significant economic, environmental and social assets within the Selby district, the employment reuse of which would offer significant sustainability benefits. This would also offer the potential to contribute to addressing some of the district's economic problems in terms of:
- Out commuting of residents;
 - Lack of rural employment opportunities;
 - The significant proportion of potential employment land which is constrained by flood risk;
 - Encouraging energy efficient forms of development and renewable forms of energy; and
 - Affordability and flexibility in terms of occupation of employment space.
- 4.3 Accordingly, it is considered that this should be acknowledged in both the Core Strategy and forthcoming Allocation DPD. More specifically, it is requested that in light of this the sites are allocated for employment development in the LDF.
- 4.4 As set out above, Harworth Estates are keen to work with Selby District Council and other key stakeholders with respect to assisting in meeting the aspiration for economic growth in the district as part of the preparation of the LDF, and would welcome a meeting to discuss the future of their land holdings further.