

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

LDF LOCAL DEVELOPMENT FRAMEWORK

SELBY DISTRICT COUNCIL
Office use
Ackd
ID No **026**
23 OCT 2008

Introduction

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

The Council is particularly looking for comments on the following questions. You are welcome to add further comments relevant to the Core Strategy Further Options.

How to make comments:

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

a) Personal details		a) Agent details if you are using one	
Name	Dr. G.R. WOOLLEY	Name	
Organisation	C.P.R.E York & Selby.	Organisation	
Address	Woodstock House Church Street Barkston Ash Tadcaster.	Address	
Postcode	LS24 9PS	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.

No - see final page for reasons

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 if supported by commercial development

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

less. currently building on Flood Plain Phase.

More would mean that even more would commute to Leeds/Leeds.

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

Any other comments? Preference determined on basis of (a) flood risk and (b) need for significant infrastructure improvements.

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

Generally agree, however recognition should be given to providing limited low-cost housing in Secondary Villages.

Affordable Housing (see para 3.46 – 3.59)

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

agree

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

Disagree. There could be resentment to the policy of no development below the threshold in secondary villages

EconomyStrategic Employment Sites (see para 4.3 – 4.12)

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

Subject to satisfactory flood protection.

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?

Realistic amendments should always be made.

Sustainable Communities (see para 6.1 – 6.8)

Infrastructure Provision

Q10 The Government is introducing a Community Infrastructure Levy on new development. Please indicate your priorities for using the funding received from the Levy. Please tick those that you consider to be important.

- Broadband
- Community Facilities
- Cycle and walking infrastructure
- Education
- Green infrastructure
- Health
- Public Realm
- Rail and Bus infrastructure
- Recreation open space
- Recycling
- Road infrastructure
- Other (please specify)

Green Infrastructure

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

Housing Mix (see para 6.9 – 6.10)**Q12** Do you consider that

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

Gypsies/Travellers and Show People (see para 6.11 – 6.15)Gypsies and Travellers**Q13** In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):~~(Agree/Disagree)~~ Option A – New sites should be spread across the District.~~(Agree/Disagree)~~ Option B – New sites should be located in or close to the towns and primary Villages.~~(Agree/Disagree)~~ Option C – Expanding the existing sites**Q14** Do you agree or disagree with the following options:~~(Agree/Disagree)~~ Option A – Sites should be sought that accommodate between eight and twelve pitches.~~(Agree/Disagree)~~ Option B – Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District.~~(Agree/Disagree)~~ Option C – A combination of A and B; one site of between eight and twelve pitches plus individual pitches.Travelling Showpeople**Q15** The indications are that only limited provision is required within Selby District for travelling showpeople. If provision is required, should an area of search be:~~(Agree/Disagree)~~ Option A – In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?~~(Agree/Disagree)~~ Option B – In close proximity to the strategic road network (such as M62, A1, and A64)?

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

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 1 December 2008.

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

Please return this form to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB
No later than 17.00hrs (5pm) on Thursday 18 December 2008.

Selby District Council - Core Strategy Questionnaire and Comments.

QUESTION 1

The definition of Primary Villages amounts to a succinct guide to sustainable villages in so far that they are considered to be sustainable as far as basic services, in their own rights. However, the definition has no regard for settlements, often Secondary Villages that provide through routes to those Primary Villages. Such a village is Barkston Ash and to a lesser extent Saxton.

Transport problems in Barkston Ash were acknowledged by the Planning Inspector in his Report on the Triesse Public Inquiry in August 2003. Paragraph 73, page 17 of his report and recommendation to the Secretary of State says *"There are no HGV movements via Barkston Ash, as there is a 7.5 tonne weight limit. However, this is the most direct route to the A1 and therefore the present traffic flow of 1500 vehicles per day is likely to increase by some 258 (a 17% increase). The road through Barkston is narrow and winding and often obstructed by parked vehicles. There are working farms in the village and the movement of larger farm vehicles and of service vehicles can cause congestion. As part of the proposal, a village gateway would be created, which should have the effect of slowing down traffic on the approach from Church Fenton. Having regard to this, and to the scale of the present traffic flow, the predicted additional traffic would in my view not be so great as to give rise to unacceptable problems of highway safety or congestion"*.

In fact the village gateway, comprising a section of red macadam with the fogue 30 on it has had no affect whatsoever! It has not reduced the dangerously high speed or frequency of traffic entering the s bends of Common Road or Church Street.

1 December 2008

rec 4/12
027

Our Core Strategy : Further Options Document Consultation 2008

Help shape the future of Selby district!

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

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

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

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

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

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

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

Please Note

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

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

Please let us know your details below

Name	elaine lawrenson
Organisation (if relevant)	none
Address	8 gorse close
Postcode	Y08 9XL
Telephone number	[REDACTED]
Fax number	
Email address	

Are you using or are you an agent?

yes no

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

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

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

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

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

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

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

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

Yes No

Please tell us why you say that in the space below.
Too much housing on small areas

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

More Less

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

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

More Less

Please tell us why you say that in the space below.
don't know

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

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

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

Please tell us why you say that in the space below.
seems alot of housing for such small areas. Concerns about green belt land. Flood plains etc.

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

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

Yes No

Please tell us why in the space below.

Thinking about affordable housing (see paras 3.46 to 3.59)

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

- yes no

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

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

- yes no

Please tell us why in the space below.

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

How do you feel about our proposals for the future of the district's economy?**Thinking about Strategic Employment Sites (see paras 4.3 to 4.12)**

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

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

Please tell us why you say that in the space below or if you have any other suggestions..please let us know!
what will happen to derilict sites of local industries closing eg. rigid paper etc

Thinking about employment land (see para 4.13)

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

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

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

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

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

- yes no

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

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

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

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

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

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

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

developments mus'nt be allowed to spoil the countryside. Implications n wildlife. Concerns about 3 lakes canal Baffam Lane area.

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

Do you consider that:

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

yes

no

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

yes

no

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

Gypsies, Travellers and Travelling Showpeople

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

	<i>I agree</i>	<i>I disagree</i>
Option A: New sites should be spread across the district	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Do you agree or disagree with the following options:

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

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

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

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



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

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

very difficult to access information contained in this document. Not well publicised . How can people agree to something they no little about? Very concerned about conservation issues. Beautiful natural areas of Selby disappearing forever. Possible misuse of flood plains. These issues need to be out in the open.

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

I would like to be informed

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



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



The Core Strategy has been adopted?



027

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

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

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

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Please Note

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

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

Please let us know your details below

Name	Trevor Marrow
Organisation (if relevant)	N/A
Address	Taygarth. Doncaster Road, Brayton
Postcode	YO8 9EG
Telephone number	
Fax number	

Email address



Are you using or are you an agent?

yes no

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

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

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

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

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

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

No I do not agree with the criteria. The 20 villages proposed are already over populated and further development will erode the quality of the villages. It would be better to create new villages and provide these with a network of basic services.

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

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

Yes No

Please tell us why you say that in the space below.
Selby is already overpopulated and the infrastructure is at breaking point.

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

- More Less

Please tell us why you say that in the space below.
Tadcaster as opposed to Selby is far less populated

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

- More Less

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

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

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

	1	2	3	4	5	6
Site A: Cross Hills Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Site D: Olympia Mills	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site E: Baffam Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site F: Foxhill Lane/Brackenhill Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please tell us why you say that in the space below.
By developing areas F and E there will no longer be a separation of Brayton from Selby and what is left of the village environment will be lost for ever.

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

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

Yes No

Please tell us why in the space below.

Any new housing is better spread around as many locations as possible in order to limit the impact.

Thinking about affordable housing (see paras 3.46 to 3.59)

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

yes no

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

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

yes no

Please tell us why in the space below.

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

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

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

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

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

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

Thinking about employment land (see para 4.13)

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

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

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



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

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

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

yes

no

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

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

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

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

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

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

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

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

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

Do you consider that:

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

- yes no

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

- yes no

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

Gypsies, Travellers and Travelling Showpeople

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

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

Do you agree or disagree with the following options:

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

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

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

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

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

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

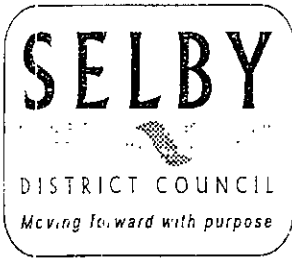
	<i>I would like to be informed</i>
The Core Strategy has been submitted to the Secretary of State for independent examination?	<input type="checkbox"/>
The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?	<input type="checkbox"/>

The Core Strategy
has been adopted?



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

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



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



Office use
Ackd
ID No 029

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	RICHARD ATKINSON	Name	
Organisation		Organisation	
Address	21 LIMETREE GROVE, SELBY	Address	SELBY DISTRICT COUNCIL PLANNING
Postcode	YO8 4XT	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~~ LESS IN SELBY TOWN .

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~~
MORE

Please explain why in each case.

TADCASTER AND SHERBURN ARE A SIMILAR SIZE TO SELBY,
SELBY SHOULD NOT HAVE 57% SHOULD BE MORE EVENLY SHARED

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

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

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

Any other comments?

I AM ONLY IN FAVOUR OF OLYMPIA MILLS WHICH IS AN EYESORE, THE REST ARE OUTSTANDING AREAS WITH LOVELY COUNTRYSIDE, THEY SHOULD NOT BE TOUCHED.

Managing Housing Supply (see para 3.42 – 3.45)

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

YES -

Affordable Housing (see para 3.46 – 3.59)

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

YES

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

YES

Economy

Strategic Employment Sites (see para 4.3 – 4.12)

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

BURN HAS EXCELLENT MOTORWAY LINKS, OLYMPIA COULD TAKE MOST OF THE HOUSES REQUIRED. THIS WOULD RESULT IN LESS COUNTRYSIDE BEEN LOST AROUND SELBY.

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? I RUN A SMALL BUSINESS, SELBY NEEDS MORE SMALLER AFFORDABLE UNITS TO ENCOURAGE SMALL/MEDIUM SIZE BUSINESS. BURN AIRFIELD WOULD BE A GOOD LOCATION.

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?

10% SEEMS VERY LOW THE AIM SHOULD BE MORE AMBITIOUS. 20/25%

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?

PLASTIC RECYCLING,
AN LPG FILLING STATION IN SELBY WOULD ENCOURAGE MORE GREENER VEHICLES, THE TESCO STATION WAS A CHANCE MISSED.

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)

I WAS REALLY SHOCKED WHEN I SAW THESE PLANS, SELBY IS A GOOD PLACE TO LIVE TAKING LARGE CHUNKS OF COUNTRYSIDE IS NOT THE ANSWER, OLYMPIA MILLS SHOULD BE DEVELOPED IT IS AN EYESORE. BURN AIRFIELD WOULD BE GOOD FOR COMMERCIAL USE,

THE COUNCIL SHOULD LOOK TO DEVELOP ANY AREAS IN TOWN THAT ARE EMPTY/NOT USED. I BELIEVE THE AREAS HIGHLIGHTED TAKING COUNTRYSIDE WOULD BE A DISASTER FOR THE TOWN, IT WILL ~~BE~~ TAKE A LOT OF THE CHARM EG BRAYTON LOVELY WALKS VIEWS + FLAXLEY ROAD THE RIDING SCHOOL WOULD BE LOST.

I HAVE CHILDREN, AND YES AFFORDABLE HOMES ^{ARE} NEEDED ~~TO BE BUILT~~. BUT NOT AT ANY COST,

I URGE THE COUNCIL NOT TO DEVELOP ANY LAND OTHER THAN OLYMPIA MILLS WHICH IS A MESS.

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 _____

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



Office use
Ackd
ID No *C30*

Introduction
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a) Personal details		a) Agent details if you are using one							
Name	<i>K.S. LAMB</i>	Name							
Organisation		Organisation							
Address	<i>CROSSFIELD LEAS LANE SEATON HU 11 5RE</i>	Address	<table border="1" style="width: 100%;"> <tr> <td colspan="2" style="text-align: center;">SELBY DISTRICT COUNCIL PLANNING</td> </tr> <tr> <td style="text-align: center;">- 4 DEC 2008</td> <td style="text-align: center;">24 DEC 2008</td> </tr> <tr> <td style="text-align: center;">DATE RECEIVED & LOGGED</td> <td style="text-align: center;">LAST REPLY DATE</td> </tr> </table>	SELBY DISTRICT COUNCIL PLANNING		- 4 DEC 2008	24 DEC 2008	DATE RECEIVED & LOGGED	LAST REPLY DATE
SELBY DISTRICT COUNCIL PLANNING									
- 4 DEC 2008	24 DEC 2008								
DATE RECEIVED & LOGGED	LAST REPLY DATE								
Postcode		Postcode							
Tel	XXXXXXXXXX	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.

Agree, very good system.

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**

Less housing around Selby and
more in Primary villages ensuring

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

Survival of local pubs, garages, post office
schools etcetera.

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)

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

Any other comments?

C is exceptionally good arable land
and should be retained for Agricultural
production. Also 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

Agree

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.

I believe the ratio is too high
80/20 more realistic.

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?

wiston part head buildings should
be part to good one provide
employment for wiston village should not
develop areas prone to flooding

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?

10% is a good starting point.

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)

Wind farms green energy schemes.

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**

The mix of housing types should depend on the needs of each individual site.

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 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)

There is plenty of land not in areas prone to flooding. I do not believe you should ever consider land for development that is in a flood risk area. Schemes for improving the environment should be fast tracked through planning.

Wintow seems an obvious choice for housing, development of the southern side on non flood land. Travelling down may be to work slum - individual estate, water pit head development. 90% of the people of wintow would not be attracted by the housing development at all. Ensure retention of school, pub, P.O. superb village hall

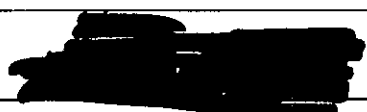
Notification

already developed.

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- The Core Strategy has been adopted?

Signed



Dated

1st Dec 2008

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

031

darntonegs

BUILT ENVIRONMENT CONSULTANCY

Our Ref: 08/pmb

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

SELBY DISTRICT COUNCIL PLANNING	
- 4 DEC 2008	24 DEC 2008
DATE RECEIVED & LOGGED	LAST REPLY DATE

- ARCHITECTURE
- PROJECT MANAGEMENT
- MASTER PLANNING
- URBAN DESIGN
- LANDSCAPE DESIGN
- SPACE PLANNING
- INTERIOR DESIGN
- CDM-COORDINATION

2nd December 2008

Dear Sirs

RE: SELBY DISTRICT CORE STRATEGY QUESTIONNAIRE - NOVEMBER 2008

Please find enclosed a completed copy of the Selby District Core Strategy Questionnaire for consultation on further options November 2008, for your information.

Should you wish to discuss further or require any further information then please do not hesitate to contact me.

Yours sincerely


Paul Bielby
On Behalf of DarntonEGS Ltd

Enc

Copies: File

THE COACH HOUSE
MONK FRYSTON HALL
MONK FRYSTON
LEEDS
LS25 5DU

T 01977 681001
F 01977 681006

www.darntonegs.com

OFFICES ALSO AT
LONDON BRISTOL AND WARWICK



CHARTERED ARCHITECTS

DIRECTORS

A HAMILTON
MAPA (CPM)

M HILL
Dip Arch, RIBA

D SUGGITT
Dip Arch, ARIBA, Hon RCM, APS

K HARDCASTLE
BSc Hons MRICS MCIIB MCAT

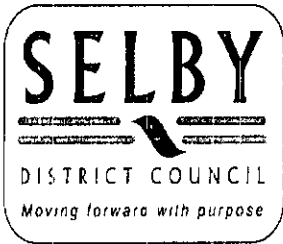
C RYAN
B Arch (Hons) MSc RIBA APS

A LODGE
BA Hons DipA

PAUL SCHOFIELD
HNAC

DarntonEGS Limited
Company Registration 06617944





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



Office use
Ackd
ID No 031

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a) Personal details		a) Agent details if you are using one	
Name		Name	PAUL BIELBY
Organisation		Organisation	DARNTON EGS LTD.
Address		Address	THE COACH HOUSE MONK FRYSTON HALL MONK FRYSTON LEEDS.
Postcode		Postcode	LS25 5DU
Tel		Tel	01977 681001
Fax		Fax	01977 681006
Email		Email	PAUL.BIELBY@DARNTONEGS.COM

Housing

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

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

NO, I DONT BELIEVE A POST OFFICE IS A KEY SERVICE, FURTHERMORE, WITH PLANNED POST OFFICE CLOSURES, WILL THESE PRIMARY VILLAGES BE REVIEWED FOLLOWING A POST OFFICE CLOSURE?

SELBY DISTRICT COUNCIL PLANNING	
- 4 DEC 2008	24 DEC 2008
DATE RECEIVED & LOGGED	LAST REPLY DATE

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, THERE IS NO ALLOWANCE MADE FOR SECONDARY VILLAGES, SHOULD BE LESS ALLOCATION TO SHERBURN IN ELMET WHICH LACKS ADEQUATE SUPER-MARKET FACILITIES.

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

DISTRIBUTION OK

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

LESS ALLOCATION,

Please explain why in each case.

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

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

- (2) Site A – Cross Hills Lane
- (4) 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

NO, ALL LANDOWNERS SHOULD BE ENTITLED TO THE SAME RIGHTS TO DEVELOP THEIR OWN LAND. FURTHERMORE, WHY SHOULD AFFORDABLE HOUSING PROVISION BE PERMISSABLE IN SECONDARY VILLAGES WHEN BY YOUR OWN STANDARDS THESE VILLAGES ARE NOT SUSTAINABLE LOCATIONS FOR MARKET DEVELOPMENT.

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 PROPOSED THRESHOLD OF 5 DWELLINGS IN SHERBURN IN ELMET & TADCASTER & 3 DWELLINGS ELSEWHERE WILL MAKE MANY DEVELOPMENT SITES NO LONGER VIABLE. THESE SHOULD ALSO BE SUBJECT TO THE 10 DWELLINGS THRESHOLD.

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 SHOULD BE AN AGREED THRESHOLD TO PROVIDE AFFORDABLE HOUSING WITH NO COMMUTED SUMS BELOW THE THRESHOLD, THIS COULD FURTHER JEOPARDIZE THE VIABILITY OF SMALL DEVELOPMENTS.

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) **AGREE**
- B - 'Existing employment premises should be protected from redevelopment where there is evidence of market need.' (Agree/Disagree) **AGREE**
- C - 'For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations.' (Agree/Disagree)
- D - 'New housing development should be balanced with an appropriate level of new business development.' (Agree/Disagree) **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
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- Green infrastructure
- Health
- Public Realm
- Rail and Bus infrastructure
- Recreation open space
- Recycling
- Road infrastructure
- Other (please specify)

Green Infrastructure

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

NO.

Housing Mix (see para 6.9 – 6.10)**Q12** Do you consider that

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


Gypsies/Travellers and Show People (see para 6.11 – 6.15)Gypsies and Travellers**Q13** In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):~~(Agree/Disagree)~~ Option A – New sites should be spread across the District.~~(Agree/Disagree)~~ Option B – New sites should be located in or close to the towns and primary Villages.~~(Agree/Disagree)~~ Option C – Expanding the existing sites**Q14** Do you agree or disagree with the following options:~~(Agree/Disagree)~~ Option A – Sites should be sought that accommodate between eight and twelve pitches.~~(Agree/Disagree)~~ Option B – Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District.~~(Agree/Disagree)~~ Option C – A combination of A and B; one site of between eight and twelve pitches plus individual pitches.Travelling Showpeople**Q15** The indications are that only limited provision is required within Selby District for travelling showpeople. If provision is required, should an area of search be:~~(Agree/Disagree)~~ Option A – In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?~~(Agree/Disagree)~~ Option B – In close proximity to the strategic road network (such as M62, A1, and A64)?

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

Notification

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

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

Signed 

Dated 2/12/08

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.

032



SELBY DISTRICT COUNCIL PLANNING	
- 8 DEC 2008	3 11 DEC 2008
DATE RECEIVED & LOGGED	LAST REPLY DATE

BARRATT
HOMES
built around you



Little details. **Big difference**

Our Ref: RD/RS
5 December 2008

Mr T Heselton
Principal Planner (LDF Team)
Selby District Council
Civic Centre
Portholme Road
Selby
North Yorkshire
YO8 5SB

Dear Mr Heselton,

SELBY DISTRICT LDF – CORE STRATEGY CONSULTATION ON FURTHER OPTIONS

I refer to your consultation and attach a response on behalf of Barratt Developments PLC.

This response is made only to those questions which are directly relevant to Barratt Developments PLC.

I would be grateful to be kept informed of progress..

Yours sincerely,

ROY DONSON
Regional Planning Director

SELBY DISTRICTY LDF – CORE STRATEGY CONSULTATION ON FURTHER OPTIONS

RESPONSE ON BEHALF OF BARRATT DEVELOPMENTS PLC

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

- a) Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1?
- b) In particular, should there be more or less housing in Tadcaster?
- c) In particular, should there be more or less housing in Sherburn-in-Elmet?

In each case please explain why.

- 1. The distribution of dwellings reflects the Regional Spatial Strategy and as such is supported. However, in the absence of background information such as a Strategic Housing Land Availability Assessment it is difficult to judge if the distribution is realistic. Therefore, rather than these figures becoming cast in stone, the Council should accept that they are indicative of their strategy approach and may be modified at the margins in the light of further available evidence.

Question 3: Please tell us whether you agree or disagree with the following options for Strategic Housing development on the edge of Selby (please number in preference order, 1 = highest, 6 = lowest)

- Site A Cross Hills Lane
- Site B West of Wistow Road
- Site C Bondgate / Monk Lane
- Site D Olympian Mills
- Site E Baffham Lane
- Site F Foxhill Lane / Brackenhill Lane

- 2. It is unclear from the document the extent to which it is anticipated that the dwelling requirement is intended to be met from these sites. Table 1 established that there is a requirement of 2774 dwellings in new allocations to be developed up to 2026. It also says at paragraph 3.33 in addition to 700 dwellings at Olympian Park "at least one other strategic site is likely to be required". However, the sites range from 500 dwellings to 1000+ dwellings but the overall target is unclear. It is also unclear if the Olympian Park site is already regarded by the Council for the purpose of this consultation as a site which will be brought forward.
- 3. Of the choices the sites have various advantages and disadvantages but the type of disadvantage can be severe or minor. For example, a site in the functional flood plain or liable to flood should be given low priority. Similarly, a site which gives rise to traffic issues which are incapable of resolution should not be regarded as acceptable.

4. Applying the tests in PPS25 puts sites F and E at the top of the priority list. Consideration of traffic issues would also go against sites B and C, whereas site D requires expensive infrastructure, which may be difficult to deliver. Sites E and F do raise issues about breaching the Strategic Countryside but this is capable of being ameliorated by significant tree planting. Even so the development of E would result in the joining of Brayton with Selby which counts against the site.
5. In the light of the above the following priority order is proposed:-
- | | |
|------------|--|
| Priority 1 | Foxhill Lane / Brackenhill Lane |
| Priority 2 | Baffham Lane (but only with a capacity of not more than 300 dwellings) |
| Priority 3 | Cross Hills Lane |
| Priority 4 | West of Wistow Road |
| Priority 5 | Olympian Park |
| Priority 6 | Bondgate / Monk Lane |
6. It is recognised that Olympian Park is a brownfield site but its potential for flooding is a major concern. Consideration should be given to wholly developing it along with site G as an employment site in preference to the Burn Airfield, which is relatively remote.

Question 4: Do you agree that market housing should only be allowed in the Principal Town (Selby), Local Service Centres (Sherburn-in-Elmet and Tadcaster) and the 20 Primary Villages? If not, please explain why.

7. PPS3 makes it clear at paragraph 59 that windfalls should not be included in assessing the first 10 years of supply. It follows therefore that there is no need to restrict the supply of sites coming forward on the basis of windfall development. The release of land is a fundamental component of the locational strategy, which should be addressed through the Core Strategy. Delegating decisions on the release of land to an SPD is not providing greater detail of a policy but amounts to making policy via SPD contrary to paragraph 6.1 of PPS12.
8. That said it is noted that there is general concern about garden subdivision and it may be a matter which is subsequently restricted by a change in planning law. Until that time it is a contrived mechanism to seek to penalise such a proposal by limiting it to affordable housing only. In order to justify such a proposal the Council will need evidence to demonstrate that there is a need for a 100% affordable housing policy in such villages. Secondly, there will be a need to demonstrate why in planning terms affordable housing is acceptable but market housing is not. It is unlikely that without evidence and justification this approach will be found to be sound.

Question 5: Do you agree with the different thresholds for affordable housing? If not, please explain why.

Question 6: In order to help meet the need for affordable housing do you agree with the use of commuted sums for housing schemes, below the proposed thresholds? If not, please explain why.

9. The discussion of any affordable housing policy is premature in advance of evidence provided by a Strategic Housing Market Assessment carried out in

accordance with Government Guidance and affordable policies, which are economically viable. None of this is available and so any policy presumption is meaningless. The Strategic Housing Market Assessment is not a roll forward of any earlier document but is new evidence.

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 renewables or low carbon supplies? If not, should the percentage be higher or lower?

10. By the time the Core Strategy is adopted, Code Level 3 of the Code for Sustainable Homes will be operative and Building Regulations will have changed to increase the energy performance of dwellings beyond the current provisions of Part L. Therefore, a 10% on-site renewable policy is irrelevant for housing.

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

**Broadband
Community Facilities
Cycling & Walking Infrastructure
Education
Green Infrastructure
Health
Public Realm
Rail and Bus Infrastructure
Recreation Open Space
Recycling
Road Infrastructure
Other (Please Specify)**

Question 11: Do you have any views on the opportunities to enhance or create green infrastructure?

11. There appears to be a fundamental misunderstanding of the recently passed legislation in respect of the Community Infrastructure Levy. It is not a duty upon local authorities to implement it but if they do it should be based upon coming forward with a scheme which sets out the requirements for infrastructure to support development. It is not a "wish list" for consultees to vote upon. The Act provides for a definition of infrastructure to be:-

- Roads and Transport Facilities
- Flood Defences
- Schools and Other Educational Facilities
- Medical Facilities
- Sporting and Recreational Facilities
- Open Spaces
- Affordable Housing (possibly)

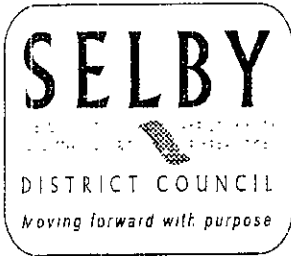
12. In order to justify the Levy at a subsequent public examination, the Council will need to show that the infrastructure being costed is necessary to support the

development. In this context the priority choice from the list in this question is irrelevant.

13. In terms of the green infrastructure, there is the opportunity by developing site F (Brackenhill Lane / Foxhill Lane) to create a significant tree belt with attendant wildlife and carbon saving benefits in an otherwise barren landscape.

Question 12: Do you consider that:-

- a) **More housing should be in the form of small dwellings (flats and terraced housing)? or;**
 - b) **More housing should be in the form of 3-4 bedroomed family housing?**
14. In the absence of an evidence base provided by a Strategic Housing Market Assessment, this is a meaningless way in which to determine a housing mix policy. It is not in keeping with PPS3 paragraph 22.



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

SELBY DISTRICT COUNCIL
PLANNING

LDF LOCAL DEVELOPMENT FRAMEWORK
30 JUL 2008

DATE RECEIVED & LOGGED

Office use
Ackd DATE
ID No **033**

Introduction

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

The Council is particularly looking for comments on the following questions. You are welcome to add further comments relevant to the Core Strategy Further Options.

How to make comments:

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

a) Personal details		a) Agent details if you are using one	
Name	M. CLARKE	Name	
Organisation	STILLINGFLEET PC	Organisation	
Address	THE OLD RECTORY STILLINGFLEET York	Address	
Postcode	YO19 6SJ	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**

AS A PROPORTIONAL EXERCISE - YES

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.

WE ARE NOT QUALIFIED TO COMMENT ON SPECIFIC NUMBERS AND WOULD EXPECT THE CALCULATION TO BE BASED MAINLY ON HISTORICAL TRENDS & KNOWN/RELIABLE ECONOMIC BUSINESS GROWTH PROJECTIONS

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

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

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

Any other comments?

LOCATIONS AGREED - SPECIFIC MEMBERS SEE COMMENT AT Q2.
A NUMBER OF PROPOSED SITES ARE VERY VULNERABLE TO FLOODING - IF FLOODING IS VERY LIKELY THIS MUST BE CONSIDERED.
THE ROAD INFRASTRUCTURE, LOCAL TO PROPOSED DEVELOPMENTS & MORE WIDESPREAD IS TOTALLY INADEQUATE TO HANDLE THE PROPOSED DEV. INFRASTRUCTURE MUST BE ADDRESSED SERIOUSLY BEFORE PLANS

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

IN THE MAIN YES BUT SMALL DEVELOPMENT IN OTHER AREAS SHOULD NOT BE RULED OUT. SUBJECT TO ALL EXISTING PLANNING RULES

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.

THRESHOLDS SHOULD BE RECONSIDERED IN TERMS OF BOTH PROPORTION & LOCAL NECESSITY. SHOULD BE BASED ON NEED LOCAL TO SPECIFIC DEVELOPMENT & IS SUBJECT TO ALL PLANNING RULES

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

ONLY AS A GUIDE - IF THERE IS NO LOCAL DEMAND FOR AFFORDABLE HOUSING THEN SUCH HOUSING SHOULD NOT BE PROVIDED SIMPLY TO COMPLY WITH A HARD & FAST RULE.

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?

SHORBURN IN BEST INDUSTRIAL AREA - CONTINUED DEVELOPMENT

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?

10% SELF SUFFICIENCY IS AN ADMIRABLE TARGET AS ENERGY BUT DIFFICULT TO ACHIEVE & WOULD AFFECT COMMERCIAL VIABILITY AND PROBABLY DISCOURAGE BUSINESSES ESPECIALLY SMALL SCALE & NEW. FAR MORE EFFECTIVE TO ENCOURAGE/INSIST ON HIGHEST EFFICIENCY IN BUILDINGS ENERGY USE. ALSO DEVELOPMENT (COMMERCIAL) TO BE RESTRICTED TO SUSTAINABLE LOCATIONS CLOSE TO DOMESTIC CONSUMPTIONS TO SERVE SUCH SITES

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)

* FLOOD DEFENCE

Green Infrastructure

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

CONTINUE (STRENGTHEN) TO USE EXISTING 'DEVELOPMENT ENVELOPES' AND HONOUR 'GREEN BELTS' & 'GLOBEFIELD' RULES. VILLAGES ENVELOPES ARE OF PARTICULAR SIGNIFICANCE.

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

THESE CAN BE NO FIXED RULES FOR THIS. EACH DEVELOPMENT HAS ITS OWN NEEDS FOR DIFFERENT REASONS - DEMAND, SITE SIZE, SHAPE, LOCATION ETC. EACH APPLICATION SHOULD BE SUBJECT TO THE CIRCUMSTANCES.

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

IN TERMS OF SERVICES PROVIDED & SITE MANAGEMENT OPT C IS MOST ECONOMIC

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.

N/A SEE Q13

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)

SELBY STRATEGIC GROWTH

1. MANY OF THE SITES ARE PRONE TO FLOODING. EITHER DEFENCES MUST BE PUT IN PLACE OR SITES RECONSIDERED. NEITHER COMMERCIAL NOR DOMESTIC PROSPECTS WILL ENTERTAIN SITES WHICH ARE UNDER SUCH THREAT AND WILL REQUIRE GUARANTEES BEFORE INVESTMENT
2. THE ROAD INFRASTRUCTURES THAT WOULD SERVICE THE PROPOSED COMMERCIAL & DOMESTIC SITES ARE ALREADY WORKFULLY UTILISED. ANY CONSIDERATION OF THESE SITES MUST INCLUDE ROAD INFRASTRUCTURE IMPROVEMENTS. OF PARTICULAR CONCERN IS THE DEVELOPMENT (COMMERCIAL + DOMESTIC) OF THE GUYMPTON HILLS SITE & ITS INEVITABLE EFFECT ON THE A19 MOTORWAY. THIS ROUTE IS ALREADY BEYOND SATURATION.

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 07/12/08

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

Please return this form to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB
No later than 17.00hrs (5pm) on Thursday 18 December 2008.

Rec' 9/12
034

Our Core Strategy : Further Options Document Consultation 2008

Help shape the future of Selby district!

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

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

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

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

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

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

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


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

Please Note

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

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

Please let us know your details below

Name	tom eves
Organisation (if relevant)	none
Address	westway bondgate
Postcode	yo83ls
Telephone number	none
Fax number	none
Email address	

Are you using or are you an agent?

yes no

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

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

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

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

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

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

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

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

Yes No

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

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

More Less

Please tell us why you say that in the space below.
there are jobs there and good links to the A1/M1

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

More Less

Please tell us why you say that in the space below.
close links to jobs in the area

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

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

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

Please tell us why you say that in the space below.
the roads around sites b and c can not cope with the current levels of traffic at peak times and the numbers of heavy wagons going through are unpleasent, if you try and put 1000+ homes in this rea then it will become a real hellish part of town sites a and d and e are in the best locations for access to roads that can all ready deal with traffic volumes and sites f and e have the potential for a rail connection

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

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

- Yes
- No

Please tell us why in the space below.
it should be where there is a need for it and not in set areas

Thinking about affordable housing (see paras 3.46 to 3.59)

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

- yes
- no

Please tell us why you say that in the space below.
are they still correct after the market down turn?

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

- yes
- no

Please tell us why in the space below.
no idea what this is to comment

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

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

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

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

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

Please tell us why you say that in the space below or if you have any other suggestions..please let us know!
it leaves room for growth on that side of the town and a gap between crinkly tin sheds and town

Thinking about employment land (see para 4.13)

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

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

If you have any other comments, please let us know in the space below
the colours and layout on this form are not the best choice

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

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

yes no

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

heat and power the new dwellings with chp or provide wasted heat to business that need heat/steam in their process

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

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

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

<input type="checkbox"/> Broadband	<input checked="" type="checkbox"/> Public realm
<input checked="" type="checkbox"/> Community facilities	<input checked="" type="checkbox"/> Rail and bus infrastructure

- | | |
|--|---|
| <input checked="" type="checkbox"/> Cycle and walking infrastructure | <input checked="" type="checkbox"/> Recreation open space |
| <input checked="" type="checkbox"/> Education | <input checked="" type="checkbox"/> Recycling |
| <input checked="" type="checkbox"/> Green infrastructure | <input type="checkbox"/> Road infrastructure |
| <input checked="" type="checkbox"/> Health | |

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

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

suds and natural soak aways for the grey water from roads/paths and roofs

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

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

Do you consider that:

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

- yes no

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

- yes no

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

Gypsies, Travellers and Travelling Showpeople

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

I agree *I disagree*

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

Do you agree or disagree with the following options:

I agree *I disagree*

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

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

I agree *I disagree*

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

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

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

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

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

034

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

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

Rec' 9/12
035

Our Core Strategy : Further Options Document Consultation 2008

Help shape the future of Selby district!

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

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

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

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

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

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

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


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

Please Note

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

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

Please let us know your details below

Name	G Eves
Organisation (if relevant)	n/a
Address	Westway Bondgate Selby North Yorkshire
Postcode	YO8 3LS
Telephone number	
Fax number	

Email address



Are you using or are you an agent?

yes

no

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

Name

Organisation

Address

Postcode

Telephone number

Fax number

Email address

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

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

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

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

Yes

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

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

Yes

No

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

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

More Less

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

Housing appears to have been static in Tadcaster for many years.

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

More Less

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

More it is on the edge of Sherburn Industrial Estate and would encourage more growth of industry/ interested companies if there was a plentiful supply of cheap affordable housing nearby and so ease the carbon footprint .

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

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

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

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

I strongly disagree with the proposed housing for site C Bondgate/Monk Lane. Traffic is horrendous now and when lorries/wagons heavily laden go past the vibrations from the road are felt within the properties. It is also on a HIGH RISK FLOOD PLAIN - as per a report I have had back from the Environment Agency prior to purchasing my property and I was under the impression that government policy precludes further build on flood plains! In addition to this, the land immediately behind Bondgate was given to the people of Selby as green belt land because the original land was taken for the building of Abbey Leisure Centre and Somerfields (now Sainsbury's) Shopping precinct and I have been informed from local ~~residents~~ ** See additional text on Separate Sheet.*

dp 28/1/09

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

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

Yes

No

Please tell us why in the space below.

Building to take place across the district as a whole in small sites and keep the identity of the villages and Town alike with green space and farmland inbetween to separate.

Thinking about affordable housing (see paras 3.46 to 3.59)

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

yes

no

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

How do you define affordable housing? Wages have not kept pace with inflation so again, what exactly is affordable housing? Is it more council estates or, low income studio/one bedroom units? There has been recent builds in the Selby area over the past two years and the majority of these are still empty!!!

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

yes

no

Please tell us why in the space below.

require further information before committing myself to answer this question.

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

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

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

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

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

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

Olympia Park to be mixed housing/employment, this already exists in the area and would therefore not be an intrusion or change to people already living within the area.

Thinking about employment land (see para 4.13)

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

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

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

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

Alongside schooling and leisure facilities. Transport both train/bus/roads should also be improved.

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

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

- yes no

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

Less energy wasted by producing it locally, therefore not lost in transmission.

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

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

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

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

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

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

Please leave the existing green space land alone, do not build on it or not only do you lose the identities of the town and villages but selby district would become a sprawling mass ie LEEDS where there is no clear definition of village/city etc.

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

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

Do you consider that:

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

yes no

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

yes no

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

Gypsies, Travellers and Travelling Showpeople

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

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

Do you agree or disagree with the following options:

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

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

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

I agree

I disagree

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

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

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

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

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

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

caroline sampson

From: GILLIAN EVES1 [gillian.eves1@btinternet.com]
Sent: 23 January 2009 12:47
To: caroline sampson
Subject: SELBY DISTRICT LOCAL DEVELOPMENT FRAMEWORK - CORE STRATEGY
CONSULTATION ON FURTHER OPTIONS NOVEMBER 2008

Reference to the above and the incomplete paragraph on my online questionnaire, it should read as follows:-

I strongly disagree with the proposed housing for site C Bondgate/Monk Lane. Traffic is horrendous now and when heavily laden lorries/wagons go past the vibrations from the road are felt within the properties. It is also on a HIGH RISK FLOOD PLAIN - as per a report I have had back from the Environment Agency prior to purchasing my property, I was under the impression that government policy precludes further build on flood plains! In addition to this, the land immediately behind Bondgate, was given to the people of Selby as green belt land because the original land was taken for the building of Abbey Leisure Centre and Somerfields (now Sainsbury's) Shopping precinct and I have been informed from local residents (some of whom have lived in Bondgate for most of their lives) that, at the time it was given, the Council in force agreed it would remain open green belt land publicly owned by the people of Selby for their and future generations of Selby people to enjoy. Has this been taken into consideration when proposing Site C Bondgate/Monk Lane????

I hope that my above paragraph in it's entirety can now be included into my original online questionnaire. I would appreciate an email by return that this has in fact been the case. ✓

Kind regards
Gill Eves

*additional text to the end
of 'Thinking about Strategic Housing Sites...' response

Rec' 9/12
036

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

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

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

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tomorrow!**

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

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

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

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

Please Note

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

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

Please let us know your details below

Name	Trevor Goring
Organisation (if relevant)	-
Address	Beech Tree House Hirst Road Chapel Haddlesey
Postcode	YO8 8QQ
Telephone number	[REDACTED]
Fax number	-
Email address	[REDACTED]

Are you using or are you an agent?

yes no

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

Name

Organisation

Address

Postcode

Telephone number

Fax number

Email address

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

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

Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? Please tell us why in the space below.
NO - I DO NOT AGREE WITH ANY DEVELOPMENT ON GREEN FIELD SITES - THERE HAS BEEN FAR TOO MUCH ALREADY AND IT HAS TO STOP

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

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

Yes No

Please tell us why you say that in the space below.
FOR THE REASON STATED PREVIOUSLY

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

More Less

Please tell us why you say that in the space below.
NO OPINION

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

More Less

Please tell us why you say that in the space below.
NO OPINION

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

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

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

Please tell us why you say that in the space below.
ONLY AGREE WITH THE DEVELOPMENT OF OLYMPIA MILLS - ALL THE REST ARE GREENFIELD SITES AND THEREFORE SHOULD NOT BE DEVELOPED

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

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

- Yes No

Please tell us why in the space below.
SEE PREVIOUS ANSWERS

Thinking about affordable housing (see paras 3.46 to 3.59)

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

- yes no

Please tell us why you say that in the space below.
THE WHOLE PROPOSAL IS FUNDEMENTALLY FLAWED

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

- yes no

Please tell us why in the space below.
AS ABOVE

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

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

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

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

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

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

NEITHER

Thinking about employment land (see para 4.13)

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

I agree

I disagree

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

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

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

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

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

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

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

yes no

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

IT SHOULD BE MUCH HIGHER. IT YOU NEED TO ASK THE QUESTION THEN SELBY DISTRICT COUNCIL SHOULD NOT BE RESPONSIBLE FOR MAKING THE DECISION

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

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

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

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

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

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

THE GREEN INFRASTRUCTURE IS LARGELY A PAPER EXERCISE MERELY PAYING LIPSERVICE TO SO CALLED 'GREEN ISSUES'. IT IS OBVIOUSLY EXPLOITING THE USE OF THE WORD 'GREEN' IN THIS CONTEXT.

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

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

Do you consider that:

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

- yes no

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

- yes no

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

Gypsies, Travellers and Travelling Showpeople

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

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

Do you agree or disagree with the following options:

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

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

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

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

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

AS PREVIOUSLY STATED THE WHOLE CONCEPT OF THE CORE STRATEGY IS FUNDAMENTALLY FLAWED. BEFORE SEEKING TO BUILD NEW HOUSES THE FOLLOWING SHOULD BE ADDRESSED: 1.RENOVATION OF EXISTING HOUSING STOCK - RATHER THAN THE WHOLESALE DEMOLITION OF PERFECTLY GOOD HOUSES. 2.THE CESSATION, WITH IMMEDIATE EFFECT, OF THE SALE OF COUNCIL HOUSES. 3.THE USE OF THE MANY PROPERTIES STANDING EMPTY

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

	<i>I would like to be informed</i>
The Core Strategy has been submitted to the Secretary of State for independent examination?	<input type="checkbox"/>

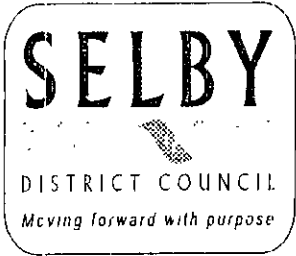
The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?

The Core Strategy has been adopted?

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

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

Rec 9/12/08



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



Office use Ackd ID No 037

Introduction The Core Strategy document 'Consultation on Further Options' is available at www.selby.gov.uk... The Council is particularly looking for comments on the following questions. You are welcome to add further comments relevant to the Core Strategy Further Options.

- How to make comments: Please complete the form in dark ink... Fill in online at www.selby.gov.uk... Please submit your comments by 5pm on Thursday 18 December 2008.

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

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

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

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

TOO MUCH HOUSING CONCENTRATED IN SELBY AREA
ACTION PLAN

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

TO HELP REGENERATE THE TOWN

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

ALREADY TOO MUCH DEVELOPMENT

Please explain why in each case.

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

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

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

Any other comments?

SITE 5 + 6 MOST UNDESIRABLE BECAUSE PART OF STRATEGIC
COUNTRY SIDE GAP WHICH NEEDS TO BE PROTECTED AND
ENHANCED AS PART OF THE "GREEN INFRASTRUCTURE"

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 TO THE REAR OF EX YORKSHIRE CHEMICALS BOUNDARY BY RAILWAY & CANAL SUBJECT TO ACCESS THROUGH EXISTING FACTORY SITE WITH IMPROVEMENTS TO EXISTING BAWTRY ROAD.
REDEVELOPE EXISTING TATE & LEE 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?

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 15-20%

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?

SEE ANSWER TO Q3.

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)*

Notification

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

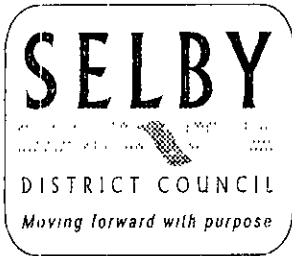
- The Core Strategy has been submitted to the Secretary of State for independent examination?
- The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?
- The Core Strategy has been adopted?

Signed _____

Dated 8/12/08

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



Office use
Ackd
ID No *038*

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

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

a) Personal details		a) Agent details if you are using one	
Name	D HOLLAND	Name	
Organisation	P+DPHOLLAND	Organisation	
Address	HALL FARM BRAYTON SELBY N YORKSHIRE	Address	
Postcode	YO8 9DZ	Postcode	
Tel	XXXXXXXXXX	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**
- c) In particular, should there be more or less housing in Sherburn in Elmet? **More/Less**

Please explain why in each case.

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

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

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

AGREE.

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.

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?

Brayton Hall Farm. Direct access onto Bypass

Customer Contact Centre

Received

10 DEC 2008

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?

Brayton Hall Farm has direct access onto by pass and is unfill to edge of village of Brayton.

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?

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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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- Education
- Green infrastructure
- Health
- Public Realm
- Rail and Bus infrastructure
- Recreation open space
- Recycling
- Road infrastructure
- Other (please specify)

Green Infrastructure

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

No

Housing Mix (see para 6.9 – 6.10)

Q12 Do you consider that

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

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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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.

CUSTOMER SERVICE TEAM
 10 DEC 2008

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)

I Put forward a recommendation that Brayton Hall Farm is considered in the Core Strategy. The land has no flooding risks. Access to Selby Bypass direct, and is infill to edge of Brayton village with the bypass setting a fixed boundary to development.

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

9/12/08

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.