



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

**IDE** LOCAL DEVELOPMENT FRAMEWORK

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ID No 039

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**Introduction**

The Core Strategy document 'Consultation on Further Options' is available at [www.selby.gov.uk](http://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](http://www.selby.gov.uk) - follow the link from the Council's "In Focus" on the front page of the website.
- **Please submit your comments by 5pm on Thursday 18 December 2008.**
- Please provide your contact details below. *We do not accept anonymous comments.*

a) Personal details		a) Agent details if you are using one	
Name		Name	MRS J.M. COLLIER
Organisation		Organisation	BOLTON PERCY, COLTON & STEETON PARISH COUNCIL
Address		Address	BARONS COURT MARSH LAKE BOLTON PERCY
Postcode		Postcode	YO23 7BJ
Tel		Tel	01904 744334
Fax		Fax	
Email		Email	<del>XXXXXXXXXXXX@XXXXXX</del>

**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.

*There must be a limited amount of development in all villages not those just selected as primary villages, otherwise smaller villages will stagnate.*

**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**

Not applicable for us to comment upon

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

''

Please explain why in each case.

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

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

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

Any other comments?

We are not in this particular area & cannot comment

**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 - totally unfair  
See question ① reply

**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?  
Not in a position to know.

**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?

Agree in essence, but this total should be reconsidered on a regular basis, as energy requirements change.

**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?

It is necessary to protect green spaces in all environments, & build in such spaces in large developments.

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**

*Depends on the setting, it's suitability, whilst keeping the essential character of the village or town.*

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)?



victoria lawes

040

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**From:** Lindsay Britton [REDACTED]  
**Sent:** 09 November 2008 13:53  
**To:** ldf  
**Subject:** Comments on core strategy

Dear Councillor,

I would definitely support redevelopment and regeneration in the Tadcaster area. The number of boarded up properties, empty shops and falling pupil numbers in schools is a major concern. I believe more family friendly activities are needed as well as the current pubs and restaurants being more attractive to families.

I feel the empty properties and derelict brownfield areas should be addressed before new builds and the playgrounds are not inspiring and need updating in line with what Leeds city council have been doing.

I would also like to see better recycling of domestic rubbish to include more plastics and packaging.

yours sincerely

Lindsay Britton

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victoria lawes

041

From: [REDACTED]  
Sent: 19 November 2008 10:26  
To: ldf  
Subject: Selby district Core Strategy- Church Fenton

I have read your leaflet about the Core Strategy, and found it very informative. You ask for our comments;- I am a resident in Church Fenton, and very involved with village life here particularly with the Village Hall. We recently applied for a grant from WREN to enable us to resurface along the side of the hall, but unfortunately were turned down. You mention that the Community Infrastructure Levy, of which this village has a substantial amount outstanding due to all the building here, may be used for community facilities. Would it therefore be possible for a small amount to be given for a project such as this? This hall is used for wide ranging activities by young and old alike. We would like to encourage all those who have recently bought property here to participate in village life more fully.  
I look forward to hearing from you in due course  
Margaret Miles Trustee Church Fenton Village Hall

Get away from it all. Bargain breaks from Tiscali - <http://www.tiscali.co.uk/travel>

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**caroline sampson**

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04

**From:** caroline sampson  
**Sent:** 18 December 2008 12:35  
**To:** [REDACTED]  
**Subject:** Core Strategy response

Dear Sir or Madam

Thank you for your response on our latest consultation relating to the Core Strategy - Further Options, received by e-mail on 19 November. However, in order for you to be kept informed about the development of the Core Strategy, and for your response to be recorded on our database, I require your full name and address contact details. I would be obliged if you could forward this information to me as soon as possible.

Regards - Caroline

**Caroline Sampson Paver**  
**Senior Planning Officer (LDF Team)**  
**Selby District Council**

**Tel: 01757 292115**  
**Fax: 01757 292 090**

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Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB  
DX 27408 Selby

caroline sampson

C41

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**From:** [REDACTED]  
**Sent:** 18 December 2008 15:04  
**To:** caroline sampson  
**Subject:** Re: Core Strategy response

Re your e-mail rec'd today.

Name Margaret Miles

Address The Stables, Church Street, Church Fenton, Tadcaster LS24 9rd

Margaret Miles

**Norton Security 2009 - <http://www.tiscali.co.uk/security>**

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**From:** Nick Sandford [NickSandford@woodlandtrust.org.uk]  
**Sent:** 04 December 2008 16:07  
**To:** ldf  
**Subject:** Selby Core Strategy Further Options  
**Attachments:** Selby Core Strategy Further Options.doc



Selby Core  
strategy Further Op..

<<Selby Core Strategy Further Options.doc>> I have pleasure in attaching some comments on your Core Strategy Further Options Report.

Please continue to consult us on development of this and your other LDF documents.

Thanks

Nick Sandford  
Regional Policy Officer  
The Woodland Trust  
Tel: 01476 581111

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Registered in England No. 1982873.

Registered Office: Autumn Park, Grantham, Lincolnshire, NG31 6LL.

<http://www.woodlandtrust.org.uk>

## Selby Core Strategy Further Options

The Woodland Trust welcomes the opportunity to respond to this consultation. The Trust is the UK's leading woodland conservation charity. We have four main aims: no further loss of ancient woodland, restoring and improving woodland biodiversity, increasing new native woodland and increasing people's understanding and enjoyment of woodland. We own over 1,000 sites across the UK, covering around 20,000 hectares (50,000 acres) and we have 300,000 members and supporters.

### Sustainable Communities

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

We welcome your statement in paragraph 6.1 that creating sustainable communities means (inter alia): "creating an environment in which a healthy lifestyle can be led; eg good access to open space and the countryside and green infrastructure." And also your definition of green infrastructure and your commitment to developing a strategic network in paras 6.5 and 6.6.

The Woodland Trust believes that trees and woodland have an important role to play as part of such a strategic network of green infrastructure and that new woodland creation may be needed in order to link existing sites and to provide access to woodland in areas where it is lacking.

In urban areas, the social benefits provided by woodland are particularly important and in particular its contribution to health and well being. There is growing awareness of the linkage between healthy communities and the quality of the environment. Hospital recovery rates for example, show significantly faster recovery where patients had a view of trees and woodland from their hospital window (Ulrich, R.S. 1984, "View Through a Window May Influence Recovery from Surgery", 'Science Journal' 224, pp.420-421).

We believe that access to green space such as woodland is an important factor in improving people's quality of life and improving local amenity provision. Recognising this, the Woodland Trust has researched and developed a Woodland Access Standard for local authorities to aim for. This standard is endorsed by Natural England.

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The Woodland Trust Woodland Access Standard recommends :-  
 - that no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size  
 - that there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round-trip) of people's homes.

The table below shows data for Selby and some surrounding local authorities.

The data used is now available and, as it has been collected in GIS form, we are able to supply this information both in map and in numerical form.

Accessibility to Woodland in Stafford Borough using the Woodland Trust Woodland Access Standard

		Selby	Harrogate	York
Accessible woods	% population with access to 2ha + wood within 500m	1.21	4.68	6.37
	% population with access to 20ha + wood within 4km	48.32	49.18	46.43
Inaccessible woods	% extra population with access to 2ha + wood within 500m if existing woods opened	29.02	43.82	17.04
	% extra population with access to 20ha + wood within 4km if existing woods opened	35.41	44.95	14.39
Woodland creation	% population requiring new woodland creation for access to a 2ha + wood within 500m	69.77	51.50	76.60
	% population requiring new woodland creation for access to a 20ha + wood within 4km	16.27	5.86	39.19
	Minimum area of new woodland required for 2ha + woods within 500m (ha)	167	177	197
	Minimum area of new woodland required for 20ha + woods within 4km (ha)	220	80	20

The data shows that people in Selby have significantly less access to smaller woods very close to their homes than do people in Harrogate or York. Even if currently closed woods are opened up to the public, there is still a need for considerable woodland creation in Selby in order to meet the Woodland Access Standard.

The report publication illustrating the Woodland Access Standard (WASSt), 'Space for People', is the first UK-wide assessment of any form of greenspace and, while the targets may seem challenging, they represent the result of detailed analysis. The 'Space for People' report can be found at [www.woodland-trust.org.uk/publications](http://www.woodland-trust.org.uk/publications).

We would like to see your council adopt the standard as part of your core strategy. Our Woodland Access Standard is used as an indicator in the Yorkshire and Humber Regional Spatial Strategy (Policy ENV6) and we would like to see this translated through into your core strategy.

### **Environment, Natural Resources, Climate Change**

New woodland creation can also be valuable in buffering, extending and linking existing semi-natural habitats to create habitat networks which enable wildlife to move and adapt to the impact of climate change. Thus a network of green infrastructure can be of great benefit to people in encouraging healthy exercise and contact with nature but also to wildlife in terms of climate change adaptation.

There is thus a key link between green infrastructure and climate change and we would like to see this concept incorporated into the Climate Change policy in your Core Strategy. From para 5.1 onwards you refer to some important ideas to reduce carbon emissions but it is equally important to consider adaptation.

In addition woodland can assist in control of flood run-off from unseasonably heavy rainfalls, provide shade in hot temperatures for urban environments and offer biodiversity refuges for species under pressure from the rise in temperatures. The University of Manchester has calculated that a mere 10% increase in the amount of green space in built-up areas would reduce urban surface temperatures by as much as 4% (Public Health News, May 2007).

We would also like to see your Environment policy include absolute protection for irreplaceable semi-natural habitats such as ancient woodland and ancient veteran trees.



**victoria lawes**

043

**From:** Savage, Ailie [Ailie.Savage@atkinsglobal.com]  
**Sent:** 05 December 2008 12:57  
**To:** ldf  
**Subject:** Selby Core Strategy - Preferred Options  
**Attachments:** selby core strat.doc

I am writing in relation to your emerging LDF on behalf of the National Offender Management Service (NOMS) which incorporates HM Prison Service. NOMS would wish to be involved with the LDF process within your district.

Please find attached the representation letter made on behalf of our client. I would be grateful if you could confirm receipt of this email, should you wish to discuss this matter any further please do not hesitate to contact me.

Regards,

**Ailie Savage**

Planning Consultant

<<selby core strat.doc>>

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Tel: +44 (0) 161 245 3400  
Fax: +44 (0) 161 245 3500

E-mail. [ailie.savage@atkinsglobal.com](mailto:ailie.savage@atkinsglobal.com)

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043

Our Ref: AS

Direct Dial 0161 245 3412  
Email address: ailie.savage@atkinglobal.com

Local Development Framework Team  
Development Services  
Selby District Council  
Civic Centre  
Portholme Road  
Selby  
YO8 4SB

ldf@selby.gov.uk

4<sup>th</sup> December 2008

Dear Sir/Madam

**Selby LDF: Core Strategy**

I am writing in relation to your emerging LDF on behalf of the National Offender Management Service (NOMS) which incorporates HM Prison Service. NOMS would wish to be involved with the LDF process within your district. I would be grateful if you would address future correspondence on this matter to Lambert Smith Hampton on behalf of NOMS / HM Prison Service.

PPS12 'Local Development Frameworks' notes that the core strategy development plan document should set out broad locations for delivering the housing and other strategic development needs such as essential public services. Paragraph 4.1 encourages early involvement of government agencies in the preparation of LDFs while paragraph B3 requires local planning authorities to develop a strategic approach to infrastructure provision (including community facilities) when preparing local development documents.

Circular 3/98 'Planning for Future Prison Development' highlights the continuing overcrowding within the prison estate and the need to replace outdated and inadequate facilities. Specifically there is a need to identify more sites for new prisons. The Secretary of State expects that local planning authorities will work together with the Prison Service to identify land for new prisons through the development plan process. The Circular advises that in order to enable authorities to make provision for prisons within their development plans the Prison Service will consult with authorities about likely areas of future need (paragraph 7).

Circular 3/98 recognises at Paragraph 2 that there should be guidance in development plans on community facilities and infrastructure requirements and also that they should take account of the need for new prison developments, which should be identified through the planning system.

The Circular notes that in identifying potential prison sites, the Prison Service has to take account of local and regional requirements for additional prison places, the court catchment areas served and the relationship of the site to nearby population centres. It goes on to specify a number of other site development considerations and also recognises that the objectives of sustainable development and in particular the need to reduce unnecessary travel should apply to site selection. Prisons should not be located too far from the centres of population they serve and there should be reasonably good accessibility to public transport services.

The Circular also recognises that new prisons have potential for a substantial and beneficial impact on the economy of a local area. New jobs are created on site (both during construction and permanent jobs), goods and services are purchased in the community and extra local income is generated as a result of the disposable income of prison staff.

In recent years there has been a significant increase in the prison population. In the 1970's the prison population in England and Wales was in the order of 40,000; in July 2005 that figure had risen to 76,538.

The prison estate is experiencing serious overcrowding. NOMS is doing everything it can to maximise capacity at existing prisons by bringing buildings back into use through refurbishment, new house blocks, temporary units and 'ready to use' units. However, many prisons are already operating at capacity and there is limited potential to significantly increase the number of places at existing prisons. The prison system is therefore heavily dependent on new prisons to provide the additional places.

While there are no specific proposals for new prison development in your district at present nor specific sites identified, in line with Government guidance NOMS requests that you consider the inclusion of a criteria based policy to deal with a firm prison proposal should it arise during the plan period. I would be pleased to propose a detailed policy for inclusion in your Development Plan Document and would welcome your views on how this proposal should be taken forward.

Yours sincerely

**Ailie Savage**

cc Les Manton, NOMS

victoria laws

044

**From:** Debra Roberts [debraroberts@coal.gov.uk] on behalf of Planning Consultation [PlanningConsultation@coal.gov.uk]  
**Sent:** 10 December 2008 14:31  
**To:** ldf  
**Subject:** Core Strategy, Consultation on Further Options  
**Attachments:** 10Dec08 Core Strategy Consultation on Further Options.pdf

Dear Sirs

Thank you for consulting the Coal Authority on the Core Strategy, Consultation on Further Options.

Please find attached our comments, as requested.

Regards

**Carl Banton and Rachael Bust**  
**Planning and Local Authority Liaison Department**  
**The Coal Authority**  
200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG  
☎ Switchboard: 01623 637 000  
☎ Direct Lines: 01623 637 385 / 383  
✉ Direct Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)  
☎ Direct Fax: 01623 637 338  
Website: [www.coal.gov.uk](http://www.coal.gov.uk)

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10 December 2008

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

Dear Sir or Madam

**Core Strategy Consultation on Further Options**

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on this document at this stage.

We look forward to receiving your emerging planning policy related documents; preferably in an electronic format. For your information, we can receive documents via our generic email address [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk), on a CD/DVD, or a simple hyperlink which is emailed to our generic email address and links to the document on your website.

Alternatively, please mark all paper consultation documents and correspondence for the Attention of the Planning and Local Authority Liaison Department.

Should you require any assistance please contact a member of Planning and Local Authority Liaison at The Coal Authority through our main switchboard telephone number.

With kind regards

Yours faithfully



**Miss Rachael A. Bust** *B.Sc.(Hons), MA, M Sc., LL.M., AMIEnvSci., MIPSM, MRTPI*

**Deputy Head of Planning and Local Authority Liaison**

**victoria lawes**

OLS

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**From:** Stephen Staines FFT [steve@gypsy-traveller.org]  
**Sent:** 10 December 2008 12:18  
**To:** ldf  
**Subject:** Core Strategy Consultation  
**Attachments:** selby cs response.rtf

I append our response to CS Further Options report.

S J Staines  
FFT Planning

10/12/2008

## **Friends, Families and Travellers response to Selby Council Core Strategy consultation November 2008**

### **Gypsies and Travellers**

The North Yorks GTAA indicates a need for 20 pitches to 2015 but this is based on a very large proportion of inhabitants of existing sites expressing a preference to move into housing. In FFT's experience this is often a response to poor site conditions. The GTAA alludes to poor living conditions and indicates that 41% of those on local authority sites reported their living conditions as poor or very poor.

Hence the pitch requirement may in reality be higher than the GTAA suggests.

FFT is concerned about the likely timing of delivery of much needed pitches - the LDS indicates that the allocations DPD will not be adopted until 2013.

This issue is a clear priority for government and one of the aims of Circular 1/2006 is to make substantial provision, with planning provision in a 3-5 years period.

The core strategy should be considering options for potential locations for sites, including urban extensions for growth in the future. However there is an identified need now which the council should address as a matter of urgency. Waiting until 2013 surely represents an unacceptable delay in making much needed provision. Selby should give due consideration to other means of bringing sites forward.

Apart from the issue of allocations, it is quite clear that the Core Strategy should contain a criteria-based policy for other sites which come forward that have not been allocated (see paragraph 31 of ODPM Circular 01/2006 and paragraph 25 of CLG Circular 04/2007: Planning for Travelling Showpeople) to ensure that small, private, family sites and unexpected demand are covered in policy. A rural exceptions policy should also be included to ensure that affordable land can come forward to enable these sites to be delivered.

The Core Strategy should also consider mechanisms to deliver sites, including the use of Section 106 obligations, to ensure that implementation of policy is being achieved and this must be shown through the local authority's Annual Monitoring Report (see paragraph 39 of ODPM Circular 01/2006). Inclusion of a rural exception policy relates to implementation of policy.

### **Question 13 and 14**

The GTAA contains evidence that people's requirements are diverse - roughly one third of those interviewed wanted local authority provision, one third wanted to rent from other Gypsies or Travellers and one third wished to have self-owned and managed sites. Clearly

this should be a guide to the options put forward. In FFT's view there will need to be direct and accessible communication between local Gypsies and Travellers and the local authority to ensure that plans meet people's needs (see para 29 Circular 1/2006). Given the under-engaged situation of many Gypsies and Travellers this will mean outreach consultation directly with those affected. Without this sort of consultation and dialogue the proposed plans which come forward must be considered as unsound. Paper based consultation with national organisations like FFT though useful cannot be considered as a substitute with direct local consultation with Gypsies and Travellers.

Circular 1/2006 provides advice about the location of sites and clearly one issue of importance to inhabitants of future sites is access to a range of services which the rest of the population take for granted.

As to site size this is an issue which local Gypsies and Travellers should be consulted about as part of the ongoing planning process. In general FFT thinks that of the three options Option C provides the most flexibility and is most likely to meet needs but we must reinforce our comments about local consultation techniques.

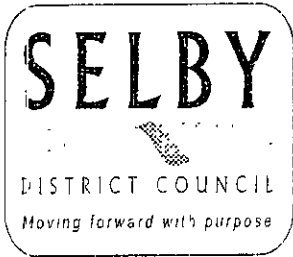
S J Staines

10<sup>th</sup> December 2008

FFT Planning  
PO Box 223  
ELY  
CB7 9BA

E mail: [steve@gypsy-traveller.org](mailto:steve@gypsy-traveller.org)





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



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**Introduction**  
The Core Strategy document 'Consultation on Further Options' is available at [www.selby.gov.uk](http://www.selby.gov.uk), from 'Access Selby' and contact centres in Sherburn and Tadcaster, and all libraries in the District. The document is split into chapters on-line, and the questions below are accompanied by a note of the paragraphs that relate to each subject, for ease of completion. Should you wish to be sent a hard copy of the consultation document please contact the LDF Team, using the details on the last page.  
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  - **Please submit your comments by 5pm on Thursday 18 December 2008.**
  - Please provide your contact details below. *We do not accept anonymous comments.*

a) Personal details		a) Agent details if you are using one	
Name	MATTHEW NAYLOR	Name	
Organisation	YORKSHIRE WATER	Organisation	
Address	LAND AND PLANNING WESTERN HOUSE WESTERN WAY HALIFAX ROAD BRADFORD	Address	<div style="border: 1px dashed black; padding: 5px;">           SELBY DISTRICT COUNCIL PLANNING             15 DECEMBER 2008             DATE RECEIVED: _____            DATE: _____         </div>
Postcode	BD6 2LZ	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.

*It should be noted that there may be limited capacity in the local public sewer network and waste water treatment works that serve these proposed Primary Villages.*

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

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

Development within Selby is likely to benefit from existing infrastructure and have capacity available at the receiving Waste Water Treatment Works. There may not be capacity in some Primary Villages for the level of growth currently. Therefore development would need to be phased.

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

There is not capacity at Tadcaster Waste Water Treatment Works currently to take this development. Therefore any level proposed will need to be phased to co-ordinate with the provision of infrastructure.

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

There is capacity at the local Waste Water Treatment Works to accommodate this level of housing and above.

Please explain why in each case.

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

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

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

Any other comments?

Please see attached sheets for information on each site.

**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

Yorkshire Water needs a level of certainty as to where housing will be developed in order to plan for its provision. It is more likely that the larger settlements will benefit from existing infrastructure.

*Affordable Housing (see para 3.46 – 3.59)*

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

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

**Economy***Strategic Employment Sites (see para 4.3 – 4.12)*

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

*Employment Land (see para 4.13)*

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

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

Any other comments?

It should be noted that land allocated for employment land will have been taken account of in our growth strategies. If it was developed for another use there may not be capacity in our infrastructure.

**Climate Change Issues** (see para 5.1 – 5.5)

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

**Sustainable Communities** (see para 6.1 – 6.8)

**Infrastructure Provision**

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

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

**Green Infrastructure**

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

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

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

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

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

#### 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 09/12/08

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](mailto: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.**

## Core Strategy Further Options Report Strategic Site Comments

### Strategic Site A, Cross Hills Lane

There are two 42" water mains crossing this site as shown on the attached map. There is also a 675mm surface water sewer shown on a separate map. The costs of moving the water mains may be prohibitive and it would be at the developer's expense.

The local public sewer network does not have capacity available to accommodate all the anticipated foul water discharges from this proposal. There is no capacity in the public sewer to accommodate any surface water discharges from the development.

This proposal would drain to Selby Waste Water Treatment Works, currently there is adequate capacity at this works to accommodate the flows from this site.

### Strategic Site B, Land West of Wistow Road

The local public sewer network does not currently have capacity available to accommodate all the anticipated foul water discharges from this proposal. There is no capacity in the public sewer to accommodate any surface water discharges from the development.

This proposal would drain to Selby Waste Water Treatment Works, currently there is adequate capacity at this works to accommodate the flows from this site.

### Strategic Site C, Monk Lane/Bondgate

The local public sewer network does not currently have capacity available to accommodate all the anticipated foul water discharges from this proposal. There is no capacity in the public sewer to accommodate any surface water discharges from the development.

This proposal would drain to Selby Waste Water Treatment Works, currently there is adequate capacity at this works to accommodate the flows from this site.

### Strategic Site D, Olympia Park

There is currently capacity in the local public sewer network to take reasonably anticipated foul water flows from this proposal. It should be noted that discharge to the public sewer will be restricted to same level of run-off - i.e. same rate of discharge - to that from the existing use of the site. To maintain the "status quo" in the public sewer network, any discharge from the site should take place with similar rates of flow and/or measured areas discharging to similar points of connection to that of the existing use of the site.

This proposal would drain to Barlby Waste Water Treatment Works, currently there is not capacity at this works to accommodate all the flows from the proposed site and developer contributions may be required to ensure capacity can be created.

**Strategic Site E, Baffam Lane**

The local public sewer network does not currently have capacity available to accommodate all the anticipated foul water discharges from this proposal. There is no capacity in the public sewer to accommodate any surface water discharges from the development.

This proposal would drain to Selby Waste Water Treatment Works, currently there is adequate capacity at this works to accommodate the flows from this site.

**Strategic Site F, Foxhill Lane/Brackenhill Lane**

The local public sewer network does not currently have capacity available to accommodate all the anticipated foul water discharges from this proposal. There is no capacity in the public sewer to accommodate any surface water discharges from the development.

This proposal would drain to Selby Waste Water Treatment Works, currently there is adequate capacity at this works to accommodate the flows from this site.

**Strategic Site G, Olympia Park (Employment)**

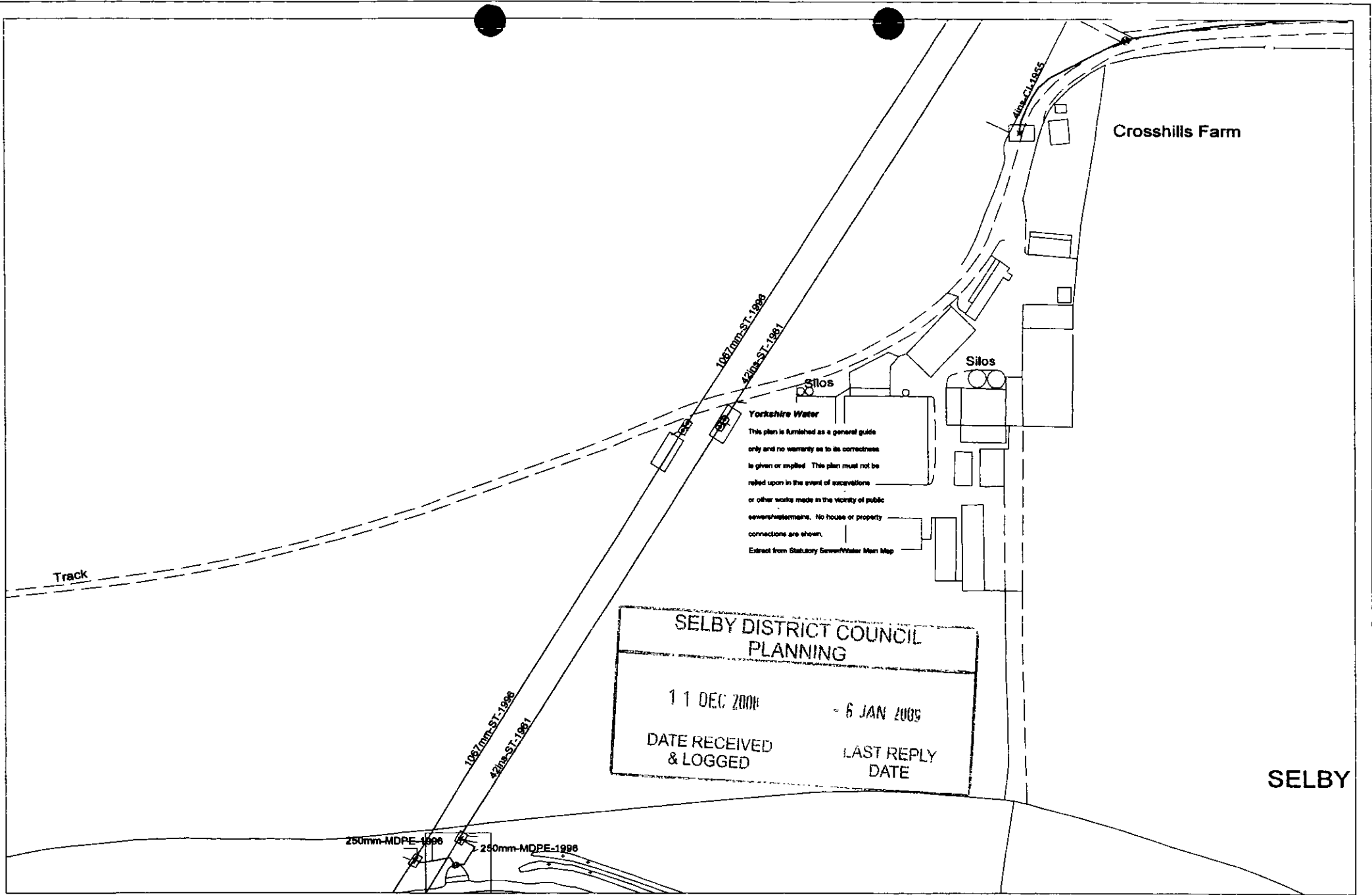
The local public sewer network does not currently have capacity available to accommodate all the anticipated foul water discharges from this proposal. There is no capacity in the public sewer to accommodate any surface water discharges from the development.

This proposal would drain to Barlby Waste Water Treatment Works, currently there is not capacity at this works to accommodate all the flows from the proposed site and developer contributions may be required to ensure capacity can be created.

**Strategic Site H, Burn Airfield**

The local public sewer network does not currently have capacity available to accommodate all the anticipated foul water discharges from this proposal. There is no capacity in the public sewer to accommodate any surface water discharges from the development. The foul water discharges will have to go direct to the Waste Water Treatment Works. Developer contributions may be required to ensure capacity can be created.





SELBY DISTRICT COUNCIL  
PLANNING

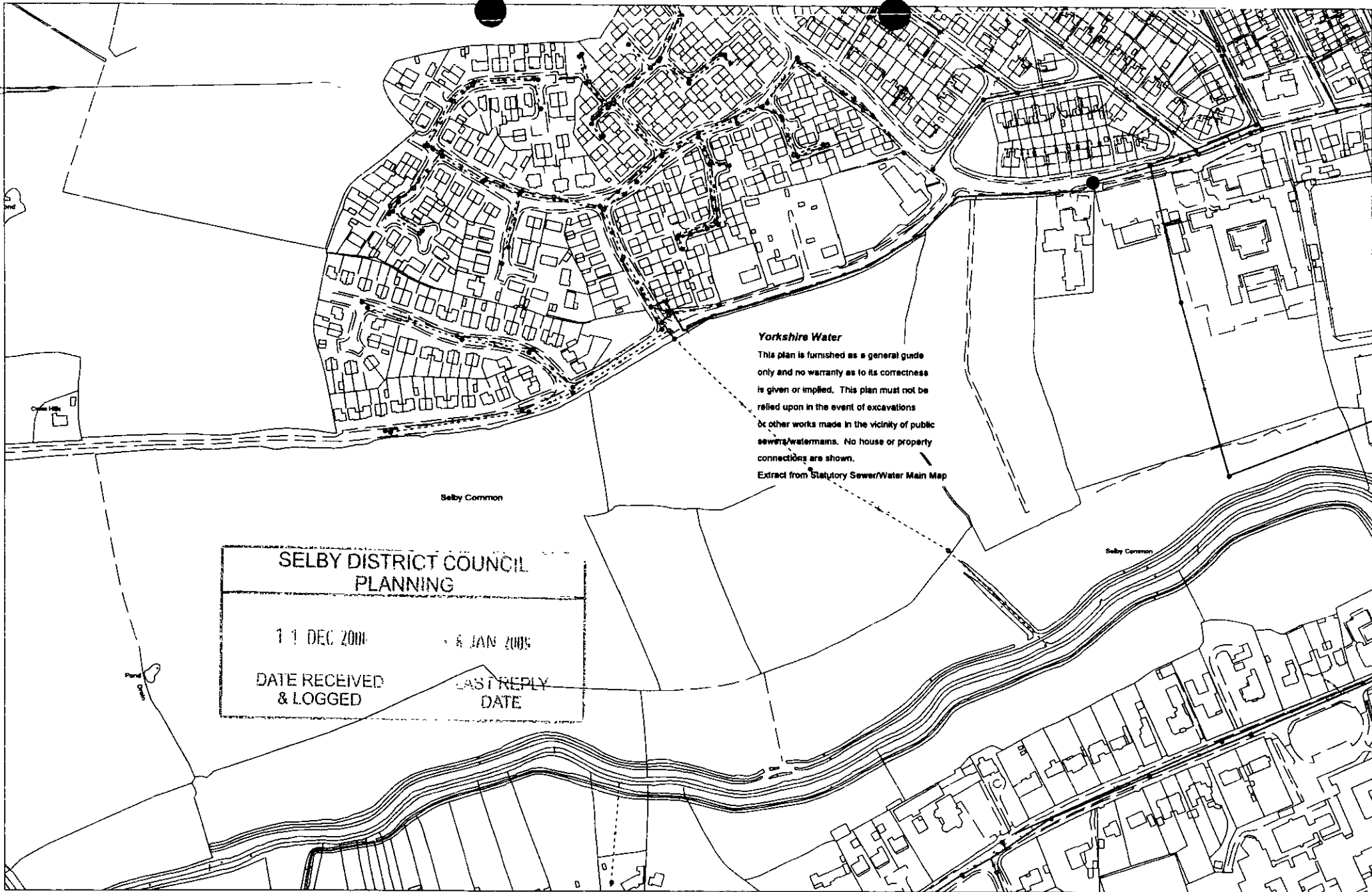
11 DEC 2008 - 6 JAN 2009  
DATE RECEIVED & LOGGED - LAST REPLY DATE

Date Requested 03/12/2008, 11 22 08  
Date Generated 03/12/2008, 11 22 53  
Scale 1:1250  
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Water Main Map for Strategic Site A

910



**Yorkshire Water**  
 This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of public sewers/watermains. No house or property connections are shown.  
 Extract from Statutory Sewer/Water Main Map

**SELBY DISTRICT COUNCIL  
 PLANNING**

11 DEC 2006      8 JAN 2005  
 DATE RECEIVED & LOGGED      LAST REPLY DATE

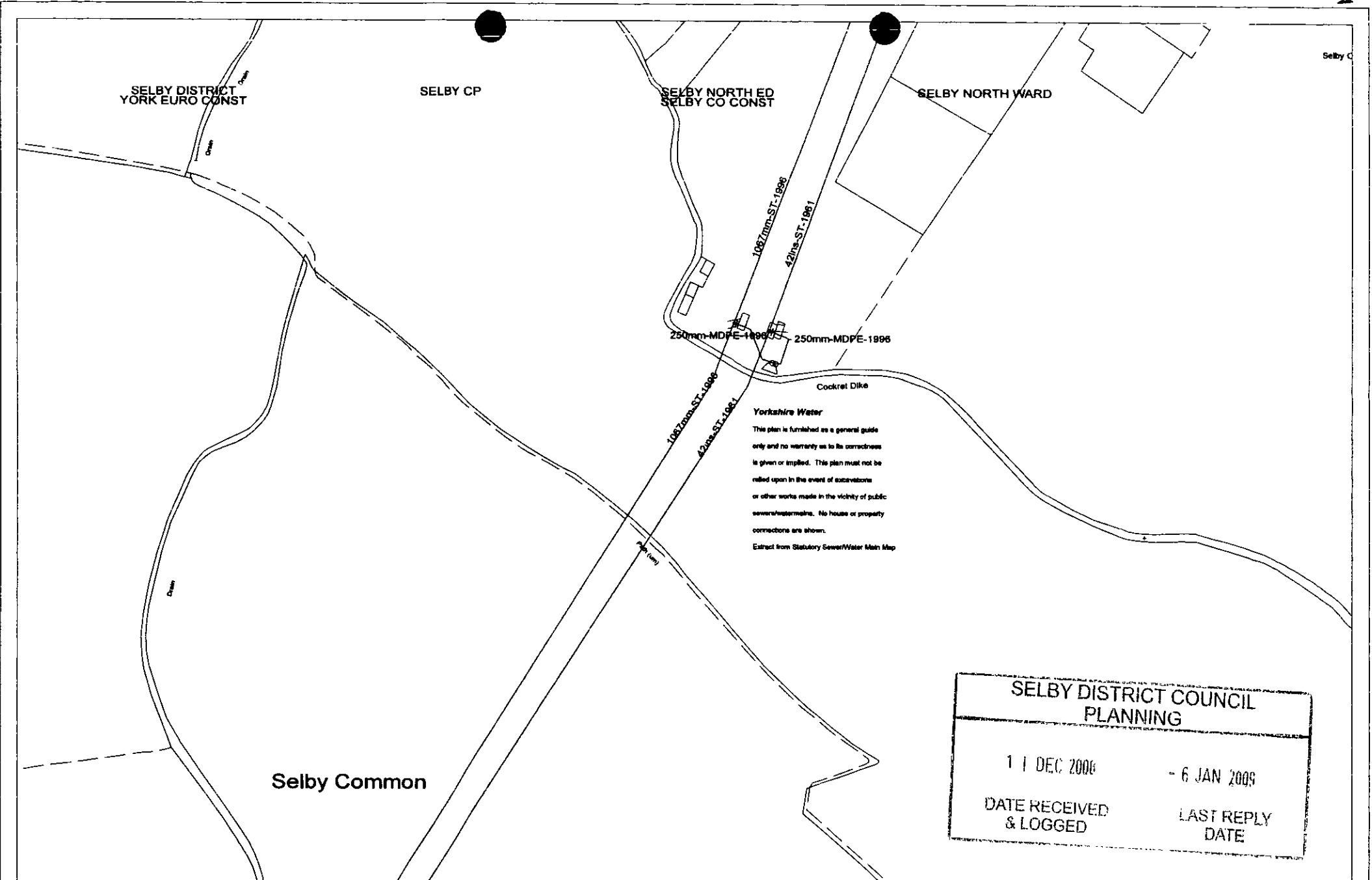
Date Requested 03/12/2006, 12:57:51  
 Date Generated 03/12/2006 12:50:28

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Scale: 1:2500  
 The position and depth of any YW apparatus shown on this map are approximate only.

**Public Sewer Map for Strategic Site A**

016



**Yorkshire Water**  
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 Extract from Statutory Sewer/Water Main Map

SELBY DISTRICT COUNCIL PLANNING	
11 DEC 2006	- 6 JAN 2009
DATE RECEIVED & LOGGED	LAST REPLY DATE

Date Requested 03/12/2008, 11 25 33  
 Date Generated 03/12/2008, 11 28 21  
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Water Main Map for Strategic Site B

016



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



Office use  
Ackd  
ID No *CL7*

**Introduction**  
The Core Strategy document 'Consultation on Further Options' is available at [www.selby.gov.uk](http://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](http://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	<i>MRS FMA FARMAN</i>	Name	
Organisation	<i>HENSALL PARISH COUNCIL</i>	Organisation	<i>SELBY DISTRICT COUNCIL PLANNING</i>
Address	<i>THREE GREENS THE GREEN GATFORTH SELBY</i>	Address	<i>11 DEC 2008 - 9 JAN 2009 DATE RECEIVED &amp; LOGGED ... LAST REPLY DATE</i>
Postcode	<i>YO8 9LF</i>	Postcode	
Tel	<i>[REDACTED]</i>	Tel	
Fax	<i>—</i>	Fax	
Email	<i>—</i>	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)

- (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?

*Managing Housing Supply (see para 3.42 – 3.45)*

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

YES

*Affordable Housing (see para 3.46 – 3.59)*

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

YES

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

YES

**Economy**

*Strategic Employment Sites (see para 4.3 – 4.12)*

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

*Employment Land (see para 4.13)*

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

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

Any other comments?

**Climate Change Issues** (see para 5.1 – 5.5)

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

Yes

**Sustainable Communities** (see para 6.1 – 6.8)

**Infrastructure Provision**

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

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

**Green Infrastructure**

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

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 9 Dec. 2008

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



**SIGNET PLANNING**  
VISION | STRATEGY | ACTION

JRW/DS/NE1142

wyattj@signetnewcastle.com  
9 December 2008

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

SELBY DISTRICT COUNCIL PLANNING	
11 DEC 2008	- 6 JAN 2009
DATE RECEIVED & LOGGED	LAST REPLY DATE

Dear Sir/Madam

### **SELBY DISTRICT CORE STRATEGY – FURTHER OPTIONS CONSULTATION**

Signet Planning has been instructed to submit representations to the Selby District Core Strategy on behalf of Mr S Ward in relation to Selby Garden Centre, Hull Road, Osgodby.

#### **Question 1**

Our client disagrees with the Council's criteria for defining Primary Villages in terms of their suitability to accommodate an additional level of residential development. It is his view that villages should be assessed for sustainability in two ways. First, the level of provision of services and facilities within a particular settlement and, secondly, the village's proximity to the principal town of Selby. In terms of defining the term 'proximity' to Selby, a village's location within the emerging Selby Area Action Plan would be appropriate in this instance.

The significance of a settlement's proximity to Selby, in addition to consideration of the presence of facilities/services, was emphasised by the Inspector who undertook the Inquiry into the now adopted Selby District Local Plan with particular reference to Osgodby. In considering the promotion of an area of land for a residential allocation on the northern edge of the village (land north of Tindale's Farm), the Inspector assessed the suitability of Osgodby for an element of residential development. In paragraph 17.11, the Inspector concluded that:

**"My view is that without this proposed development there will be little scope for any growth in the village. Whilst I agree that Osgodby is not a suitable location to accommodate a large amount of development, I consider that the proposed amount is acceptable given the services which exist in the village, and more importantly given its proximity and good public transport links to Selby. It is not a large village but it is not a remote one. In fact it is one of the closest to the District's main town where the major employment opportunities are and I believe it is suitable to take a modest amount of new development"**



This takes on greater significance by virtue of the fact that the local planning authority are proposing a strategic employment site on the north-eastern edge of Selby. Osgodby is positioned a short distance north of this site and is therefore in a sustainable location to provide housing for use by employees of the employment site.

In using this revised definition for the primary villages, given Osgodby's proximity to Selby and its location within the emerging Area Action Plan it should be included as a Primary Village.

Notwithstanding the above, it is also clear that there is an obvious physical link between Barlby and Osgodby (see enclosed map). Indeed, many of the residents of Osgodby use the services and facilities provided by Barlby, which is easily accessible on foot via the footbridge provided across the A19. As a consequence, for all intents and purposes Barlby and Osgodby performs as a single settlement on a day-to-day basis. As such, a primary settlement defined as Barlby/Osgodby is more appropriate.

### **Question 2**

With regard to the proposed distribution of housing in the Further Options Core Strategy our client supports, in principle, the allocation of the majority of housing within the area covered by the Selby Area Action Plan. However, in supporting this strategy our client would like to emphasise the important role that the settlements in close proximity to Selby play within the emerging Area Action Plan in terms of accommodating residential development. Given the shortage of brownfield land within Selby it is clear that, as per the 'Urban Extension Options' plan, large swathes of greenfield land will need to be used in order to meet the housing land requirement for the Borough. However, it is our client's view that a more sustainable option would be to reduce the requirement for greenfield land wherever possible by accommodating development on brownfield sites within settlements located close to Selby (within the Area Action Plan). Selby Garden Centre in Osgodby is one such brownfield site (see enclosed map) which could accommodate a modest form of residential development without detriment to the village and in doing so contribute to satisfying the RSS housing requirements for the Borough in a sustainable manner.

### **Question 3**

See text relating to Question 2 above.

### **Question 4**

As is highlighted in relation to Questions 1 and 2 above, market housing would be appropriate both in the Primary Villages defined in the Core Strategy and also those settlements located within the emerging Selby Area Action Plan, particularly on previously developed land. In this regard, the site at Selby Garden Centre is one such brownfield site which is considered appropriate for housing.

### **Question 7**

Our client considers that Site G is the clear preference in terms of accommodating a strategic employment site within the Borough. Not only is it located on the edge of Selby it is also effectively enclosed on all four sides by development, with the A63 Selby Bypass providing an effective physical barrier to the site along the east. Site H at Burn Airfield is in an unsustainable location and does not compare favourably with the more sustainable option at Site G.



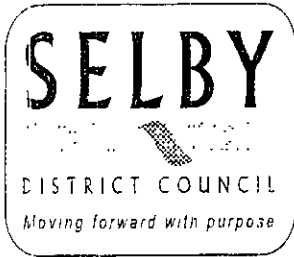
**Question 12**

With regard to the housing mix for future residential developments our client is of the view that this should be determined in accordance with both proven need and also having a consideration to the character and form of existing development in the locality of a specific site.

I trust that this clarifies matters in this regard. However, if you have any queries then please do not hesitate to contact me.

Yours faithfully  
for Signet Planning

**JOHN WYATT**  
Associate



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



Office use  
Ackd  
ID No **CLS**

**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	MR S WARD	Name	MR J WYATT
Organisation	C/O SIGNET PLANNING	Organisation	SIGNET PLANNING
Address		Address	26 APEX BUSINESS VILLAGE ANNITSFORD NEWCASTLE UPON TYNE
Postcode		Postcode	NE23 7BF
Tel		Tel	0191 2504771
Fax		Fax	0191 2504774
Email		Email	wyattj@signetnewcastle.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.

SEE ATTACHED LETTER

SELBY DISTRICT COUNCIL  
PLANNING

1 DEC 2008      - 5 JAN 2009

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**

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.

SEE ATTACHED LETTER

**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?

SEE ATTACHED LETTER

**Managing Housing Supply (see para 3.42 – 3.45)**

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

SEE ATTACHED LETTER

*Affordable Housing (see para 3.46 – 3.59)*

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

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

**Economy**

*Strategic Employment Sites (see para 4.3 – 4.12)*

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

SEE ATTACHED LETTER

*Employment Land (see para 4.13)*

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

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

Any other comments?

**Climate Change Issues** (see para 5.1 – 5.5)

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

**Sustainable Communities** (see para 6.1 – 6.8)

*Infrastructure Provision*

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

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

*Green Infrastructure*

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



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

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

SEE ATTACHED LETTER

Gypsies/Travellers and Show People (see para 6.11 – 6.15)Gypsies and Travellers**Q13** In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):**(Agree/Disagree)** Option A – New sites should be spread across the District. **(Agree/Disagree)** Option B – New sites should be located in or close to the towns and primary Villages.**(Agree/Disagree)** Option C – Expanding the existing sites**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?

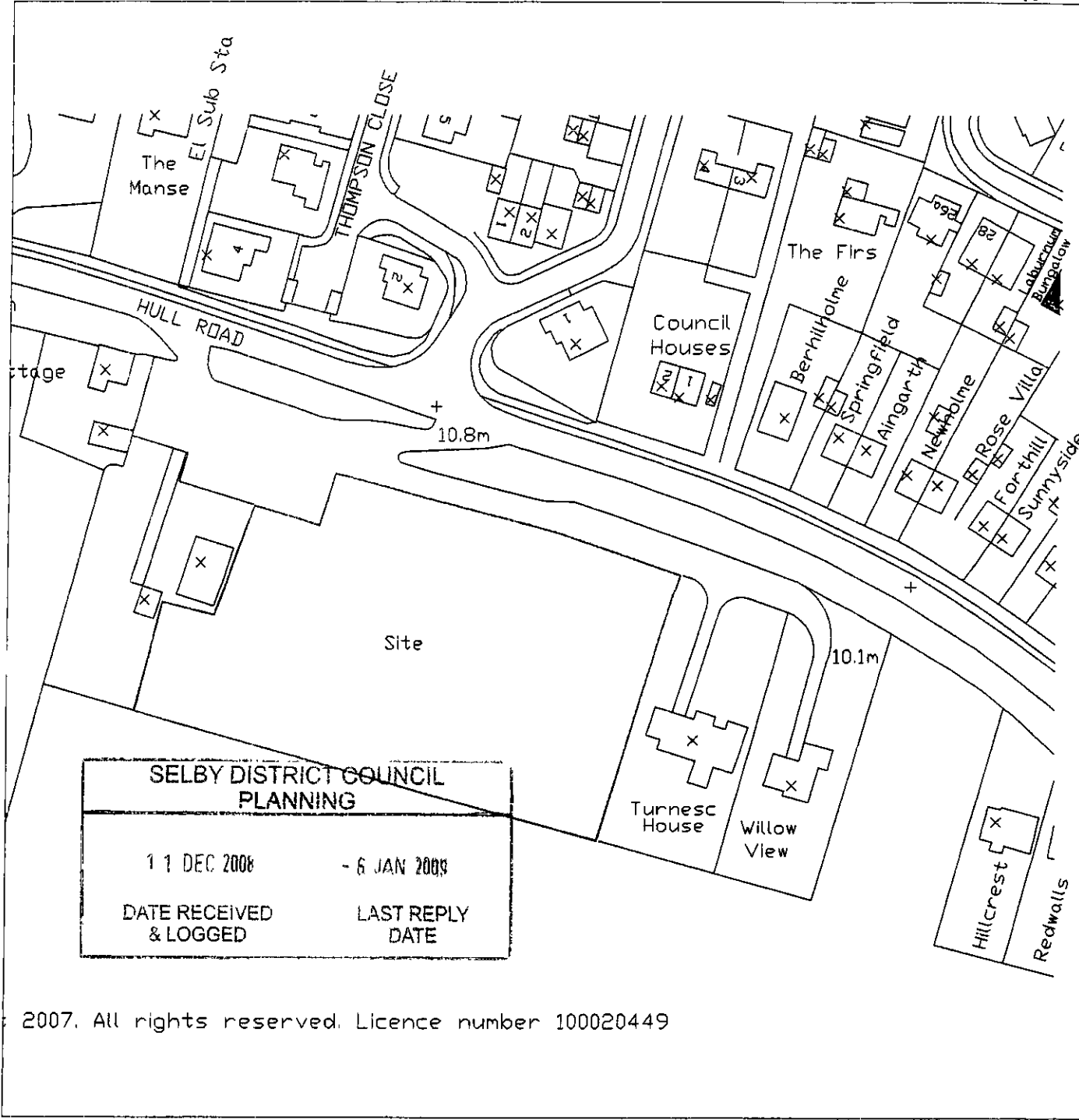
Signed \_\_\_\_\_

Dated 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](mailto: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  
PLANNING**

11 DEC 2008      - 6 JAN 2009

DATE RECEIVED & LOGGED      LAST REPLY DATE

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Revision	Note	Date
Project: <b>Osgodby Nursery</b>		
Title: <b>Site Location Plan</b>		
Scale: <b>1:1250</b>	Date: <b>09.01.08</b>	
Drawn By: <b>CJW</b>	Drawing Number: <b>650.001</b>	Revision: /

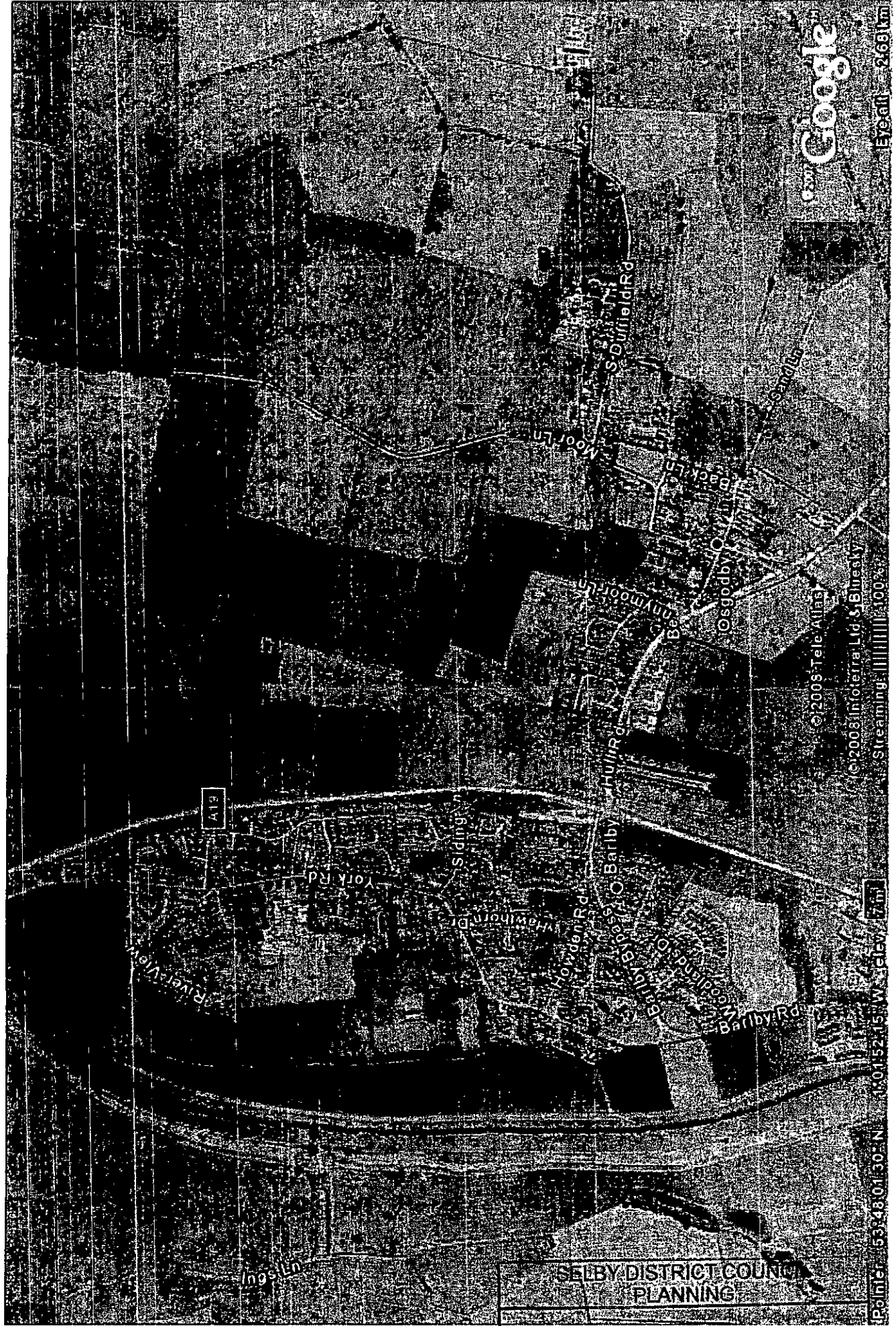
**FINING ASSOCIATES CHARTERED ARCHITECTS**  
Spanning The Breadth Of Architecture



CHARTERED ARCHITECTS AND INTERIOR DESIGNERS  
3 THE CRESCENT, BLOSSOM STREET, YORK, YO24 1AW  
Tel:01904 627800 Fax:01904 654209 E-mail:mlke@finingassoc.freeserve.co.uk  
website:www.architectsyork.com

Google

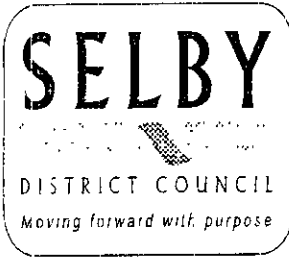
Eye-alt: 2.68 km



SELBY DISTRICT COUNCIL  
PLANNING

1 DEC 2006  
DATE RECEIVED  
& LOGGED

6 JAN 2005  
LAST REPLY  
DATE



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



Office use  
Ackd  
ID No C4C1

10 DEC 2008

**Introduction**

The Core Strategy document 'Consultation on Further Options' is available at [www.selby.gov.uk](http://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](http://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	A. SENIOR	Name	
Organisation		Organisation	
Address	7, FULFORD GREEN WIM BRAMPTON NTH YORKSHIRE	Address	SELBY DISTRICT COUNCIL PLANNING  11 DEC 2008 - 18 JAN 2009  DATE RECEIVED & LOGGED      LAST REPLY DATE
Postcode	YO8 9RD	Postcode	
Tel		Tel	
Fax		Fax	
Email		Email	

**Housing**

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

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

AS FAR AS I AM CONCERNED THEY ARE, AND ALWAYS WERE SUST VILLAGES

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

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

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

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

Please explain why in each case.

TAKING TOO MUCH GREENFIELD  
LAND BEING TAKEN,

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

Any other comments?

TOO MUCH ON GREENFIELD SITES.

**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

ONLY IF BROWNFIELD LAND IS USED.

*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

DONT KNOW WHAT OR IF HOW COUNCILS OR  
MPS DEFINE AFFORDABLE.

**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

CREDIT CRUNCH

**Economy**

*Strategic Employment Sites (see para 4.3 – 4.12)*

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

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

Have you any other suggestions?

*Employment Land (see para 4.13)*

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

- A - Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward.' (~~Agree/Disagree~~)
- B - 'Existing employment premises should be protected from redevelopment where there is evidence of market need.' (~~Agree/Disagree~~)
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- 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?

PASS

**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?

~~PLEASE RECALCULATE~~ STOP OR DONT ALLOW  
BUILDING ON ANY GREENFIELD SITES



Housing Mix (see para 6.9 – 6.10)

**Q12** Do you consider that

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

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

Gypsies and Travellers

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

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

NO BUILDINGS ON GREENFIELD



**Notification**

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

Signed

[Redacted signature]

Dated

22 11 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](mailto:ldf@selby.gov.uk).

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# SELBY

DISTRICT COUNCIL  
Moving forward with purpose

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

**LDF** LOCAL DEVELOPMENT FRAMEWORK

Office use  
Ackd  
ID No. *550*

### Introduction

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

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

a) Personal details		a) Agent details if you are using one	
Name	BRIAN HOPPER	Name	
Organisation	HEMING-BROUGH	Organisation	SELBY DISTRICT COUNCIL PLANNING
Address	PARISH COUNCIL FOXVILLE, GARTHENDS LANE, HEMING-BROUGH SELBY	Address	
Postcode	YO8 6DW	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email	[REDACTED]	Email	

31 DEC 2008	18 DEC 2008
DATE RECEIVED & LOGGED	LAST REPLY DATE

### 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.

THE KEY ISSUE IS THAT THERE MUST BE A LIMIT TO THE AMOUNT OF DEVELOPMENT IN RELATION TO THE INFRASTRUCTURE E.G. SCHOOL CAPACITY, ELECTRICITY SUPPLY, WATER SUPPLY AND SEWERAGE CAPACITY.

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

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

SELBY SHOULD HAVE A HIGHER PERCENTAGE WITH A REDUCTION IN THE PRIMARY VILLAGES DUE TO INFRASTRUCTURE CONSTRAINTS.

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

UNABLE TO COMMENT AS UNFAMILIAR WITH DEMANDS FOR HOUSING IN THE TADCASTER AREA.

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

UNABLE TO COMMENT AS UNFAMILIAR WITH DEMANDS FOR HOUSING IN THE SHERBURN AREA.

Please explain why in each case.

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

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

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

Any other comments?

NEED TO CONSIDER ACCESSIBILITY TO MAIN ROADS AND ISSUE OF FLOOD RISK TO BE ADDRESSED.

**Managing Housing Supply (see para 3.42 – 3.45)**

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

No. This policy is too restrictive and limited growth of both market housing and "affordable" should be allowed in secondary villages. INDEED IT COULD BE ARGUED THAT MOST GROWTH OF AFFORDABLE HOMES SHOULD BE CLOSE TO EXISTING FACILITIES DUE TO TRANSPORT CONSTRAINTS.

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 ARE FINE. HOWEVER A WATCH NEEDS TO BE KEPT ON DEVELOPERS COMING FORWARD WITH PLANS UNDER THE LIMITS TO AVOID THE PROVISION OF AFFORDABLE HOMES. THE 60/40 SPLIT MAY NOT BE ACCEPTABLE TO DEVELOPERS - A 70/30 SPLIT MAY BE BETTER

**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

THIS WILL BE SEEN AS A TAX ON DEVELOPERS. DIFFICULT TO FIND SOUNDNESS OF IDEA AS THERE IS NO GUIDANCE AS TO LEVEL OF CONTRIBUTION BEING SEEN

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:

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

Any other comments?  
GENERAL POINT THAT ALL CHANGES TO LAND ALLOCATIONS NEED TO GO THROUGH THE NORMAL PLANNING PROCESS. (ITEM A)  
LARGE SCALE INDUSTRIAL DEVELOPMENT SHOULD BE WELCOME (ITEM C)

**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?

GENERAL AGREEMENT WITH PRINCIPLE BUT CONCERN OVER FEASIBILITY.

**Sustainable Communities** (see para 6.1 – 6.8)

**Infrastructure Provision**

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

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- Recreation open space
- Recycling
- Road infrastructure
- Other (please specify)

**Green Infrastructure**

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

THE IDEA OF LINEAR PARK DEVELOPMENT IS WELL SUPPORTED

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**

Choice depends on demand in a locality

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

Gypsies and Travellers

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

Signed \_\_\_\_\_

Dated 8<sup>th</sup> 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](mailto: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.**



# Hemingbrough Parish Council

50

Clerk to the Council : Mr. Brian Hopper  
Foxville, Garth Ends Lane, Hemingbrough  
SELBY, North Yorkshire, YO8 6QW  
Tel: 01757 638054

SELBY DISTRICT COUNCIL PLANNING	
17 DEC 2008	12 JAN 2009
DATE RECEIVED & LOGGED	LAST REPLY DATE

Terry Heselton  
Principal Planner (LDF Team)  
Civic Centre  
Portholme Road SELBY  
YO8 4SB

15<sup>th</sup> December 2008

Dear Mr Heselton

## Local Development Framework: Core Strategy – Further Options Report

The village of Hemingbrough, because it meets the criteria of having a primary school, general store, post office and doctor's surgery, is identified as a primary village. This makes the village eligible to have some level of development for both market housing and affordable homes.

However the consultation document makes no reference to relating the amount of house building to either the existing infrastructure in terms of electricity and water supply, disposal of sewage or the capacity of the school, or hints at how the developers would pay for any necessary investment in these facilities to accommodate the growth.

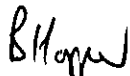
The village of Hemingbrough has seen much growth over the last twenty five years such that last year village children of primary school age were threatened with having to go to a school in Selby. The issue of low water pressure in some parts of the village has been a problem for years while the sewerage system is under strain particularly the problems suffered by the residents of the Oakfield Lane development.

The contention is that the determination of what constitutes a primary village should be qualitative and not just quantitative in terms of the four determining factors. Where the infrastructure is already at its limit then unless the developer is willing to fund the necessary upgrade in facilities further housing growth should be very much restricted.

As a result it is the opinion of the Parish Council that little further growth should be permitted in Hemingbrough, except for affordable homes, where there is a proven need for the children of local residents to have a home close to their parents, if so desired.

I hope you will consider this factor when revising the figures quoted in the report.

Yours sincerely



For & on behalf of Hemingbrough Parish Council

(2nd ack. sent 06/01/09)

# Lister Haigh

Our ref: GC/YM/05K/05791

15 December 2008

**Chartered Surveyors  
Auctioneers, Valuers, Land & Estate Agents**

106 High Street, Knaresborough,  
North Yorkshire HG5 0HN

Tel: 01423 860322

Fax: 01423 860513

[www.listerhaigh.co.uk](http://www.listerhaigh.co.uk)

[knaresborough@listerhaigh.co.uk](mailto:knaresborough@listerhaigh.co.uk)

Selby District Council  
LDF Team Development Policy  
Civic Centre  
Portholme Road  
Selby  
North Yorkshire  
YO9 4SB

SELBY DISTRICT COUNCIL PLANNING	
17 DEC 2008	12 JAN 2009
DATE RECEIVED & LOGGED	LAST REPLY DATE

Dear Sir/Madam

**Re: Selby District Council – Local Development Framework  
Selby District Core Strategy Questionnaire and Comments Form for Consultation on Further  
Options – November 2008**

Please find enclosed a series of duly completed questionnaire forms for the above consultation.

I trust that these will be assessed accordingly and should you require any further information then please do not hesitate to contact me.

I look forward to receiving acknowledgement of these documents.

Yours faithfully



Giles Chaplin BSc(Hons) MRICS  
For and on behalf of  
Lister Haigh Limited

Enc.

CS/CFO/93 - Mr J Wake  
94 - Mr CW + SW Woodall  
95 - Messrs Lupton  
96 - Mr R Walmsley  
97 - Mr S Metcalfe  
98 - Mr + Mrs R Owens  
99 - Mr R Metcalfe  
100 - Mr R Atkinson



Lister Haigh Limited Company No. 44459 Registered Office: 106 High Street, Knaresborough, North Yorkshire HG5 0HN  
Directors: John E. Haigh BSc MRICS FAAV, Catherine M. Johnston MRICS FAAV, W. Richard C. Lister FNAEA, Vicki J. Lamb BSc (Hons) MRICS FAAV  
Offices in Yorkshire at: Harrogate, Knaresborough, Boroughbridge and Leeds  
Regulated by RICS

101 Miss K Pick + Mrs E Moore



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

**LDF** LOCAL DEVELOPMENT FRAMEWORK

Office use  
Ackd  
ID No **CS1**

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

a) Personal details		a) Agent details if you are using one	
Name	J.W. WILDASH	Name	
Organisation	WISTOW PARISH COUNCIL	Organisation	SELBY DISTRICT COUNCIL PLANNING
Address	CHALCOT, FIELD LANE, WISTOW SELBY	Address	
Postcode	YO8 3XD	Postcode	
Tel	[REDACTED]	Tel	
Fax	[REDACTED]	Fax	
Email	[REDACTED]	Email	

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

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

No. THE VILLAGE OF WISTOW SHOULD NOT BE A PRIMARY VILLAGE. IT SHOULD BE IN THE SECONDARY GROUP.  
WISTOW DOES NOT HAVE A :-  
(i) SHOP.  
(ii) POST OFFICE.  
(iii) DOCTORS SURGERY.  
THEREFORE THREE OF THE MAIN CRITERIA ARE ELIMINATED! (SECT. 3.19)

**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 LONG AS WISTOW IS REMOVED

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

HIGH LEVEL OF SERVICES / FACILITIES

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

HIGH LEVEL OF SERVICES / FACILITIES

Please explain why in each case.

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

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

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

Any other comments?

SITE C COULD BE IN A FLOOD AREA

**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 – NOTE NOT WISTOW VILLAGE

*Affordable Housing (see para 3.46 – 3.59)*

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

YES

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

YES

**Economy**

*Strategic Employment Sites (see para 4.3 – 4.12)*

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

*Employment Land (see para 4.13)*

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

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

Any other comments?

**Climate Change Issues** (see para 5.1 – 5.5)

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

YES

**Sustainable Communities** (see para 6.1 – 6.8)

**Infrastructure Provision**

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

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

**Green Infrastructure**

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

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)

## Primary Villages


The argument against Wistow being a Primary village is based on the issues of sustainability. Wistow was a thriving agricultural village 50 years ago, with the population employed on the land. It is now a dormitory village with the population working in Leeds, York, Doncaster, Doncaster. Shopping is mainly done in Selby, Leeds, York as a local shop is not viable. The existing Public House is in financial difficulties and may close leaving no facilities. Wistow is too close to Selby to support shops, surgery or Post office. Therefore increasing the housing population will not change the present situation. The village should be downgraded to a secondary village.

### 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

 (C. L. L. L. L. L.)

Dated

9<sup>th</sup> Dec 2008.

If you have any questions or need some further information please contact the Local Development Framework Team on 01757 292063 or by email to [ldf@selby.gov.uk](mailto: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 **CS2**

**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	KENNETH TYRO	Name	SELBY DISTRICT COUNCIL
Organisation		Organisation	PLANNING
Address	14 CEDAR DRIVE TADCASTER NORTH YORKSHIRE Eggs	Address	17 DEC 2008 - 7 JAN 2009 DATE RECEIVED & LOGGED      LAST REPLY DATE
Postcode	LS 24 9 TJ	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email		Email	

**Housing**

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

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

Yes.

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

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

Yes.

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

The question is where is the land to build on as we already seem to have lost one area to build on already - lack of flood defences.

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

Low flood risk does not mean anything in today's weather.

Flash floods are a known feature of our weather patterns.

Any other comments?

I can not comment on this as I am unfamiliar with Selby. Perhaps comments from Selby Town householders will be more beneficial.

**Managing Housing Supply (see para 3.42 – 3.45)**

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

Yes. But all housing should be subject to meeting an identified local need as a top priority.

**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. By now a viable policy should have become clear.  
Local needs are paramount.

**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. Where do you expect to get the money from.  
Who pays the developer or the citizen?

**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?

Both sites are unfavourable as they each have more disadvantages than good.

**Employment Land (see para 4.13)**

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

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

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

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

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

Any other comments?

**Climate Change Issues** (see para 5.1 – 5.5)

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

**Sustainable Communities** (see para 6.1 – 6.8)

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**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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- 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

*It should meet the local needs!*

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

Gypsies and Travellers

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- The Core Strategy has been adopted?

Signed \_\_\_\_\_

Dated 2 DEC 08

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SELBY DISTRICT COUNCIL PLANNING	
12 DEC 2008	- 7 JAN 2009
DATE RECEIVED & LOGGED	LAST REPLY DATE

063

Dacres  
COMMERCIAL

## SELBY DISTRICT LOCAL DEVELOPMENT FRAMEWORK

### CORE STRATEGY DEVELOPMENT PLAN DOCUMENT

## FURTHER OPTIONS REPORT.

### RESPONSE ON BEHALF OF A CONSORTIUM OF 5 LANDOWNERS IN RELATION TO LAND WEST OF MAIN STREET, HILLAM (SL1).

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.*

Monk Fryston and Hillam should be grouped together. Many of the village facilities are shared and the villages are effectively one settlement.

As shown in the representations made to the SHLAA, there are limited opportunities to identify housing land in Monk Fryston and there remains one remaining safeguarded site at Hillam which sits on the boundary of Monk Fryston and Hillam. Assuming the Council wish to retain the safeguarded allocation or advance a case for a residential allocation, this is the only available allocation which would not require a Green Belt boundary revision in these two settlements.

Of the sites that have been put forward in the SHLAA in Monk Fryston and Hillam, this land is the only site that is not within the Green Belt.

We strongly advise that Monk Fryston/Hillam be considered as one settlement on the grounds that it shares the following facilities:

- Primary School
- Post Office
- Community Centre (Monk Fryston and Hillam Community Association)
- Church
- Doctor's Surgery
- Childrens Day Care facilities

Monk Fryston and Hillam have recently produced a joint Village Plan with the encouragement of Selby Council and we see no reason as to why the LDF would not recognise this approach.

Background Paper 5 (October 2007) refers to Monk Fryston and Hillam as a joint settlement. Table 1 states that "Monk Fryston/Hillam are sufficiently close together to allow some sharing of facilities. Considering them as one settlement brings them above the 1100 population threshold."

The updated Background Paper 5 (July 2008) places Monk Fryston and Hillam in the lowest category (Category 5) based on population size in Table 1, however it categorises Monk Fryston and Hillam together with a combined population size in Table 2, which places Monk Fryston/Hillam in Category 3. Hillam scores negatively against accessibility to local services in Table 2 compared with Monk Fryston, which results in an overall score for Hillam lower than that of Monk Fryston. There is an inconsistency in the classification of villages, i.e. if there is good access for pedestrians in Hillam to the Primary School in Monk Fryston, then there is equally good pedestrian access to the general store, Post Office and Doctor's Surgery. We maintain our view that Hillam and Monk Fryston should be classified together as one settlement.



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Office use  
Ackd  
ID No **CS3**

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

a) Personal details		a) Agent details if you are using one	
Name	CONSORTIUM OF LANDOWNERS	Name	MARK JOHNSON
Organisation	IN RELATION TO LAND AT	Organisation	DACRES COMMERCIAL
Address	HILLAM  C/O AGENT	Address	9 YORK PLACE LEEDS
Postcode		Postcode	LS1 2DS
Tel		Tel	0113 204 2247
Fax		Fax	0113 244 6118
Email		Email	mej@dacres.co.uk

**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.

SELBY DISTRICT COUNCIL PLANNING	
12 DEC 2008	- 7 JAN 2009
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

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

Please explain why in each case.

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

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

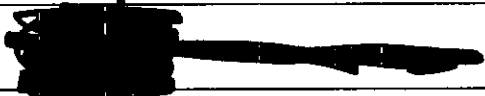
Please add any further comments you may have about the Core Strategy including the evidence contained in the Background Papers, which are also available on the Councils' website: (please add extra sheets)

[Empty space for comments]

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- The Core Strategy has been adopted?

Signed 

Dated 11 December 2008

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

**victoria lawes**

CSQ

**From:** tadcaster.towncouncil [tadcaster.towncouncil@virgin.net]  
**Sent:** 12 December 2008 09:24  
**To:** victoria lawes  
**Subject:** Re: Core Strategy Questionnaire  
**Importance:** High  
**Attachments:** Final Questionnaire.doc

Victoria

Please find attached the Tadcaster Town Council's response to the Core Strategy document.

Regards

Avis Thomas  
Clerk to Tadcaster Town Council

----- Original Message -----

**From:** victoria lawes  
**To:** Tadcaster Town  
**Sent:** Friday, December 05, 2008 11:18 AM  
**Subject:** Core Strategy Questionnaire

Hi

Please find attached Core Strategy questionnaire as requested.

Regards

*Vicky Lawes*  
*Assistant Planning Officer (LDF)*  
*Selby District Council*  
*Tel 01757 292034*  
*Fax 01757 292090*

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Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB  
DX 27408 Selby - Tel: 01757 705101

<<Final Questionnaire.doc>>



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



Office use

Ackd

ID No

OSG

**Introduction**

The Core Strategy document 'Consultation on Further Options' is available at [www.selby.gov.uk](http://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](http://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**

Name	Mrs A A Thomas (Clerk to the Council)
Organisation	Tadcaster Town Council
Address	The Ark, 33 Kirkgate, TADCASTER
Postcode	LS24 9AQ
Tel	[REDACTED]
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E-mail	tadcaster.towncouncil@virgin .net

**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? **No comments.**

**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? **No, see below.**
- b) In particular, should there be more or less housing in Tadcaster? **More. The Town Council feel that a major strength of Tadcaster in the housing market is it's desirability for housing purchase for people who are employed in York, Harrogate and Leeds, including Thorpe Arch. Certainly the travel to work patterns in Paper One also indicate this.**

**If as the Core Strategy does, a District perspective is taken, then Tadcaster is disadvantaged because of its location with good communication links outside the District for people who live here but work in Leeds, York and Harrogate. In fact, the Town Council see this as making Tadcaster unique within the District and that is why**

more houses should be included for the town, in recognition of its importance within the sub-regional context. Given the nature of the Tadcaster service economy, its future development is closely linked to the numbers of new residents of the Town. The Town Council is strongly of the view that artificial constraints on the availability of housing stock in Tadcaster will have a harmful impact on its sustainability and vibrancy. The Council recognises that the current housing market is fragile but sees the medium-term development of the Town as a sub-regional centre of housing growth as a key driver of local prosperity. The Town Council feel that there should also be some recognition of the fact that since the Core Strategy was published, 67% of the future allocations have had their planning applications withdrawn (Mill Lane development 174 properties including 35 flats which had been earmarked for affordable housing and the Hodgson's Terrace development of 9 dwellings). The question must also be asked about the future viability of the remaining 33% of future allocations, most of land for which is owned by the same landlord.

c) In particular, should there be more or less housing in Sherburn in Elmet? **No comments.**

*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)

**No comments.**

- 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

*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?

**No. A large part of Stutton, described negatively as a "Secondary Village" in the Strategy is effectively part of Tadcaster.**

To explain this, Stutton is effectively in two parts, the village itself and outlying bits towards Hazelwood where approximately 44% of the electorate live and then the remaining 56% who live "inside" the bypass, on the Woodlands Estate.

The Town Council feel that this further adds to the disadvantage for Tadcaster because part of the town is effectively a secondary village where nothing will happen because it is felt that it is not amenable for further development. Whereas, in fact in that part of Stutton Parish which is "inside the bypass" there may be some potential for development.

*Affordable Housing (see para 3.46-3.59)*

**Q5** Do you agree with the different thresholds proposed for affordable housing?

**No. The Town Council feel that the loss of 35 possible affordable housing options in the Town and the various disadvantages already mentioned to the Town that a threshold level of 3 should be introduced for Tadcaster.**

In paragraph 4.7 of the Strategy, Tadcaster is seen as a suitable location for knowledge based employment activity. If, therefore, there is insufficient affordable housing in the Town, how can it attract and retain young professional managers etc, starting off on careers and requiring such accommodation, e.g. undergraduates from the many universities and colleges within the York-Leeds-Harrogate triangle to stay in the area? The Town also hosts a major secondary school which is a specialist enterprise college of high quality. The lack of affordable housing may deter the young people leaving Tadcaster Grammar from seeking to build a career within the locality in which they have studied.



**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? **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? **No comments.**  
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.**  
B - 'Existing employment premises should be protected from redevelopment where there is evidence of market need.' **Agree.**  
C - 'For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations.' **Agree.**  
D - 'New housing development should be balanced with an appropriate level of new business development.' **Agree.**

*Climate Change Issues (see para 5.1 – 5.5)*

**Q9** Do you agree that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies? If not, should the percentage be higher or lower?  
**No. The Council feel that a higher percentage than the proposed 10%, which is more in line with the national climate change aspirations would be appropriate. Also, that any future applications for new housing developments should include a mandatory clause for design features to be included to reduce environmental impact.**

*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
- To increase "health and wellbeing" and reduce "environmental impact".

*Green Infrastructure*

**Q11** Do you have any views on opportunities to enhance or create Green Infrastructure?  
**Yes, to reduce environmental impact, all opportunities to enhance green infrastructure should be taken.**

**Housing Mix (see para 6.9 – 6.10)**

**Q12** Do you consider that  
**The Council feel that it would like to see a balance of both types of housing, in that it recognises the demographic patterns which are putting pressure on for smaller households (units of single occupancy).**  
 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): **No comments.**

**Q14** Do you agree or disagree with the following options: **If there were to be any - Agree -**  
 Option A – Sites should be sought that accommodate between eight and twelve 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 -** 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)**

None.

**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? **Yes.**
- The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy? **Yes.**
- The Core Strategy has been adopted? **Yes.**

Signed: - Avis Thomas                      Dated: - 10 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](mailto: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.**