

REC' 8/1/09.

ACK - 22/1/09

160

caroline sampson

From: Sara Robin [sara.robins@ywt.org.uk]
Sent: 08 January 2009 15:37
To: caroline sampson
Subject: Response to LDF Core Strategy consultation on further options

Thank you for asking the Yorkshire Wildlife Trust to comment on the LDF Core Strategy consultation on further options. As I explained in my phone call we are submitting comments after the deadline due to illness and the Christmas holiday. I hope you will be able to take our comments into account.

Yours

Sara Robin
Conservation Officer (Planning)
Yorkshire Wildlife Trust
1 St George's Place
York
YO24 1GN

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Email: sara.robins@ywt.org.uk

Website: <http://www.ywt.org.uk>

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

FDL LOCAL DEVELOPMENT FRAMEWORK

Introduction

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

a) Personal details	a) Agent details if you are using one
Name Sara Robin Conservation Officer	Name
Organisation Yorkshire Wildlife Trust	Organisation
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Postcode YO24 1GN	Postcode
Tel 01904 659570	Tel
Fax 01904 613467	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.

Environmental criteria should be taken into account when defining Primary Villages in particular the proximity to nature reserves and SSSI. Some examples of villages with areas of ecological importance are: Fairburn (Fairburn Ings), Barby (Skipworth Common), Brotherton (River Aire acts as a wildlife corridor), Camblesforth (Barlow Common) and South Milford (Sherburn Willows SSSI). Each site would need to be considered individually for ecological value. Buffer zones should be enforced around SSSI and Sites of Interest for Nature Conservation SINCC.

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**
 It should be noted that previously developed land may still have high conservation value and each site should be considered individually. The sites should be located close to jobs to reduce travelling and near to good public transport links and cycle routes.

b) In particular, should there be more or less housing in Tadcaster? **More/Less**
 The area around the river in Tadcaster should be avoided as this may provide a wildlife corridor to other areas.

c) In particular, should there be more or less housing in Sherburn in Elmet? **More/Less**
 Housing should be restricted around Bishop wood and Sherburn Willows SSSI as these areas are of high conservation importance.

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)

(=3) Site A – Cross Hills Lane – due to flood risk and potential use of ditches by water vole, otter and great crested newt but has potential for green infrastructure development

(=3) Site B – West of Wistow Road – due to potential use of ditches by water vole, otter and great crested newt but potential for green infrastructure development

(=3) Site C – Bondgate/Monk Lane – due to high flood risk and potential use of ditches by water vole, otter and great crested newt but potential for green infrastructure development.

(1) Site D – Olympia Mills – as already built on and has green infrastructure potential

(=2) Site E – Baffam Lane – as in Brayton conservation area and strategic countryside gap

(=2) Site F – Foxhill Lane/Brackenhill Lane – due to location in strategic countryside gap

Any other comments?

It is important for the sites chosen to have good transport links such as cycle routes and public transport links. Before final decisions are made it will be important for the authority to have more survey data and evidence of the ecological value of the exact areas to be allocated.

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?

Olympia Park is the most appropriate as the site is already built on, has good rail links and is closer to housing. Burn Airfield however is further out of the town and close to the canal which could have some wildlife value.

Any site chosen should be near housing so that travel is reduced and also have good public transport/cycle links.

Employment Land (see para 4.13)

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

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**)

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

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

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

Any other comments?

Housing and employment premises should be close together to reduce travel.

--

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 Wildlife Trust is supportive of renewable energy schemes. The 10% should only be a guidance and greater use of renewable energy should be encouraged where possible. If wind turbines are to be used the effect on wildlife should be taken into account. The highest possible standards of house building are also important so that homes are energy efficient.

Green roofs and sustainable drainage systems (SUDS) could also be used to help reduce the chances of flooding by allowing water to drain away more slowly. Green roofs and SUDS can be enhanced to increase biodiversity on the site. See http://www.ciria.org.uk/suds/?lang=_e and <http://www.thegreenroofcentre.co.uk/index.html>

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 can have a positive effect on the health and well-being of a community and should therefore be a high priority.

Green roofs could help to reduce the risk of flooding whilst also benefiting local wildlife and should therefore be considered for a Community Infrastructure Levy.

Green Infrastructure

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

Green infrastructure should be encouraged due to the health benefits as previously mentioned but it also encourages wildlife to the area. Green infrastructure should be used to create connectivity between nature areas linking different habitats. The Trust would be interested in plans for Green Infrastructure for the Selby Area as we have been involved in a Living Landscapes project for Yorkshire looking at how to increase habitat connectivity in the county.

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**
- Should be based on an assessment of need in the area.

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)

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Notification

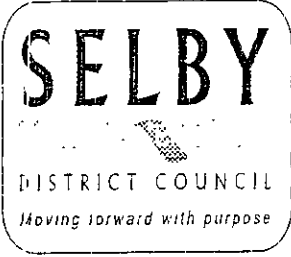
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Signed _____ Dated _____

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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.

ACK 22/11/09 16/1



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

LDF LOCAL DEVELOPMENT FRAMEWORK...
SELBY DISTRICT COUNCIL
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a) Personal details		a) Agent details if you are using one	
Name	Mrs Y MASON	Name	
Organisation	Biggin Parish Council	Organisation	
Address	% CROFT FARM OXMOOR LAVE BIGGIN	Address	
Postcode	LS25 6HJ	Postcode	
Tel	[REDACTED]	Tel	
Fax	[REDACTED]	Fax	
Email	[REDACTED]	Email	

Housing

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

Q1 Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? If not please explain why **No.**

Disagree with the prevention of development in secondary villages other than social housing. If this strategy was adopted for the period to 2026 secondary villages will become stake and low cost housing will not be applicable as there are no services to support it. Some building must be allowed in secondary villages other than low cost housing.

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** *see answer to Question One.*

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

This area has pressure for more market housing and should be allowed to grow. More market housing will revitalise Tadcaster.

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

The provision of shops and parking for the surrounding villagers visiting Sherburn to shop must be addressed before more housing is encouraged.

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)

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

No. All villages need to be able to grow to stop them becoming backwaters. Artificial restrictions on development will result in loss of services. Please reconsider this point.

Affordable Housing (see para 3.46 – 3.59)

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

No. The threshold is too low, and will act as a disincentive to the building of much needed market homes.

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

No. There is already a section 106 liability on developers. In view of the parlous state of the building industry further levies are inappropriate.

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?

Site G - Olympia Park is preferred because of the easy access to the bypass.

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?

Housing requirements should be linked to the number of people needing homes, not to the "guesstimated" business developments in the area. Selby has been notoriously inaccurate in predicting a delivery of homes over the past 10 years. Now is the time to put common sense into the development of policy.

Climate Change Issues (see para 5.1 – 5.5)

Q9 Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies? If not, should the percentage be higher or lower?

No we do not consider a nominal percentage increase should be applied. With technological changes occurring so rapidly we feel it is better to encourage renewable energy rather than require it and then fail to meet targets. Regulation will lead to increased costs for developers and for the authority by increased monitoring.

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.

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- Road infrastructure
- Other (please specify)

Green Infrastructure

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

If green infrastructure areas are to be created they should be protected from further development.

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~~

more family homes are now required in the district to house flat-dwellers who now want to move into larger accommodation.

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.
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Empty box for comments.

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Signed [Redacted Signature]

Dated 16/12/08

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

rec' 19/12/08

SELBY

DISTRICT COUNCIL
Moving forward with purpose

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

LDF LOCAL DEVELOPMENT FRAMEWORK

Office use
Ackd 22/1/09
ID No 162

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a) Personal details:		a) Agent details if you are using one	
Name	K Couchie	Name	
Organisation		Organisation	
Address	28 Wislow Road Selby	Address	
Postcode	YO8 3L4	Postcode	
Tel	---	Tel	
Fax	---	Fax	
Email	---	Email	

Housing

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

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

Some of villages in flood prone areas.
Caused itself.
limited bus services to some villages

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.

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- (4) Site D – Olympia Mills
- (2) Site E – Baffam Lane
- (3) Site F – Foxhill Lane/Brackenhill Lane

Any other comments? Keep looking for brownfield sites in Restons paper mill
 Olympia Mills. Access to employment as mixed with industry. Close to by-pass for commuters. Part brownfield
 Baffam Lane. Access to bypass less through town traffic
 Does the SHMA support the envisaged need for housing. Does the uptake prove finance can still be found?
 B123 blocks in Millgate due to parked cars. limited capacity for additional housing. All town traffic.

Managing Housing Supply (see para 3.42-3.45)

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~~Market housing needs areas of good transport links~~

Affordable Housing (see para 3.46 – 3.59)

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

yes

Q6 In order to help meet the need for affordable housing, do you agree with the use of commuted sums for housing schemes below the proposed thresholds? If not please explain why

yes

Economy

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Q7 If a strategic employment site is provided which of the following do you consider is the most appropriate location?

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Site H – Burn Airfield

Have you any other suggestions?

Location. Brownfield site.

Employment Land (see para 4.13)

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

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- 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?

Agree with A if redevelopment of land but not greenfield
Agree with D if market need for both.

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?

Should be higher

Sustainable Communities (see para 6.1 – 6.8)

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or
- b) More housing should be in the form of 3-4 bedroom family houses **Yes/No**

Suggested that more single/divorced needing housing in future.

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

Gypsies and Travellers

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Does/will strategic Housing Market Assessment support need for volume of housing in future

Affordable housing attracts those from more expensive areas ie York + increases commuting. Rather than ~~have~~ providing for a local need.

349 say 'reduced demand for housing' is directly related to problems of obtaining credit. Supply of more dwellings is therefore oversupply unless they can be bought/lived in.

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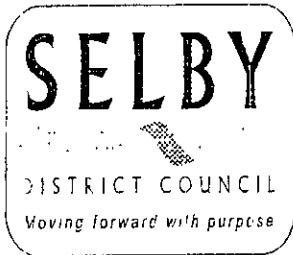
Signed [Signature]

Dated 17/12/08

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

a) Personal details		a) Agent details if you are using one	
Name	M Coachie	Name	
Organisation		Organisation	
Address	23 Wistow RD Selby	Address	
Postcode	YO8 3LY	Postcode	
Tel		Tel	
Fax		Fax	
Email		Email	

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

Area Flood Plains

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.

Too many houses overall

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)

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

Villages have outgrowth amenities

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?

on bypass.

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?

A - reviewed on individual basis
not blanket policy

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?

higher

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?

Should be positive policy

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)*

[Empty space for comments]

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.

ACK 22/1/09
164

**Sycamore
139 Moor Lane
Sherburn in Elmet
Leeds
LS25 6DX
Tel: 01977 683574**

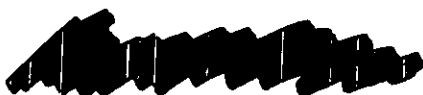
15 December 2008

Dear Sir,

As a member of Sherburn in Elmet Parish Council I have been asked to complete the attached on their behalf.

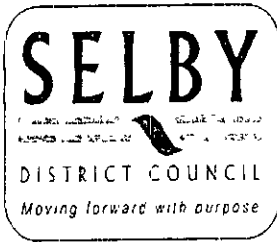
If you feel it more appropriate to contact them directly you can do so at sherburninemet_1@tiscali.co.uk

Yours truly,



Barbara Wilson

SELBY DISTRICT COUNCIL PLANNING	
19 DEC 2008	14 JAN 2009
DATE RECEIVED & LOGGED	LAST REPLY DATE



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



Office use
Ackd
ID No 164

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.

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

a) Personal details		a) Agent details if you are using one	
Name	BARGARA WILSON	Name	
Organisation	SHERBURN-IN ELMET PARISH COUNCIL	Organisation	
Address	139 MOOR LANE SHERBURN IN ELMET NORTH YORKSHIRE	Address	
Postcode	LS25 6DX	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email	[REDACTED]	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.

We agree with the Council's criteria for defining Primary Villages and with those villages selected. However we feel that levels seem higher than needed and therefore we are not convinced that the suggested level of development reflects housing needs.

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

Basically we agree with the overall distribution of housing but if any adjustments were to be made we suggest it should be downwards for Service Centres and Primary Villages with a larger concentration on Selby.

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

No evidence has been supplied to indicate housing needs in the town and taking into consideration the number of empty properties it would appear the needs are not high.

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

Sherburn in Elmet has been over-developed to saturation point over the last ten years or so. No evidence has been supplied to indicate housing needs in the village. As most of the new residents travel to work in various towns around the area we would suggest that future building should reflect the housing needs of only those who live here. Does the proposed distribution comply with the Regional Spatial Strategy?

Please explain why in each case.

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

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

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

Any other comments?

Matters relating to building on floodplains and the way highways will be affected need to be addressed before any decisions are made.

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

We agree that market housing should only be allowed in the Principal Town, Local Service Centres and the 20 Primary Villages. It is unlikely to be sustainable elsewhere and would be completely out of place in the smaller settlements.

Affordable Housing (see para 3.46 – 3.59)

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

No we do not agree. We think the lower threshold (3) should be applied to developments outside Selby

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

We agree.

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?

Olympia Park is more accessible. Burn Airfield is isolated and therefore would encourage more car use. The infrastructure would need to be developed to open up the site.

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?

The first three options need to be assessed on their merits using specific, prepared criteria. Though we agree with D we wonder how it could be achieved. How do you ensure that the skills of new residents will match those required by new business development?

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?

We agree with the statement.

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)

Improvements to existing open spaces and footpaths should be made a priority as should ensuring the lighting of these facilities.

Green Infrastructure

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

A waste recycling facility in Sherburn in Elmet to serve Sherburn and the surrounding villages should be made a priority.

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**

With regard to (a) flats should not be considered under any circumstances in the Local Service Centres or Primary Villages. Terraced houses would be more acceptable.

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

Gypsies and Travellers

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

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

Q14 Do you agree or disagree with the following options:

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

Travelling Showpeople

Q15 The indications are that only limited provision is required within Selby District for travelling showpeople. If provision is required, should an area of search be:

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

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

Notification

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- 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

15/12/2008

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



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



Office use
Ackd. 22.11/09
CID No. 165

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

a) Personal details		a) Agent details if you are using one	
Name	J.M. McCLOY	Name	
Organisation	BURTON SALMON P.C.	Organisation	
Address	NORTH LODGE NEW LANE BURTON SALMON	Address	
Postcode	LS25 5JR	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email	[REDACTED]	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**

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

NEITHER

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

NEITHER

Please explain why in each case.

THE ALLOCATION IS CONSIDERED TO BE SATISFACTORY.

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)

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

Any other comments?

STRATEGIC AREA GAPS F + E SHOULD NOT BE DEVELOPED

AREA D IS PRONE TO FLOODING

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?

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?
A REALISTIC TIME SCALE WITH RESPECT TO PARAGRAPH 'A' SHOULD BE USED TO AVOID TOO EARLY RELEASE OF THIS CATEGORY OF LAND FOR OTHER USE

Climate Change Issues (see para 5.1 – 5.5)

Q9 Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies? If not, should the percentage be higher or lower?

NO - SHOULD BE 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?

THE P.C. SUPPORTS THE CONCEPT

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.

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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:

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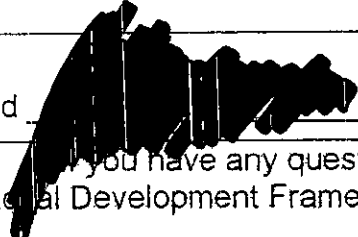
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Signed



PALISH CLERK

Dated 17-12-2008

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Office use
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ID No 166

19 DEC 2008

14 JAN 2009

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

a) Personal details		a) Agent details if you are using one	
Name	RICHARD FOSDEN	Name	
Organisation	KELLINGTON PC	Organisation	
Address	3 NORTH LVS PONTEFRAC WF8 1HN	Address	
Postcode	WF8 1HN	Postcode	
Tel	[REDACTED]	Tel	
Fax	[REDACTED]	Fax	
Email	[REDACTED]	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.

*Primary villages are fine as long as infrastructure + services remain.
Many shops + Post offices in these are under threat + thus 'Primary Villages' may need to be looked at again in future.*

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**

Yes

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

More

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

More

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)

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- (5) Site C – Bondgate/Monk Lane
- (3) Site D – Olympia Mills
- (2) Site E – Baffam Lane
- (1) 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

Yes. Sustainability

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?

Employment Land (see para 4.13)

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

- A - Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward.' (~~Agree/Disagree~~)
- B - 'Existing employment premises should be protected from redevelopment where there is evidence of market need.' (~~Agree/Disagree~~)
- C - 'For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations.' (~~Agree/Disagree~~)
- D - 'New housing development should be balanced with an appropriate level of new business development.' (~~Agree/Disagree~~)

Any other comments?

Climate Change Issues (see para 5.1 – 5.5)

Q9 Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies? If not, should the percentage be higher or lower?

Yes

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?

To develop New Village Greens in all New + existing settlements.

To create a 'Green Levy'

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**

Mixed development
of both

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)

Kellington Parish Council feels that no additional housing is required or should be located within the curtilage of the built up area of the village.

Notification

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- The Core Strategy has been adopted?

Signed

Dated 17/12/08

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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.



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



Office use
Ackd- 22/11/09
ID No 167

Introduction

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

a) Personal details		a) Agent details if you are using one	
Name	S.C. BLACK	Name	
Organisation		Organisation	
Address	7 HOLDEN CDS MEDWAY PARK SELBY NORTH YORKSHIRE	Address	
Postcode	YO8 4DR	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email	[REDACTED]	Email	

Housing

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

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

Yes.

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

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

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.

Current overburden on primary facilities and road transport network in the Selby area and the lack of parking facilities at amenities and Supermarkets.

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

Any other comments?

The Cross Hills Lane Site would involve the construction of access roads and a bridge. It is a known and proven flood plain and furthermore, development would involve damage and displacement to a lot of wildlife, principally wild fowl / birds.

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

With the application of due diligence in respect of the transport network and demands for local facilities and amenities.

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?

A: Re-development of the closing Rigis site and the old Bocm site.
B. Dock area.

Employment Land (see para 4.13)

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

A - Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward.' (**Agree/Disagree**)

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

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

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

Any other comments?

Climate Change Issues (see para 5.1 – 5.5)

Q9 Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies? If not, should the percentage be higher or lower?

YES.

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.

- 11 Broadband
- 6 Community Facilities
- 10 Cycle and walking infrastructure
- 5 Education
- 9 Green infrastructure
- ✓ 4 Health
- 8 Public Realm
- ✓ 3 Rail and Bus infrastructure
- ✓ 2 Recreation open space
- 7 Recycling
- ✓ 1 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.
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- (Agree/~~Disagree~~) Option C – Expanding the existing sites

Q14 Do you agree or disagree with the following options:

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

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)

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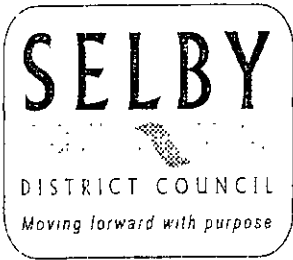
Signed



Dated 14 Dec, 2008.

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for Consultation on Further Options
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Office use
Ackd 22/11/08
ID No 168

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

a) Personal details		a) Agent details if you are using one	
Name	L. GREGORY	Name	
Organisation		Organisation	
Address	HOLLIS FARM WEST LANE BURN SELBY N. YORKSHIRE	Address	CENTRAL SERVICES 22 DEC 2008 RECEIVED
Postcode	YO8 8LR	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email		Email	

Housing

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

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

YES

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

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

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

No comment

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

No comment

Please explain why in each case.

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

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

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

Any other comments?

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.

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?

Site already in use as valuable farmland. Needs to be kept for agricultural use.

Employment Land (see para 4.13)

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

- A - Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward.' (~~Agree~~/Disagree)
- B - 'Existing employment premises should be protected from redevelopment where there is evidence of market need.' (Agree/~~Disagree~~)
- C - 'For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations.' (Agree/~~Disagree~~)
- D - 'New housing development should be balanced with an appropriate level of new business development.' (Agree/~~Disagree~~)

Any other comments?

Climate Change Issues (see para 5.1 – 5.5)

Q9 Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies? If not, should the percentage be higher or lower?

YES

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?

Encourage recycling
Reduce packaging

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

The site at Burn is appalling.
Gas cylinders, bikes, fridges tree cutting &
stream all around site. It is a health hazard

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.

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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?

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168

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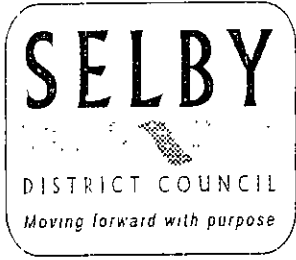
Signed



Dated 18.12.08

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a) Personal details		a) Agent details if you are using one	
Name	G. BULLOCK	Name	
Organisation		Organisation	CENTRAL SERVICES
Address	100A LITTLE FARM WEST LING SELBY	Address	22 DEC 2008 RECEIVED
Postcode	YO85LR	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email		Email	

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

YES

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

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

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

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Please explain why in each case.

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Any other comments?

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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.

ES

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?

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

Any other comments?

no comments to Burn

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.

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- Recycling
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- 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):

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

EXISTING SITES NOT TOTALLY
SUFFICIENT

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.

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1609

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[Empty space for comments]

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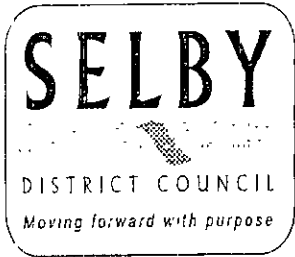


Dated 18-12-2008

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a) Personal details		a) Agent details if you are using one	
Name	Colr. G.M. HOLMES	Name	
Organisation	BURN PARISH COUNCIL	Organisation	
Address	BURN LAKE FARM BURN NR. SELBY	Address	<div style="border: 1px solid black; padding: 5px;"> CENTRAL SERVICES 22 DEC 2008 RECEIVED </div>
Postcode	YO8 3LF	Postcode	
Tel	[REDACTED]	Tel	
Fax	[REDACTED]	Fax	
Email	[REDACTED]	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**

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

NO COMMENT

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

NO COMMENT

Please explain why in each case.

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

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

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

Any other comments?

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 AT EGGSBROUGH NEAR EXISTING SITES.
POOR QUALITY LAND. ABOVE FLOOD LEVELS. CLOSE TO M62 & A1.

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?
DISAGREE WITH BUILDING HOUSES ON LAND FORMERLY USED FOR INDUSTRY AND PROVIDING EMPLOYMENT - ESPECIALLY GUSFORTH PARK. THIS LAND SHOULD HAVE BEEN USED TO CREATE EMPLOYMENT.

Climate Change Issues (see para 5.1 – 5.5)

Q9 Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies? If not, should the percentage be higher or lower?

NO. ENERGY SUPPLY SHOULD BE LEFT TO THE ENERGY COMPANIES AND LET THEM PROVIDE POWER FROM RENEWABLE RESOURCES IN THE BEST AND MOST EFFICIENT GEOGRAPHICAL LOCATIONS. PROXIMITY TO SUPPLY IS MOST IMPORTANT. EASIER TO DISTRIBUTE ~~ELECTR~~ POWER THROUGH EXISTING NETWORKS THAN TRANSPORT FEEDSTOCK TO POWER GENERATORS.

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?

ENCOURAGE LOCAL BUSINESS WHO PRODUCE AND MARKET LOCALLY PRODUCED GOODS RATHER THAN HUGE COMPANIES TRANSPORTING GOODS LARGE DISTANCES AROUND THE COUNTRY. REDUCE EXCESS PACKAGING ON GOODS AND THEREFORE LESS WASTE. BURN CREE HAD POST OFFICE, 2 SHOPS, 2 PUBS, GARAGE & PETROL STATION, 2 TIMBER WORKS MAKING FARM PRODUCTS, HOUSING FITTINGS AND GARDEN FENCING. NOW ONLY 1 PUB - ALL REST CLOSED DOWN AND NO LOCAL EMPLOYMENT IN VILLAGE. MUCH OF THIS CAUSED BY LARGE SUPERMARKETS & STORES - ALL LARGE SCALE LORRY USERS

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)

STRONGLY SUPPORT FURTHER INDUSTRIAL/EMPLOYMENT DEVELOPMENT ON OUTSKIRTS OF SELBY CLOSE TO WHERE HOUSES AND PEOPLE ARE. LARGE AREAS NEAR BOON - POTTERS - BYPASS - OLYMPIA PARK AREA WITH GOOD ROAD & RAIL CONNECTIONS.

OPPOSED TO DEVELOPMENT ON BURIN AIRFIELD. SHOULD MAINTAIN ITS CURRENT STATUS OF AGRICULTURE AND AMENITY USE. VERY GOOD LAND - MOSTLY CLASS 2 WITH A SMALL PART CLASS 3A AT NORTHERN END. HIGH RISK FLOOD AREA VERY ACTIVE AND SUCCESSFUL GLIDING CLUB WITH NO ALTERNATIVE AIR SPACE IF FORCED TO MOVE, BECAUSE OF LOCAL AIRPORTS AND MARKET TOWNS/CITIES IN REGION

BURIN AIRFIELD HAS PLANNING CONSENT FOR A MAJOR SCIENTIFIC PROJECT WHICH HAS NOW BEEN ABANDONED, ONLY GRANTED CONSENT BECAUSE THE DESIGN WAS SUCH THAT IT COULD NOT BE ACCOMMODATED ON SITES earmarked locally BECAUSE OF ITS SIZE AND CONSTRUCTION. ANY OTHER APPLICATION WOULD HAVE BEEN DIRECTED TO SITES ALREADY DESIGNATED WITHIN THE DISTRICT AND BETTER LOCATED. YORKSHIRE FORWARD SHOULD DISPOSE OF THE SITE AS THEY NO LONGER NEED IT AND USE FUNDS TO FULFIL THEIR PROMISE OF PART FUNDING A BYPASS FOR BOON AND ALSO TRAFFIC LIGHTS AT HADDLESBY CROSS ROADS. THIS WOULD GREATLY IMPROVE ROAD CONNECTIONS FOR SELBY'S EXPANDING BUSINESS WITH THE M42 AND A1 ROAD NETWORKS.

Notification

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- 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.

SELBY

DISTRICT COUNCIL

Moving forward with purpose

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

IDF LOCAL
DEVELOPMENT
FRAMEWORK

Office use

Ackd 22/11/08

ID No 171

Introduction

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

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

a) Personal details		a) Agent details if you are using one	
Name	Mr Mrs B. Phillips	Name	
Organisation	BURN PARISH COUNCIL	Organisation	
Address	SHARDON WEST LANE BURN SELBY YOSSAB	Address	
Postcode	YO5 8LR	Postcode	
Tel		Tel	
Fax		Fax	
Email		Email	

CENTRAL SERVICES
22 DEC 2008
RECEIVED

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

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.

YES

Q6 In order to help meet the need for affordable housing, do you agree with the use of commuted sums for housing schemes below the proposed thresholds? If not please explain why

YES

Economy

Strategic Employment Sites (see para 4.3 – 4.12)

Q7 If a strategic employment site is provided which of the following do you consider is the most appropriate location?

Site G - Olympia Park (land adjoining Selby Bypass) Site H – Burn Airfield

Have you any other suggestions?
BURN AIRFIELD IS NOT A SUITABLE SITE AT ALL
IT IS ONLY FARM LAND AND RECREATIONAL PURPOSES

Employment Land (see para 4.13)

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

- A - Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward.' (**Agree/Disagree**)
- B - 'Existing employment premises should be protected from redevelopment where there is evidence of market need.' (**Agree/Disagree**)
- C - 'For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations.' (**Agree/Disagree**)
- D - 'New housing development should be balanced with an appropriate level of new business development.' (**Agree/Disagree**)

Any other comments?

Climate Change Issues (see para 5.1 – 5.5)

Q9 Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies? If not, should the percentage be higher or lower?

YES

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.

- 10 Broadband
- 8 Community Facilities
- 9 Cycle and walking infrastructure
- 4 Education
- 7 Green infrastructure
- 3 Health
- 11 Public Realm
- 2 Rail and Bus infrastructure
- 6 Recreation open space
- 5 Recycling
- 1 Road infrastructure
- Other (please specify)

Green Infrastructure

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

ALL DO OUR OWN BIT WITH RECYCLING ETC

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

THE GIPSIES CANT LOOK AFTER THE SITES
THEY LIVE ON IT IS ABSOLUTE DISGRACE WITH
RUBBISH - WHITE GOODS - GAS CYLINDERS AND CAUSE
RAT INFESTATION AND SHEN

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)?

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[Empty space for comments]

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Signed 

Dated 18/12/08

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

ACK 22/1/09



172

HARE

W · A · HARE & SON LIMITED

BUILDING CONTRACTORS
JOINERY MANUFACTURERS

94 MAIN STREET • KELFIELD • YORK YO19 6RG

TELEPHONE. SELBY (01757) 248188

FAX: SELBY (01757) 248999

Email: accounts@wahare.com

www.wahare.com

16th December 2008

Terry Hesleton
Principal Planner
Selby District Council
Civic Centre
Portholme Road
SELBY
YO8 4SB

Dear Terry

Re -Sel 1, Leeds Road, Selby

I note an alternative access route has been suggested in your consultation document. This route would give an unnecessarily large piece of development which is not needed by your own assessment of the availability of development land and it would therefore cause unnecessary environmental harm to the area.

It also flies in the face of the conclusion reached by The Planning Inspector who spent a long time considering all the options and concluded that the route should go through the access which has already been built, i.e. through Meadway.

You have already been given a copy of the updated land registry plan which shows the boundary allows the road to be extended. It has been returned to its original position, after the attempts by Mr Bryston to re-position the boundary have failed.

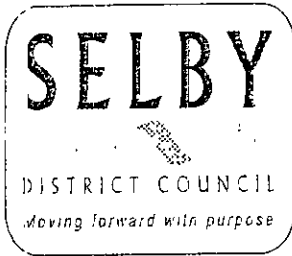
Yours sincerely



Nicholas Hare
Managing Director

SELBY DISTRICT COUNCIL PLANNING	
7 7 DEC 2008	3 5 JAN 2009
DATE RECEIVED & LOGGED	LAST REPLY DATE





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



Office use
Ackd: 22/11/09
ID No: 173

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 - 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 A. LIVSEY	Name	
Organisation		Organisation	
Address	11 HOLDEN GARDENS SELBY	Address	
Postcode	YO2 4JR	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email		Email	

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

YES

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

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

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

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Please explain why in each case.

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Higher

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

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Signed 

Dated 20/12/08

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

rec' 23/12/08.

ACK 22/1/09 174

Your ref:

Transport & Land Use Strategy – Special Projects

Our ref:

Highways and Transportation

County Hall, Northallerton

North Yorkshire DL7 8AH

Contact: Martin Parker

Tel: 01609 532925

Fax: 01609 779838

E-mail: martin.parker@northyorks.gov.uk

www.northyorks.gov.uk

23 December 2008

Dear Sir,

**Core Strategy Development Plan Document
Further Options Report – Consultation Response**

Further to your recent consultation on the above document, the County Council as Highway Authority, would like to provide the following comments in response to:-

Question 3 – the Highway Authorities preferences for Strategic Housing Development Sites within the Selby are:-

Site A – Cross Hills Lane (1)

This site, if accessed from the A1238, has good connectivity to the highway network and does not present any major issues in terms of network capacity.

Site B – West of Wistow Road (5)

This site would be accessed from Wistow Road which, based on local knowledge, does not have the capacity to accommodate a development of this scale and due to physical constraints on the ground we feel suitable mitigation measures are not available to alleviate the additional impact on the network. The County Council would therefore not support the inclusion of this site as a Strategic Housing allocation.

Site C – Bondgate / Monk Lane (6)

As site B.

Site D – Olympia Mills (2)

This site is the subject of ongoing discussions with the County Council and as such, issues relating to access / capacity have already been investigated and possible solutions / mitigation measures outlined. As with Site (A), this site has good connectivity to the highway network and does not present any major issues in terms of network capacity.

Site E – Baffam Lane (3)

This site has good connectivity to the highway network and does not appear to present any major issues in terms of network capacity.

Site F – Foxhill Lane / Brackenhill Lane (4)

This site has good connectivity to the highway network and does not appear to present any major issues in terms of network capacity. However, it is noted from the document that access would be

via Foxhill Lane which is not suitable for this scale of development, therefore, considerable infrastructure investment would be required to facilitate the delivery of this site.

The above comments are based on 'local knowledge' of the proposed sites and prior to providing detailed comments on the feasibility of each individual site, the Highway Authority, would require further analysis of the sites in terms of network capacity. We would propose the testing of the individual sites using the 'Selby Traffic Model', the results of this exercise would then be used to inform further testing of specific combinations of sites if required.

Question 7 – the Highway Authorities preferences for Strategic Employment Sites within the Selby are:-

Site G – Olympia Park (1)
Site H – Burn Airfield (2)

Question 10 – our priorities as Highway Authority, in line with those set out in the Local Transport Plan, are:-

Cycle and walking infrastructure
Rail and bus infrastructure
Road infrastructure

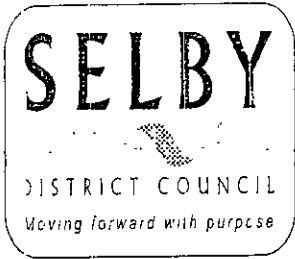
The above priorities represent those of the County Council as Highway Authority and may differ from other directorates / departments within the County Council.

With regard to the other questions contained within the 'Core Strategy Development Plan Document' we feel that they do not relate to highways issues and therefore have not provided any comments.

Yours sincerely

Martin Parker
Special Projects Engineer

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



**Selby District Core Strategy
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for Consultation on Further Options
November 2008**



Office use
Ackd 22/11/09
ID No 175

Introduction

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

a) Personal details		a) Agent details if you are using one	
Name	DUNNE	Name	
Organisation	LOCAL RESIDENT &	Organisation	
Address	MEMBER OF SDC CONSULTATION COMMITTEE PANEL 11 ANSON CREST HAMBLETON SELBY	Address	
Postcode	YO8 9QW	Postcode	
Tel	[REDACTED]	Tel	
Fax	as above	Fax	
Email	[REDACTED]	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.

- ① I DO NOT AGREE WITH THE PRINCIPLE OF PRIMARY VILLAGES THE REGIONAL PLANNING GUIDANCE SAYS DEVELOPMENT SHOULD PRIMARILY IN SELBY. DEVELOPMENT IN VILLAGES WILL ONLY INCREASE COMMUTING AND LEAD TO MORE GREENHOUSE GASES - UNSUSTAINABLE!
- ② IF ANY DEVELOPMENT OUTSIDE SELBY IT SHOULD BE DIRECTED AT SHERBURN AND SOUTH MILFORD THESE ARE LARGE SETTLEMENTS WITH LOCAL FACILITIES WHICH ALSO HAVE RAIL ACCESS

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

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

No - NOT IN PRIMARY VILLAGES

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

LESS

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

MORE.

Please explain why in each case.

AS STATED IN QUESTION 1 DEVELOPMENT SHOULD BE IN SELBY. IF THERE IS NOT ENOUGH SPACE IT SHOULD BE SHERBURN WHICH HAS FACILITIES AND RTIL ACCESS

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)

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

Any other comments?

NOT SURE ABOUT OLYMPIA MILLS AS THIS SHOULD BE STILL ZONED INDUSTRIAL. IT IS EXISTING INDUSTRIAL (MAINLY) AND IS SUPERBLY LOCATED ADJACENT TO BY-PASS

Managing Housing Supply (see para 3.42 - 3.45)

Q4 Do you agree that market housing should only be allowed in the Principal Town (Selby); Local Service Centres (Sherburn in Elmet and Tadcaster) and the 20 Primary Villages? If not please explain why

No

AS EXPLAINED EARLIER AND IT IS RFG THAT HOUSING SHOULD BE IN SELBY. ANYTHING ELSE WILL LEAD TO TRIPS BY CAR (UNSUSTAINABLE).

Affordable Housing (see para 3.46 - 3.59)

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

NO IT IS TOO STRINGENT
THEY SHOULD BE A GUIDE AND BE NEGOTIATED
DOWNWARDS IF SITE CONDITIONS ARE DIFFICULT. WE NEED
MORE HOUSING IN SELBY IF DEVELOPERS CAN MEET TARGET - REDUCE TARGET

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 ADJACENT TO SELBY BY-PASS

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?

SELBY REALLY NEEDS NEW EMPLOYMENT
ALL EXISTING DEVELOPMENT SITES SHOULD BE PROTECTED
ROSTRONS (NOW RIGID PAPER) WILL COME FOR HOUSING ON THIS
SITE AND IN MY VIEW SHOULD BE REFUSED. MAY BEIN + SHELTER
FRIENDS IN ABBOTS ROAD WALK TO WORK - THIS IS SUSTAINABILITY

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?

Yes

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
- ✓ 6 Community Facilities
- ✓ 3 Cycle and walking infrastructure
- Education
- Green infrastructure
- Health
- ✓ 5 Public Realm
- ✓ 1 Rail and Bus infrastructure
- ✓ 4 Recreation open space
- Recycling
- ✓ 2 Road infrastructure
- Other (please specify)

Green Infrastructure

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

WE SHOULD BE MAKING HOUSING SITES MORE AMENABLE TO CYCLING AND WALKING THERE SHOULD BE A PLAN FOR STRATEGIC CYCLING AND WALKING ROUTES LINKING HOUSING TO SHOPS, LEISURE AND EMPLOYMENT SITES.

SEVERAL BY-PASSES CUT OFF AN IMPORTANT LINK TO THE BACK ROAD AT THORPE AND ON TO BOWDON BARRE. I AM SURE THE SHOPS ON THE BACK ROAD NEAR THORPE PLAYING FIELDS WILL CLOSE. REDUCING SUSTAINABILITY AND OPPORTUNITY TO CYCLE AND WALK. THERE SHOULD HAVE BEEN BETTER PLANNING AND AN UNDERPASS.

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**

YOU SHOULD HAVE THE FIGURES BUT IN HOUSING AND AFFORDABILITY WHERE I WOULD THE DEMAND FOR HOUSING WAS FROM THE OLD WHO WERE LIVING LONGER AND ON OWN, AND FROM YOUNG WANTING TO GET MARRIED, SO WE SHOULD NEED HOUSING UNITS THAT ARE SMALL & AFFORDABLE

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

IF YOU HAVE TO PROVIDE FOR GYPSIES (AND I DO NOT THINK WE SHOULD AT ALL) WE SHOULD EXPAND EXISTING SITES - BUT I AM SURE THEY WILL NOT USE THEM, IT IS NOT A QUESTION OF SUPPLY AND DEMAND BUT OF CULTURE & MONEY. THEY HAVE ALWAYS CAMPED ON ROADS FOR NOTHING

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)?

NUMERICAL

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)

I HAVE TWO COMMENTS WHICH ARE QUITE FUNDAMENTAL


① HOUSING ALLOCATIONS SHOULD BE PRINCIPALLY IN SELBY.
 I WOULD SUGGEST HOWEVER THAT YOU NEED TO LOOK CAREFULLY AT YOUR CALCULATIONS FOR HOUSING NEED. I WORKED FOR NYCC WHEN THE LOCAL APPLICATION CAME IN AND INCREASED ALLOCATION FOR HOUSING WAS MADE IN THE SELBY DISTRICT.
 SINCE THEN THE MINES HAVE CLOSED AND SEEN THE PAGES ARE STARTING TO GO BACK TO POLAND. DO WE NEED SO MUCH? I WOULD HAVE THOUGHT WE NEED HOUSING FOR THE OLD AND YOUNG IN BURNING AND CHEAP 1/2 BED HOUSES AND NEARLY SQUARE WORKS IN YORK. SIMILARLY I HAVE A FRIEND ON THE HOUSING DEVELOPMENT ON THE OLD SHIPYARD AND MANY OF THESE WERE IN DONCASTER. IF WE ARE NOT CAREFUL WE WILL BECOME A COMMUTER DISTRICT (UNDESIRABLE) WITH NO HEART OR EMPLOYMENT.

② EMPLOYMENT SITES.
 SELBY HAS LOTS MANY EMPLOYMENT SITES. I AGREE WITH BROWNFIELD BUT MANY SITES ARE GIVEN UP FOR GREER ACCOUNTANTS CALCULATIONS RIGID PAPER SHOULD NOT BE A BROWNFIELD SITE. I WORKED IN HUN AND BARNESLEY AND WE LOST THE DUCKS AND THE OTHER THE MINES - THIS IS BROWNFIELD. IN BARNESLEY WE LOST DUCKER WHO SAW THE OPPORTUNITY TO RELOCATE AND SAVE THE SITE FOR HOUSING. SELBY NEEDS MORE EMPLOYMENT, PLEASE PROTECT EXISTING SITES

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  Selby MSc, DISTRICT MGR, MILE, MILE

Dated 15/12/08

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.

ACK 22/1/09

BWEA

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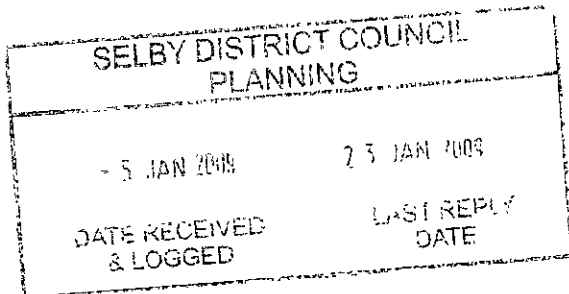
embrace the revolution

Delivering the UK's wind, wave and tidal energy

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13th December 2008

Dear Mr Heselton,

RE: Selby District Council – Core Strategy Consultation on Further Options

BWEA welcomes the opportunity to provide comments on the Council's Core Strategy Further Options Document and provides this submission on behalf of the UK wind energy industry.

BWEA was established in 1978 and is the representative body for companies active in the UK wind, wave and tidal energy market. Its membership has grown rapidly over recent years and now stands at over 450 companies.

The UK has a rich variety of renewable energy resource, including 40% Europe's wind resource. This resource will need to be utilized if the UK is to deliver its share of Europe's 20% renewable energy target by 2020. Given the UK's low base-line levels of renewable heat, the majority of this target will need to be met through onshore wind. It is therefore important to support and encourage the growth of the sector if the UK is to meet its national and European renewable energy and carbon reduction targets.

In representing the wind industry, BWEA is in a unique position to comment on the circumstances which affect the future growth and development of the sector. BWEA would be pleased to clarify any issues raised and offer any further information which may be required.

Thank you for the opportunity to submit comments on the Further Options Document. If you have any queries please do not hesitate to contact me.

Yours sincerely,



Gemma Grimes
Planning Advisor
BWEA
020 7689 1936

Selby District Council – Core Strategy Consultation on Further Options – Comments from BWEA

BWEA welcomes the preparation of the Council's Local Development Framework (LDF) and wishes to emphasise the important contribution that the Council's policies can make in contributing to both the national and regional targets for renewable energy generation. BWEA strongly recommend that the Council introduce specific policies designed to deliver greater production of renewable energy and increased levels of energy efficiency, in order to minimise the impacts of climate change.

Please see the following specific comments regarding the Further Options Document.

Environment / Natural Resources / Climate Change

Paragraph 5.1 states that: *'It is intended that the environment policies are consistent with the principles established in regional policy and national guidance including Planning Policy Statements on Sustainable Development in Rural Areas (PPS 7), Biodiversity and Geological Conservation (PPS 9), Planning and the Historic Environment (PPG15) and Greenbelts (PPG2)'*. If this policy area also intends to address natural resource and climate change issues, as indicated in the chapter title, it is imperative that Planning Policy Statements on Renewable Energy (PPS22) and Climate Change (Annex to PPS1) are also included for detailed consideration in the development of the Council's policies. BWEA provides further guidance on minimising environmental impact below.

BWEA welcomes the Council's intention to develop policies on energy conservation and renewable energy and that other Core Strategy policies will support renewable energy projects within the District, including the introduction of Merton-style, prescriptive policy requiring developments to incorporate on-site renewable energy generation. BWEA provides further guidance on renewable energy policies below.

Question 9: Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies? If not, should the percentage be higher or lower?

Yes, BWEA 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, and encourages the Council to be more ambitious in its objectives. Please see further comment on achieving Low and Zero Carbon Developments, below.

Minimising Environmental Impact

BWEA strongly recommend that the Council avoid using generic phrases which simply seek to encourage the use of energy efficiency, renewable energy and the minimisation and management of waste and pollution, for example, as such phrases lack the detail and commitment necessary to ensure that such aspirations are achieved. BWEA therefore strongly recommend the inclusion of an overarching climate change policy within the Core Strategy document, addressing the above issues, and the inclusion of discrete, proactive policies on energy efficiency, renewable energy, sustainable design and construction, within the Development Control Development Plan Document, in order to provide detailed policy direction on each issue and to ensure that such environmental measures are delivered.

Renewable Energy Policy

The LDF should include a robust criteria based policy that will be used to assess all applications for renewable energy developments. It is important that the Plan presents a positive, objective and robust approach to renewable energy for the

wider and local benefit. As such, BWEA recommend that the Council include specific development control policy on renewable energy, focusing on the key criteria that will be used to judge applications, and providing direct reference to PPS22. More detailed issues may be appropriate to supplementary planning documents, and guidance on these issues can be found in the Companion Guide to PPS22.

Planning Policy Statement 22 states that local development documents should contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources. BWEA therefore recommend that policies designed to safeguard the character and setting of listed buildings, conservation areas and greenbelt, for example, have regard to the positive contribution that renewable energy can play in reducing the Council's overall CO2 emissions and in mitigating against the environmentally damaging effects of climate change.

Landscape and nature conservation designations should not be used in themselves to refuse planning permission for renewable energy developments. Planning applications for renewable energy developments in such areas should be assessed against criteria based policies set out in local development documents, including any criteria that are specific to the type of area concerned. Local authorities should ensure that any local approach to protecting landscape and townscape is consistent with PPS22 and does not preclude the supply of any type of renewable energy other than in the most exceptional circumstances.

Planning authorities should not make assumptions about the technical and commercial feasibility of renewable energy projects (e.g. identifying generalised locations for development based on mean wind speeds). Technological change can mean that sites currently excluded as locations for particular types of renewable energy development may in future be suitable. Similarly, local planning authorities should not require applicants for energy development to demonstrate either the overall need for renewable energy and its distribution, nor question the energy justification for why a proposal for such development must be sited in a particular location.

All information requested of applicants should be proportionate to the scale of the proposed development, its likely impact on and vulnerability to climate change, and be consistent with that needed to demonstrate conformity with the development plan and the Climate Change Supplement to PPS1. Specific and standalone assessments of new development should not be required where the requisite information can be made available to the planning authority through other submitted documents – for example, as part of a Design and Access Statement, or Environmental Impact Assessment.

An applicant for planning permission to develop a proposal that will contribute to the delivery of the Key Planning Objectives set out in the Climate Change Supplement to PPS1 should expect expeditious and sympathetic handling of the planning application.

Practical guidance and support for the implementation of the policies in the Climate Change Supplement to PPS1 can be found in its companion guide.

Low and Zero Carbon Developments

The planning system needs to support the delivery of the timetable for reducing carbon emissions from domestic and non-domestic buildings, and local planning authorities are expected to actively encourage smaller scale renewable energy schemes through positively expressed policies in local development documents, as stated in PPS22. Alongside criteria-based policy developed in line with PPS22, the Climate Change Supplement to PPS1 recommends that local authorities consider identifying suitable areas for renewable and low-carbon energy sources, and

supporting infrastructure, where this would help secure the their development.

BWEA emphasises the contribution that small renewable systems can make, and strongly urges the Council to implement a policy for the mandatory requirement of onsite renewables, as requested by Yvette Cooper, the Minister for Housing and Planning, on the 8th of June 2006¹. Such a policy would require onsite renewables to provide electricity for at least 10% of all new buildings' needs (including refurbishments), in addition to stringent energy efficiency/building performance requirements. Recent research by the Department for Communities and Local Government found that around a third of Local Authorities surveyed are introducing such polices within Development Plans². Following this research the Government has urged all Council's to include such policies in their Local Plans³.

The following wording is highlighted as an example:

'All non-residential or mixed use developments (new build, conversion, or renovation) above a threshold of 1,000m² will be expected to provide at least 10% of their energy requirements from onsite renewable energy generation.

All residential developments (new build, conversion, or renovation) of 10 or more units will be expected to provide at least 10% of their energy requirements from onsite renewable energy generation.'

While building regulations will be strengthened over the next decade, BWEA recommend the inclusion of a discrete policy on sustainable design and construction methods, and the introduction of minimum efficiency standards for extensions, change of use conversions, and refurbishments / listed building restorations. Such a policy would help ensure increases in energy efficiency within the existing building stock, as well as in new build development. BWEA recommend looking at the Renewable Energy Toolkit for planners, developers and consultants, developed by the London Energy Partnership for further guidance⁴.

In accordance with the Climate Change Supplement to PPS1, planning authorities should have an evidence-based understanding of the local feasibility and potential for renewable and low-carbon technologies, including microgeneration, to supply new development in their area. Drawing from this evidence-base, local authorities should:

1. Set out a target percentage of the energy to be used in new development to come from decentralised and renewable or low-carbon energy sources, where it is viable. The target should avoid prescription on technologies and be flexible in how carbon savings from local energy supplies are to be secured,
2. Where there are particular and demonstrable opportunities for greater use of decentralised and renewable or low-carbon energy than the target percentage, bring forward development area22 or site-specific targets to secure this potential; and, in bringing forward targets,
3. Set out the type and size of development to which the target will be applied; and
4. Ensure there is a clear rationale for the target and it is properly tested.

¹ <http://www.themertonrule.org/>

² <http://www.communities.gov.uk/index.asp?id=1500549>

³ <http://www.communities.gov.uk/index.asp?id=1002882&PressNoticeID=2167>

⁴ http://www.london.gov.uk/mayor/environment/energy/docs/renewables_toolkit.pdf

In addition, BWEA recommend that the development plan provide a brief outline of the different renewable energy generation technologies, and equally encourage and promote all forms of renewable energy (solar, biomass, wind, geothermal, hydro etc). The potential for an Energy Services Company and site-wide CHP should also be considered for inclusion.

Thank you for the opportunity to submit comments on these documents. BWEA looks forward to future opportunities to participate in this consultation. If you have any queries please do not hesitate to contact BWEA.