

victoria lawes

OSS

From: Phil Back [REDACTED]
Sent: 13 December 2008 11:57
To: ldf
Cc: Stutton with Hazlewood Parish; cllr chris metcalfe
Subject: LDF Core Strategy
Importance: High
Attachments: ldf Questionnaire.doc

Hello

Please find attached the comments and observations of Stutton-cum-Hazlewood Parish Council on the proposed core strategy.

Please acknowledge receipt, and advise if you need a signed hard copy for your records.

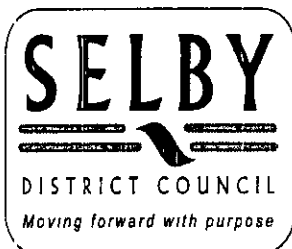
Cllr Phil Back

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**Phil Back Associates**

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phil@philback.co.uk



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



Office use  
Ackd  
ID No *055*

**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                | Phil Back                                  | Name                                  |  |
| Organisation        | Stutton-cum-Hazlewood Parish Council       | Organisation                          |  |
| Address             | 24 Church Crescent<br>Stutton<br>Tadcaster | Address                               |  |
| Postcode            | LS24 9BJ                                   | Postcode                              |  |
| Tel                 | 01937 848867                               | Tel                                   |  |
| Fax                 |                                            | Fax                                   |  |
| Email               | phil@philback.co.uk                        | 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, we agree both with the methodology and the exclusion of our parish from the list of 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**

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

Tadcaster's allocation in the table seems reasonable, but SDC should note the economic and infrastructure implications and the need for Tadcaster to develop as a service centre if this extra housing is to be sustainable.

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

We have no view on this.

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?

This is a long way from Stutton and we have no view.

**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, we agree. Our smaller villages are popular locations for new housing due to inflated land values, but cannot sustain increased development and do not have the infrastructure needed. Village development inevitably increases local traffic and further inflates local housing costs.

*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, we agree.

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

Yes, we agree.

**Economy**

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

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

Site G seems to offer better alternatives for sustainable transport. Site H is less obtrusive generally but would increase traffic levels on local roads. But both sites are remote from us and our views should not prevail over more local ones.

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

Any other comments? There is a shortage of small/start up office premises in this district. New business development is not incompatible with housing and housing can be designed with work-from-home facilities built in.

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

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

The percentage should be higher, but should not result in obtrusive structures in inappropriate locations.

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

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

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

They are all important, but in our community these seem to be the most significant priorities.

**Green Infrastructure**

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

This village has no outdoor recreational space. Communities like ours have been identified as priorities in the play strategy (for instance) but SDC has not yet determined how to meet the needs of our young people and children. Land is available in the village but the owner has expressed a wish to build housing on the site and submitted an (unsuccessful) application last year.

**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**

We suggest a demand led approach here, balancing size requirements and housing densities.

**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

We suggest that new sites should be close to towns and primary villages if travellers are to have access to essential services like shops, education and health care. Expanding existing sites would not be a progressive choice given the Government's view and the express wishes of this community.

**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.

We prefer option A and believe this gives greater clarity and enables more effective public sector support for travellers.

**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)?

The arguments here are far from conclusive and we are unclear that there is a proven need for this type of accommodation. We suggest that the vehicles involved may require sites close to major roads rather than ones which require drivers to negotiate congested urban streets. However, as the parish which contains the A1/A64 junction we would prefer to comment on specific proposals rather than to express a general view. We would also want to be clear about whether a showpeoples' site also be available to other travellers, or not, and how this would be managed?

**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)**

We welcome the Core Strategy in general but draw attention to the apparent lack of ambition in relation to Tadcaster. At present the Core Strategy includes aspirations to protect and strengthen services in town centres, but we find this too aspirational and would prefer a stronger and more specific statement about the need to address the shortcomings of Tadcaster as a town centre and to promote a wider range of local shops and services. People in Stutton have no local shops and few local services (a pub, a phone box, and an expensive and unreliable bus service are on offer here) and are dependent on the services offered in Tadcaster, but these are limited and tend to encourage people to travel further afield, increasing emissions and benefiting neighbouring economies in York and West Yorkshire. Tadcaster has several empty premises and its pleasant built environment is compromised by a somewhat run down and dilapidated air that leaves it uncompetitive as a centre; in truth the town represents a largely missed opportunity. The Council as the community leader and as the local planning authority should do more to assert the needs of local people in this area.

We also welcome the emphasis being given to green infrastructure and would like to see firm proposals and plans as to how this is to be implemented. We need open space in Stutton; telling you where it is needed does not necessarily lead on to provision but we would like to know how our observations in this area might be taken forward.

**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 **Phil Back (Cllr)** for and on behalf of **Stutton-cum-Hazlewood PC** Dated **13 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.**

**victoria lawes**

056

**From:** DENISE TAYLOR [REDACTED]  
**Sent:** 13 December 2008 18:49  
**To:** ldf  
**Subject:** Selby District Core Strategy - Urban Ext and Strategic Employment Options

We live at the far end of Hempbridge Road, having moved to the Selby area back in September 2007. Our previous home was in Castleford where we both lived all our lives. Being at the far end of Hempbridge Road we are fortunate that our home enjoys lovely views over the fields near Cross Hills Lane and East Farm Stables (off Flaxley Road) and this was one of the main reasons we chose our Selby home.

Our reason for moving to Selby was because of the 'traditional' market town feel and the vast areas of open space that Castleford simply does not enjoy. We are disappointed to learn that an area around Cross Hills Lane is now being considered for 1000 dwellings, which we believe is totally unnecessary given the already large amount of housing already in the area, both private and in particular social.

We urge you to reconsider this particular option, as our area is such a nice place to live, and offers all residents living in it the opportunity to pursue lovely walks in the area. In particular the Selby Horseshoe, which judging by the diagram would virtually disappear.

To move to another area, as we did, after living in our Castleford home for 27 years, was a massive move for us and was a decision not taken lightly. Selby was our choice due to the type of housing available and the lovely areas surrounding Selby. Our choice of home was made as we felt we were close enough to a lovely town whilst being alongside open countryside.

We imagine all residents in the Cross Hills Lane, Peppermint Way and Hempbridge Road and surrounding areas will be unhappy about this option even being considered for development.

It seems that the Ecotown proposal which we understand has now been shelved in areas not too distant from Selby is now being replaced by 'other' housing plans that encroach on beautiful open countryside. This option (A) should not be a consideration due to its already high amount of housing.

On a separate note whilst we lived in Castleford we watched the 'so-called' progress of regenerating former farming land in the Whitwood area by putting masses of housing on a former open space which has completely ruined the area. The mining land which now houses the Xscape and the shopping outlet at junction 32 of the M62 in Glasshoughton also now has a high density of housing. This has had a detrimental effect on the actual town itself. Many people now simply shop out of the town centre and consequently many shops, pubs and other businesses have been affected. We sincerely hope that Selby Town Council never allows a similar thing to happen in its areas.

Thank you.

Mrs D & Mr P Taylor  
62 Hempbridge Road  
SELBY  
YO8 4XX

15/12/2008



**victoria lawes**

OS7

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**From:** SMITH, Ian [Ian.Smith@english-heritage.org.uk]  
**Sent:** 15 December 2008 10:29  
**To:** ldf  
**Subject:** Selby District LDF - Core Strategy - Consultation on Further Options  
**Attachments:** c3 Further Options Report15dec08.pdf

Dear Mr Heselton,

Thank you for consulting English Heritage about the Selby District LDF - Core Strategy - Consultation on Further Options. Please find attached our comments on that document. A copy of this letter is in the post for your records.

If you have any queries regarding this matter or would like to discuss anything further, please do not hesitate to contact me.

Regards

**Ian Smith,**  
Regional Planner,  
English Heritage, Yorkshire and the Humber Region  
e-mail: [ian.smith@english-heritage.org.uk](mailto:ian.smith@english-heritage.org.uk)

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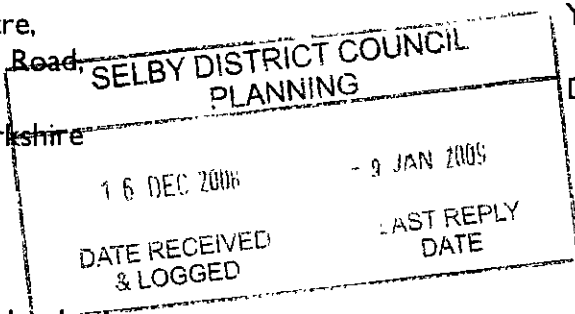
YORKSHIRE AND THE HUMBER REGION

Principal Planner (LDF Team),  
Planning Policy Team,  
Development Policy,  
Selby District Council,  
Civic Centre,  
Portholme Road,  
Selby,  
North Yorkshire  
YO8 4SB

Our Ref: HD/P5342/03

Your Ref: FP/L140

Date: 15 December 2008



Dear Mr Heseltón,

## Selby Local Development Framework - Core Strategy Consultation on Further Options

Thank you for consulting English Heritage about the above document. We have the following comments to make in response to the Questions posed in the Report:-

### Question 1

The choice of settlements which it is proposed to identify as Primary Villages appears to have been made solely on the basis of access to services and facilities. There appears to have been no assessment undertaken about whether or not these settlements are capable of accommodating further growth without harm to their character or to their landscape setting.

Surely the capacity of these villages to accommodate development in a manner which is compatible with their existing character and setting must be one of the key considerations in assessing the suitability of these villages for additional housing. Given the potential scale of housing growth envisaged within these Primary Villages, one might have expected, as part of this initial work, a greater assessment of what environmental constraints there might be to further growth within each of the settlements - even if this analysis is only at a very broad level.

The ability of the settlements to accommodate further development is an important consideration which does not appear to have been factored into the assessment of their suitability as Primary Villages.

In terms of the historic assets of the area, half-a-dozen of the settlements being put forward include Conservation Areas and many others have groups of Listed Buildings.

### Question 3

Four of the areas which are being examined as possible Urban Extensions cover parts of (or could impact upon the setting of) a number of Selby's Conservation Areas. We would





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## ENGLISH HERITAGE

strongly recommend that the Council prioritise the production of Conservation Area Assessments for these particular areas. This will assist the Authority in determining the likely impact which future development might have upon their special character and setting and, as a result, whether or not those locations are suitable as strategic housing areas. It will also help provide the necessary evidence the Council will need to justify the allocation of these areas - particularly where the loss of a particular open area might be questioned on the grounds that it would not preserve or enhance the special character and appearance of that particular Conservation Area.

### Site A – Cross Hills Lane

The extent of this site as depicted on the Map of Strategic Growth Options abuts the north-western edge of the Leeds Road Conservation Area. The Council will need to demonstrate that development of this area can be achieved in a manner which safeguards the character of the adjacent part of the Conservation Area.

### Site B – Land West of Wistow Road

There is a Group of Listed Buildings at Hempbridge Farm at the south-western end of this area. Before being allocated, it will be necessary to demonstrate that it would be possible to develop this area without adversely affecting the special character or setting of this group.

### Site D – Olympia Park

The riverside area, at the south-western end of this site, lies within the Selby Conservation Area. The local planning authority will need to demonstrate that the development of this site can be achieved in a manner which safeguards the character and setting of this part of the Conservation Area and of any key views into and out of it.

### Site E – Baffam Lane

As the Report notes, the western half of this area lies within the Brayton Conservation Area. One would presume that this Conservation Area was designated primarily to safeguard the character and setting of the Grade I Listed Church of St Wilfred on the northern side of Doncaster Road. Since these surrounding fields do not appear to have fundamentally changed over the intervening years, one might presume that their loss (and the resultant loss of half of the Conservation Area itself) would be likely to have an adverse impact upon the special character of the Conservation Area as a whole.

### Site F – Foxhill Lane/Brackenhill Lane

The eastern part of this site lies within the Brayton Conservation Area. One would presume that this Conservation Area was designated primarily to safeguard the character and setting of the Grade I Listed Church of St Wilfred on the northern side of Doncaster Road. Since these surrounding fields do not appear to have fundamentally changed over the intervening years, one might presume that their loss would be likely to have an adverse impact upon the special character of the

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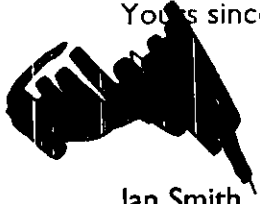
Conservation Area as a whole. Notwithstanding this, the urbanisation of the land to the west of the church is likely to have an adverse impact upon not just the character of the Conservation Area but also the wider landscape setting of the Church itself.

### Question 9

Whilst we support the principle of requiring all new development to meet a target for on-site renewable energy generation, in the case of the conversion of historic buildings and for developments within Conservation Areas, the Policy will need to take account of the guidance provided in PPS22 that permission for renewable energy projects should only be granted where the objectives of the designation will not be compromised.

If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,



Ian Smith  
Regional Planner  
English Heritage, Yorkshire and the Humber Region  
Telephone: 01904 601977  
e-mail: [ian.smith@english-heritage.org.uk](mailto:ian.smith@english-heritage.org.uk)

**victoria lawes**

CS8

**From:** Sophie Taylor [Sophie.Taylor@knightfrank.com]  
**Sent:** 15 December 2008 11:47  
**To:** ldf  
**Subject:** Submission of Core Strategy Consultation on Further Options November 2008  
**Attachments:** 081211 Covering Letter.pdf; Final Questionnaire.pdf

Dear Ms. Lawes,

**Submission of Core Strategy Consultation on Further Options November 2008**

Further to our telephone conversation this morning, please find attached a completed Questionnaire and Comments Form and covering letter in relation to the above named document.

I would be grateful if you could confirm receipt of this email and the two attached documents.

If you have any queries please do not hesitate to contact me.

Kind regards

Sophie

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Sophie Taylor  
Senior Planner  
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Development Policy  
Selby District Council  
Civic Centre  
Prortholme Road  
Selby  
YO8 4SB

15 December 2008

Ref: SMT/209215

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

This representation relating to the above document is submitted on behalf of Knight Frank's clients', Mr and Mrs Parish of 31 York Road, Riccall. I attach a completed Questionnaire and Comments Form and set out some further comments below.

### **Housing**

#### **Question 1 & 2 - Scale and Distribution of New Housing – Further Comments Scale**

The scale of new housing proposed correctly reflects the figures contained in the Yorkshire and Humber Plan Regional Spatial Strategy (RSS) to 2026 (adopted May 2008). Table 12.1 of the RSS states that 440 net additional dwellings are required per annum in Selby between 2008-2026. This gives a requirement of at least 9,480 dwellings in the period up to 2026. As highlighted in Paragraph 3.1 in the Further Options Report, these figures are set as a minimum requirement and we urge the Council not to perceive the figures as a ceiling limit. Indeed, the RSS is already in the process of being updated and it seems likely that increased housing provision will be proposed for the region

Paragraph 3.3 of the Further Options Report advises that past building rates (2004-2008) have averaged 640 dwellings per annum which reduces the overall housing requirement to 384 dwellings per annum from 2008 onwards. The Report also identifies unimplemented housing permissions (commitments) totalling 2,637 dwellings (at 31 March 2008). If it is assumed (as proposed) that 10% of the commitments are not implemented, it is proposed that additional land for a minimum of approximately 4,550 new dwellings (253 dwellings a year) between 2008-2026 will be sought.

Given the current economic conditions we consider that only discounting 10% of the unimplemented permission is a very optimistic position. Since the RSS was adopted in May 2008 and the last round of consultation on the Core Strategy Issue and Options in 2006 there has been a considerable downturn in the housing market and we propose a higher figure should be discounted. If the Council continues to rely on 90% of those units with planning permission coming forward then there could be a shortfall of sites allocated for development and windfall sites will then be required to meet the housing requirement. Relying on windfall sites is contrary to national planning policy guidance, as Planning Policy Statement 3 (PPS3), Housing (November 2006) states:



'Allowances for windfalls should not be included in the first 10 years of land supply unless there is robust evidence of genuine local circumstances that prevents sites from being allocated.' (PPS3, Paragraph 58)

Relying on sites with planning permission (i.e. commitments) also conflicts with national Government guidance:

'In determining how much land is required, LPA's should not include sites for which they have granted planning permission unless they can demonstrate, based on robust evidence, that the sites are developable and are likely to contribute to housing delivery at the point envisaged.' (PPS3, Paragraph 58)

The Government's objective is to ensure that the planning system delivers a flexible, responsive supply of land for housing reflecting the principles of 'plan, monitor and manage' approach. The approach proposed in the Further Options Report is statistically very rigid and relies on committed sites coming forward for development. If this does not happen there could be a shortfall in housing and if the Council continue this approach it will be contrary to the advice contained in PPS3.

PPS3 states in paragraph 33 that in determining the local, sub regional and regional level of housing provision advice from the National Housing and Planning Advice Unit (NHPAU) on the impact of the proposals for affordability in the region should be should be taken into account and used as evidence.

The NHPAU carried out independent research into supply ranges of housing provision to be tested in RSS reviews. This research and advice was published in June 2008 and the Secretary of State has advised that it should feed into the 2008 RSS Review which the Government Office for the Yorkshire and Humber has just commenced.

The report found that although the Government's commitment to increasing housing supply to 240,000 net additions per year is an important step towards stabilising affordability, Regional Planning Authorities may want to go further. The NHPAU recommends the following regional supply ranges for 2008-2026 for the Yorkshire and Humber:

| Region               | Bottom of the Proposed Housing Supply Range |                                |                             |                             | Upper End of the Proposed Housing Supply Range |                                |                             |                             |
|----------------------|---------------------------------------------|--------------------------------|-----------------------------|-----------------------------|------------------------------------------------|--------------------------------|-----------------------------|-----------------------------|
|                      | Average Annual Net Additions to 2026        | Minimum delivery point by 2016 | Total net additions by 2016 | Total net additions by 2020 | Average Annual Net Additions to 2026           | Minimum delivery point by 2016 | Total net additions by 2016 | Total net additions by 2020 |
| Yorkshire and Humber | 23,800                                      | 25,100                         | 202,100                     | 302,500                     | 26,400                                         | 28,300                         | 218,300                     | 331,700                     |

It therefore seems likely that housing provision is only set to increase. Even if the bottom range is assumed, this is still an increase from the adopted RSS.

In terms of the scale of housing it is our recommendation that the scale of housing is increased to reflect emerging regional policy, that it is clearly stated that the proposed provision is not a limit and that 'commitments' are not relied upon as per PPS3's advice and given the current economic climate.





The assessment undertaken to designate Primary Villages (as outlined in Background Paper No.5) is supported, although not all of the villages proposed as Primary Villages is supported. The assessment indicated several villages that scored poorly in terms of sustainability but only Cliffe was removed from the list. The assessment found that Wistow should be removed from the list but the Council has chosen to include it as a Primary Village. It is unclear what the justification for this is. Eggborough scored as the least sustainable village, along with Wistow and we therefore propose that this should also be removed from the list of Primary Villages.

### **Distribution**

In relation to Primary Villages, Background Paper (No.5) advises that in principle development should be focussed on those villages with the best range of services. These villages are, in general, the largest ones and the most sustainable in a local context. The villages of Brayton, Barby, Thorpe Willoughby, Riccall and Hambleton are classified as Group 1 villages, i.e. they are the most sustainable.

The Council's preferred distribution option (outlined in Paragraph 3.30-3.31 and Table in the Further Options Report) is generally supported. However, given the varying levels of sustainability of the Primary Villages proposed (as outlined in the Background Paper No.5), we would like to see either an increase in general housing provision in the Primary Villages or a policy that directs housing development to the most sustainable Primary Villages, i.e. Brayton, Barby, Thorpe Willoughby, Riccall and Hambleton.

We would like to disagree with the following statement in Background Paper No.5:

'Riccall and Hambleton are further away from Selby than other settlements in this category. Although they are still strongly related to Selby, there is little justification for new development other than strictly for local needs.' (Paragraph 4.5)

It cannot be denied that these two Primary Villages are located further from Selby than other Primary Villages but given they score so highly in sustainability (Group 1), the option of allowing them to provide housing for beyond a strictly local need should be supported. This argument is further strengthened by the likely allocation of a strategic employment site at Olympic Park which is close by to Riccall (see Question 7 - Further Comments below). There is a positive correlation between employment generation and demand for housing and this could result in a greater need for housing in this area of Selby.

### **Question 3 – Strategic Housing Sites**

As stated in the accompanying questionnaire, it seems a more sustainable option to develop houses near employment sites and as such Olympia Mills (Site D) would be the preference for a strategic housing site. The sites identified as potential strategic housing sites are all large sites with the capacity to create small new communities. We question whether this is the most sustainable option and whether it would not be more sensible to concentrate new development within existing centres (Selby town centre, Shelburn and Tadcaster) and Primary Villages as much as possible. Paragraph 3.34 of the Further Options Document states that in addition to the strategic sites, it is envisaged that the shortfall in new homes will be accommodated on previously developed land and other infill sites in Selby, plus greenfield sites in Barby, Brayton and Thorpe Willoughby villages by allocating specific sites in the Selby Area Action Plan at a later date. We would like to add to this statement that allocations should also be added in the other most sustainable Primary Villages of Riccall and Hambleton.

#### **Question 4 - Managing Housing Supply – Further Comments**

We strongly agree that market housing should only be allowed in the Principal Town (Selby), Local Service Centres (Shelburn in Elmet and Tadcaster) and Primary Villages (although as stated above we do not agree with all of the proposed Primary Village allocations). The Secondary Villages should provide only housing that meets and identified local need, such as 100% affordable. Secondary Village locations are not large enough or sustainable enough in terms of existing infrastructure, services and facilities to cope with the pressures of extra market housing.

Paragraph 3.44 of the Further Options Report advises that the Core Strategy will include policies to govern the type and location of windfall development and set out how the release of new allocations will be phased to ensure a continued 5 year supply. We agree with this approach would also like to point out that the Council should, where possible look to identify a supply of specific deliverable sites for years 10 years of the plan period.

#### **Question 5 & 6 - Affordable Housing – Further Comments**

We agree there should be an affordable housing policy but feel the threshold of 3 dwellings (for 'dwellings elsewhere') is too low and should be increased to 5. The Council runs the risk of adopting a policy that would greatly impact on the viability of new development and thus hinder development long term. The affordable housing policy need to be flexible and allow for site specific constraints to be taken into account, for example land remediation costs. We do not support the option of commuted sums for housing schemes under the threshold, again this, along with various other levy's and obligations the Council looks to introduce could hinder the viability of development and prevent it from coming forward.

#### **Question 7 - Employment Locations – Further Comments**

The Olympia Park proposal is the most appropriate location for a Strategic Employment Site. This site already has good access to the local and regional highway network via the Selby Bypass and a good workforce catchment. This option would also support the Strategic Housing Site at Olympia Mills creating a more sustainable community, i.e. jobs for people close to where they live and reducing the need to travel. If this site was allocated as a Strategic Employment Site, Primary Villages in this area of Selby, such as Riccall should be favoured over other Primary Villages in term of providing extra housing.

#### **Question 10 - Sustainable Communities – Further Comments**

The concept of sustainable communities is supported. When looking at the distribution of development the sustainability and capacity of existing centres and villages (primary only) needs to be taken into account. Locations which score lowly in terms of sustainability, such as some of the Primary Villages listed in Background Paper No. 5 should not be favoured for new development.

#### **Question 12 - Housing Mix – Further Comments**

Core Strategy policies should support a mix of housing that is relevant to specific locations. The Housing Market Assessment (SHMA) findings should feed into this policy. Both options outlined in Question 12 will need to be provided across Selby.



I hope that you find these further comments and the accompanying questionnaire useful. If you have any queries regarding the issues raised please do not hesitate to contact me.

Yours sincerely



**Sophie Taylor**  
Senior Planner

sophie.taylor@knightfrank.com  
D/L 0113 297 2408



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



Office use  
Ackd  
ID No **CS8**

**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                | Mr and Mrs Parish       | Name                                  | Sophie Taylor                 |
| Organisation        |                         | Organisation                          | Knight Frank                  |
| Address             | 31 York Road<br>Riccall | Address                               | 9 Bond Court<br>Leeds         |
| Postcode            | YO19 6QG                | Postcode                              | LS1 2JZ                       |
| Tel                 |                         | Tel                                   | 0113 297 2408                 |
| Fax                 |                         | Fax                                   | 0113                          |
| Email               |                         | Email                                 | sophie.taylor@knightfrank.com |

**Housing**

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

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

Agree that some villages should be designated as Primary Villages, but not all – please refer to covering letter.

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

- a) Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1? **No**
- b) In particular, should there be more or less housing in Tadcaster? **Less**
- c) In particular, should there be more or less housing in Sherburn in Elmet? **Less**

Please explain why in each case.

Housing provision should be increased, the number of Primary Villages should be decreased and more housing should be proposed in the Primary Villages – please refer to covering 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?

Olympia Mills would be the favoured option given the Council are proposing the creation of a strategic employment site at Olympia Park – this would therefore be a more sustainable option.

**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 – agree – please refer to covering 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.

No, the threshold of 3 or more units for dwellings elsewhere is too low and could make development financially unviable. The threshold should be increased to 5 in line with Elmet and Tadcaster.

Affordable housing policy should not be rigid and should respect site specific constraints and opportunities.

Please refer to the covering letter.

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

No – again, this could make development financially unviable.

**Economy**

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

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

Please refer to covering letter for further comments.

**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**) No comment

B - 'Existing employment premises should be protected from redevelopment where there is

evidence of market need.' (Agree/Disagree) No comment

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) No comment

D - 'New housing development should be balanced with an appropriate level of new business development.' See comments below

Any other comments?

New housing developments should be located in proximity to existing employment sites or where there is good access to the local and regional highway network and good public transport services. These comments reiterate the points made regarding Question 7 the accompanying covering letter.

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

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

There should be an energy requirement for major development schemes to reflect national, regional and local planning policy. However, the requirement should take into account site specific details as well as the development proposal. For example, some schemes may be able to provide more than 10% but other schemes may only be able to provide 5%. The policy requirement should be flexible so it does not restrict development.

**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)

The Community Infrastructure Levy should vary depending on what there is a need for within the proximity of the development and what would enhance the sustainability of that particular community. If allowing a development to take place will put pressure on a particular service or facility, for example take away recreational open space then it makes sense for the Levy to be spent on creating alternative recreation open space. Local Parishes and communities should also be consulted on what they feel is required and not required.

Priorities should be those facilities/services that allow communities to function sustainably, for example public transport and community facilities.

Broadband is least important as this can be accessed at education centres, community centres and libraries.

**Green Infrastructure**

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

No, more consultation is required on 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**

Housing mix should vary from place to place and reflect the demand/need of local populations.

**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** Option A – New sites should be spread across the District.

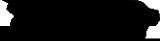
**Disagree** Option B – New sites should be located in or close to the towns and primary Villages.



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

Signed  *Knight Frank* (Knight Frank)

Dated 15 December 2008

If you have any questions or need some further information please contact the Local Development Framework Team on 01757 292000 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, Parholme 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**

SELBY DISTRICT COUNCIL  
PLANNING  
**November 2008**  
15 DEC 2008 11 01 JAN 2009



Office use  
Ackd  
ID No *CS9*

DATE RECEIVED & LOGGED      LAST REPLY DATE

**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                | <i>CAROLE MARTIN</i>                                        | Name                                  |  |
| Organisation        | <i>CAMBLESFORTH PC</i>                                      | Organisation                          |  |
| Address             | <i>9 BEECH GROVE<br/>CAMBLESFORTH<br/>SELBY<br/>YO8 8N4</i> | Address                               |  |
| Postcode            | <i>YO8 8N4</i>                                              | Postcode                              |  |
| Tel                 | <i>[REDACTED]</i>                                           | Tel                                   |  |
| Fax                 |                                                             | Fax                                   |  |
| Email               | <i>[REDACTED]</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**  
*No comments -*

Please explain why in each case.

*The overall distribution of housing is well thought out  
There should be more housing in Tadcaster as in recent  
years Tadcaster has not grown at the same pace as other  
areas.*

**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
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- Site C – Bondgate/Monk Lane
- Site D – Olympia Mills
- Site E – Baffam Lane
- Site F – Foxhill Lane/Brackenhill Lane

Any other comments?

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

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

*If development is only allowed in Principal town  
& local service centres & the 20 primary villages  
it will prevent development being scattered  
over the secondary villages and the open  
countryside*

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)

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Have you any other suggestions?

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

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- 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.

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- 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**

*This would depend on demands.*

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 14.12.08

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.**

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

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

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

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

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

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



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

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

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

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

## **Please Note**

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

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

### **Please let us know your details below**

|                            |                                       |
|----------------------------|---------------------------------------|
| Name                       | MR PE TER BOYES                       |
| Organisation (if relevant) | DOVECOTE PARK                         |
| Address                    | BANKWOOD ROAD<br>STAPLETON PONTEFRACT |
| Postcode                   | WF8 3DD                               |
| Telephone number           | N/A                                   |
| Fax number                 | N/A                                   |
| Email address              | N/A                                   |

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

|                  |                        |
|------------------|------------------------|
| Name             | MR KENNY DHILLON       |
| Organisation     | RPS                    |
| Address          | 34 LISBON STREET LEEDS |
| Postcode         | LS1 4LX                |
| Telephone number | 01132556244            |
| Fax number       | 01132439161            |
| Email address    | N/A                    |

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

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

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

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

DOVECOTE PARK ARE PLEASED TO SEE THAT GROWTH OF PRIMARY VILLAGES HAS BEEN IDENTIFIED AND THAT ACKNOWLEDGMENT TO PPS 7 (SUSTAINABLE DEVELOPMENT IN RURAL AREAS 2004) HAS BEEN MADE IN THE CONTEXT OF SUPPORTING LOCAL DEVELOPMENT NEEDS THAT ARE ESSENTIAL TO SUPPORT VILLAGE COMMUNITIES AS STATED IN PARAGRAPH 3.5

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

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

 Yes No

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

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

More

Less

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

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

More

Less

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

DOVECOTE PARK SUPPORTS THE INCREASE IN RESIDENTIAL DEVELOPMENT IN VILLAGES AND POPULATION CENTRES WHICH ARE LOCATED WITHIN EASY REACH OF EMPLOYMENT FACILITIES.

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

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

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

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

DOVECOTE PARK WOULD LIKE TO SEE ANY NEW STRATEGIC HOUSING DEVELOPMENT TO BE BUILT ON PREVIOUSLY DEVELOPED LAND AND ANY NEW DEVELOPMENT SHOULD HAVE GOOD INFRASTRUCTURE LINKS TO ESSENTIAL SERVICES AND EMPLOYMENT FACILITIES.

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

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

Yes  No

Please tell us why in the space below.

MARKET HOUSING SHOULD BE SUPPORTED IN LOCATIONS WHERE THERE IS A NEED FOR SUCH DEVELOPMENT AND WHERE SUCH DEVELOPMENT CAN BE SUSTAINABLY SUPPORTED. EMPLOYMENT GENERATING DEVELOPMENT SHOULD ALSO BE SUPPORTED IN LOCATIONS WHERE A NEED EXISTS FOR HOUSING.

**Thinking about affordable housing (see paras 3.46 to 3.59)**

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

yes  no

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

NO COMMENT

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

yes  no

Please tell us why in the space below.

NO COMMENT

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

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

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

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

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

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

DOVECOTE PARK FULLY SUPPORTS PARAGRAPH 4.6, WE WOULD ALSO LIKE TO SEE FURTHER SUPPORT IN POLICY TERMS GIVEN TO EXISTING EMPLOYMENT ENTERPRISES AND WELL ESTABLISHED BUSINESSES ESPECIALLY TO THOSE LOCATED WITHIN THE GREEN BELT AND NEED TO EXTEND TO ENSURE THEY REAMIN VIABLE AS WELL AS TO PROTECT EXISTING EMPLOYMENT.

**Thinking about employment land (see para 4.13)**

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

|                                                                                                                                                                                                      | <i>I agree</i>                      | <i>I disagree</i>        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing employment premises should be protected from redevelopment where there is evidence of market need                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|                                                                                                                                                      |                                     |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations | <input type="checkbox"/>            | <input type="checkbox"/> |
| New housing development should be balanced with an appropriate level of new business development                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

DOVECOTE PARK WISH TO REFER TO POINT C ABOVE, EXISTING WELL ESTABLISHED EMPLOYMENT PREMISES MUST BE SUPPORTED WHEN BUSINESS NEED EXISTS FOR THEIR EXPANSION. EXISTING EMPLOYMENT PREMISES MUST BE ALLOWED TO EXPAND AND DEVELOP AS IS REQUIRED BY MARKET CONDITIONS AND TO ENSURE PROTECTION AND PROMOTION OF EMPLOYMENT GENERATION.

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

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

yes  no

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

DOVECOTE PARK FULLY SUPPORT THE USE OF RENEWABLE ENERGY AND THE USE OF ENERGY FROM RENEWABLE RESOURCES.

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

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

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

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

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

DOVECOTE PARK FULLY SUPPORTS THE INVESTMENTS OF FUNDS FROM THE COMMUNITY INFRASTRUCTURE LEVY TO BE USED TO IMPROVE ALL OF THE ABOVE AREAS, ESPECIALLY PUBLIC TRANSPORT. EXISTING BUSINESSES SHOULD NOT BE DISADVANTAGED BY ANY PROPOSED COMMUNITY INFRASTRUCTURE LEVY WHICH MAY PREJUDICE FUTURE INVESTMENT AND EXPANSION OF BUSINESSES.

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

DOVECOTE PARK CONSIDERS THAT GREEN INFRASTRUCTURE SHOULD ONLY BE APPLIED IN THE INSTANCE OF TAKING INTO FULL ACCOUNT THE EXISTING BUILT ENVIRONMENT AND THE REQUIREMENTS OF THE BUILT ENVIRONMENT.

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

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

Do you consider that:

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

yes

no

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

yes

no

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

**Gypsies, Travellers and Travelling Showpeople**

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

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

Do you agree or disagree with the following options:

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



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

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

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

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

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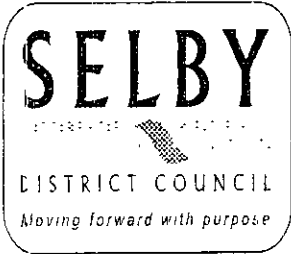
DOVECOTE PARK CONSIDERS THAT ANY HOUSING REQUIREMENT SHOULD BE MET BY THE APPROPRIATE TYPE OF HOUSING ACCORDING TO DEMAND AND THE PROPOSED LOCATION. DOVECOTE PARK CONSIDERS APPROPRIATE MEANS SHOULD BE IN PLACE FOR GYPSIES/TRAVELLERS. DOVECOTE PARK WISH TO BRING TO THE ATTENTION OF SELBY DISTRICT COUNCIL ITS' EXISTING OPERATION AT BANKWOOD ROAD IN STAPLETON. THE EXISTING OPERATION IS LOCATED WITHIN THE GREEN BELT, THERE HAS BEEN A NUMBER OF PREVIOUS PLANNING APPLICATIONS ALL OF WHICH HAVE BEEN GRANTED APPROVAL TO EXTEND THE PRODUCTION FACILITIES OVER A LENGTH OF TIME. THE BUSINESS NOW EMPLOYS AT LEAST 320 MEMBERS OF STAFF AND OVER THE LAST 10 YEARS IT HAS INVESTED £18 MILLION POUNDS TO ENSURE IT OPERATES TO FUFILL ITS' BUSINESS REQUIREMENTS FOR ITS' CUSTOMERS. DOVECOTE PARK WOULD LIKE TO TAKE THIS OPPORTUNITY TO FORMALLY PROPOSE ITS' SITE AT BANKWOOD ROAD AS A MAJOR EMPLOYMENT SITE WITHIN THE SELBY GREEN BELT. DOVECOTE PARK WOULD ALSO LIKE TO SEE PRO-ACTIVE PLANNING POLICIES WHICH FURTHER PROTECT EXISTING BUSINESS ACTIVITIES AND POLICIES WHICH PROMOTE THE EXPANSION AND DEVELOPMENT OF WELL ESTABLISHED BUSINESSES WITHIN THE GREEN BELT.

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

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

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

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



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



|                        |             |                 |              |
|------------------------|-------------|-----------------|--------------|
| DATE RECEIVED & LOGGED | 15 DEC 2008 | LAST REPLY DATE | - 8 JAN 2009 |
| DISTRICT COUNCIL       | Office use  | PLANNING        | ACKED        |
| ID No                  | 661         |                 |              |

**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:**

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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                | P N DOWDING                                                | Name                                  |  |
| Organisation        |                                                            | Organisation                          |  |
| Address             | SUMMERVILLE<br>MAIN STREET<br>CITYLICH FENTON<br>YORKSHIRE | Address                               |  |
| Postcode            | LS24 9RF                                                   | Postcode                              |  |
| Tel                 | [REDACTED]                                                 | Tel                                   |  |
| Fax                 | [REDACTED]                                                 | 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 I AGREE WITH 20 VILLAGES SELECTED.

**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**

- 1) ROAD INFRASTRUCTURE
- 2) NO MAIN TRAIN SERVICE

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

- 1) ROAD INFRASTRUCTURE
- 2) SHOPPING / CAR PARKING FACILITIES POOR

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

Any other comments?

MAIN CONCERN IS - ROAD INFRASTRUCTURE  
- FLOOD LEVELS  
- SCHOOLS

**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 I AGREE

*Affordable Housing (see para 3.46 – 3.59)*

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

YES I AGREE

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

YES I AGREE

**Economy**

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

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

*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?

IN ALL THESE AREAS THE ROAD ACCESS IS VITAL

**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 WITH 10% BUT WOULD  
LIKE TO HAVE THE COST IMPACT COMPARED  
TO SAY 5% AND 20% TO SEE WHERE THE  
VALUE IS REASONABLE

**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?

1. DO NOT AGREE WITH ECO TOWNS
2. INVESTMENT IN ALL HOUSEHOLDS TOWARDS
  - INSULATION
  - SOLAR PANELSWOULD GET MUCH GREATER PARTICIPATION & BENEFITS TO ALL.

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)

1. CONTAIN THE HEIGHT OF NEW DEVELOPMENT TO  
2 STOREY — IN VILLAGES
2. NO APARTMENT BLOCKS IN VILLAGES.  
APARTMENTS SHOULD BE DESIGNED AROUND  
A 5/6 BEDROOM DETACHED HOUSE DESIGN.

#### Notification

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

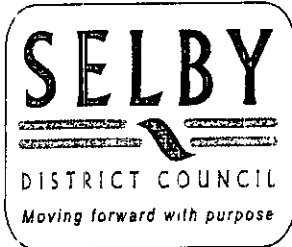
- The Core Strategy has been submitted to the Secretary of State for independent examination?
- The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?
- The Core Strategy has been adopted?

Signed \_\_\_\_\_

Dated 11.12.2008

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



COUNCIL  
Office use  
Ackd.  
ID No *CB2*

**Introduction**

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

| a) Personal details |                                           | a) Agent details if you are using one |  |
|---------------------|-------------------------------------------|---------------------------------------|--|
| Name                | <i>D. J. ASHTON</i>                       | Name                                  |  |
| Organisation        |                                           | Organisation                          |  |
| Address             | <i>GLEBE COTTAGE<br/>ESCALIA<br/>YORK</i> | Address                               |  |
| Postcode            | <i>YO19 6LN</i>                           | Postcode                              |  |
| Tel                 | <i>[REDACTED]</i>                         | 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.

*I have concerns with the Primary/Secondary split. If the overall level of development to all these villages is to be relatively low then I believe some of the so called Secondary villages could be considered for minor housing provision.*

**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**

*for Selby AAP and Sherburn and Tadcaster were.  
but the split between Primary - Secondary*

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

*should be required to provide more housing which it's  
infrastructure is well able to support*

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

*neither*

Please explain why in each case.

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

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Any other comments?

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

*no (see Q1) to 20 Primary Villages  
Yes to Selby, Sherburn - Tadcaster*

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

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**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?

*Disagree.  
Lower percentage*

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

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- Other (please specify)

**Green Infrastructure**

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

*No*

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

I have a particular interest in the A19 corridor north of Selby. Thirty years ago there was a '6 Valleys Study' to identify where an influx of houses for the new Coalfield was to be sited. The result was significant new inexpensive housing in Barby, Cliffe, Hamington, and W. Duffield and Keckall.

I ~~think~~ think these have been spoilt by infilling in recent years after a great deal of new housing 20-25 years ago. Added to this we have the mine sites which have always been inappropriate development in this largely rural area.

Essex has had the steady drip of infilling for many years which has detracted from <sup>the</sup> spatial rural environment which characterised it and other valleys in the District.

In my view a major consideration of this LDF should be to protect the rural nature of our valleys. This seems to be the aim but I would like to see it stated.

#### 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?

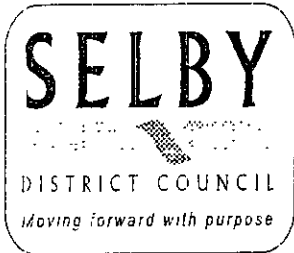
Signed \_\_\_\_\_

Dated 11/12/08

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Office use  
Ackd  
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DATE RECEIVED 3 LOGGED  
LAST REPLY DATE

**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.**

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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                | MALCOLM WALKER                                 | Name                                  | N/A |
| Organisation        | HILLAM PC.                                     | Organisation                          |     |
| Address             | CAX LODGE<br>CHARLES STREET<br>HILLAM<br>LEEDS | Address                               |     |
| Postcode            | LS25 5NF                                       | Postcode                              |     |
| Tel                 | [REDACTED]                                     | Tel                                   |     |
| Fax                 | [REDACTED]                                     | 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 agree*



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

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

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

*No comment*

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

*No comment*

Please explain why in each case.

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

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

- ( ) 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?

*Unable to answer this question due to lack of area knowledge*

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

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

*Affordable Housing (see para 3.46 – 3.59)*

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

*Yes.*

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



**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?

*Not able to comment due to lack of knowledge.*

**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?

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?

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)?  
DISAGREE

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

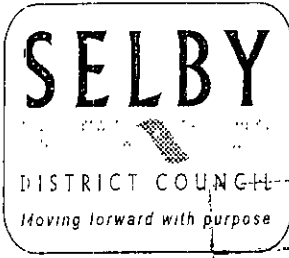
- The Core Strategy has been submitted to the Secretary of State for independent examination?
- The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?
- The Core Strategy has been adopted?

Signed \_\_\_\_\_

Dated \_\_\_\_\_

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 **664**

15 DEC 2008 10 JAN 2009

**Introduction**  
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| a) Personal details |                                                                           | a) Agent details if you are using one |  |
|---------------------|---------------------------------------------------------------------------|---------------------------------------|--|
| Name                | Mrs. D WILKINGTON                                                         | Name                                  |  |
| Organisation        | BALNE PARISH COUNCIL                                                      | Organisation                          |  |
| Address             | ASHTREE FARM<br>STABLE,<br>WESTEND,<br>BALNE,<br>GOOLE.<br>EAST YORKSHIRE | Address                               |  |
| Postcode            | DN 14 0EH                                                                 | Postcode                              |  |
| Tel                 | [REDACTED]                                                                | Tel                                   |  |
| Fax                 |                                                                           | Fax                                   |  |
| Email               |                                                                           | Email                                 |  |

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

YES

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

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

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

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)

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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)

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Have you any other suggestions?

Employment Land (see para 4.13)

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**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**  
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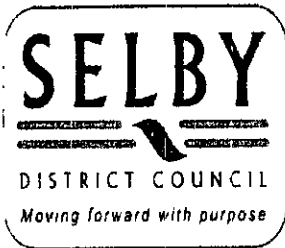
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Signed \_\_\_\_\_

Dated 1-12-08

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November 2008**



Office use  
Ackd.  
ID No **065**

15 DEC 2008 - 8 JAN 2009

DATE RECEIVED  
LOGGED  
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DATE

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| a) Personal details |  | a) Agent details if you are using one |                                    |
|---------------------|--|---------------------------------------|------------------------------------|
| Name                |  | Name                                  | SHEILA M. CAMPBELL BRUCE           |
| Organisation        |  | Organisation                          |                                    |
| Address             |  | Address                               | STABLE END<br>GARMANCARR<br>WISTOW |
| Postcode            |  | Postcode                              | YO8 3UW                            |
| Tel                 |  | Tel                                   | 01757 268371                       |
| 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.

WISTOW DOES NOT FIT THE CRITERIA FOR PRIMARY VILLAGE.

- 1) NO SHOP
- 2) NO DR'S SURGERY
- 3) NO full time P.O. (P.O. now in pubs on restricted hours)

• WE DO HAVE A GOOD PRIMARY SCHOOL

• WE HAVE A LIMITED BUS SERVICE — THE VILLAGE IS LOOKING INTO CAR SHARING YORK/LEEDS/SELBY

• ON A RECENT PARISH PLAN QUESTIONNAIRE DELIVERED TO 443 HOMES IN THE PARISH IN 2008 83% RETURNED — THE VILLAGERS WERE NOT PREPARED TO SPEND AVAILBLE AMOUNT FOR

**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. Houses built in or near towns would halt the rural spread and cut down on commuting pollution.

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**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 C – Bondgate/Monk Lane
- (5) Site D – Olympia Mills
- (4) Site E – Baffam Lane
- (1) Site F – Foxhill Lane/Brackenhill Lane

Any other comments?

Site C is very wet land and is known to flood from the dyke.

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

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

Agree. — But not in the small villages Ullaskelf. Wistow

**Affordable Housing (see para 3.46 – 3.59)**

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

Yes

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

Yes

**Economy**

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

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**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?

Energy requirements should be included in all planning applications and any extra costs added to house prices – these costs would come down if everyone had to include them in "new builds"

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

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

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

**Green Infrastructure**

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

Create more hedges (to replace those pulled out in 1960s!!)  
Tree planting scheme all over the District.

Housing Mix (see para 6.9 – 6.10)

**Q12** Do you consider that

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Question 1 Continued

A SHOP TO BE FEASIBLE. WISTOW IS TOO NEAR TO SELBY SHOPS THAT ARE CHEAPER  
 THE DRAINAGE/SEWAGE NETWORK IS OVERWHELMED DURING HIGH INTENSITY RAINFALL. WILL THE TREATMENT PLANT IN CARR LANE COPE WITH THE RUN-OFF AND SEWAGE FROM MORE HOUSES? YORKSHIRE WATER WILL NOT SAY WHAT THE CAPACITY IS FOR THE TREATMENT PLANT. IT HAS BEEN REPORTED THAT PRIVATE HOUSES HAVE BLOCKED DRAINS WHICH HAVE NOT BEEN RECORDED OR REPORTED TO THE AUTHORITIES.

FROM THE 2009 PARISH PLAN QUESTIONNAIRE ONLY 1% i.e. 10 PEOPLE WERE UNEMPLOYED IN THE PARISH. THERE DOES NOT APPEAR TO BE A NEED FOR DEVELOPING EMPLOYMENT IN THE VILLAGE

WISTOW IS OF COURSE IN FLOOD ZONES, BUT IT WOULD APPEAR THAT EVEN LAND IN ZONE 3 'HIGH RISK' CAN BE CONSIDERED FOR BUILDING! THE 'NEW' FLOOD BANKS BUILT IN 1985, END PART WAY ALONG FIELD LADE. LOCALS SAY THE RIVER WILL FLOOD THE VILLAGE FROM THERE

WISTOW IS A SMALL GREEN RURAL VILLAGE WITH A MIXTURE OF HOUSING (THAT'S WHAT MAKES A VILLAGE.) THIS WOULD ALL BE RUINED IF MANY MORE HOUSES WERE BUILT

PLEASE REMOVE WISTOW FROM PRIMARY VILLAGE LIST!

#### Notification

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

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

Signed



Dated 16<sup>th</sup> December '08

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

066

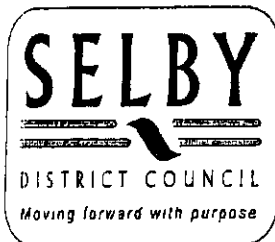


|                                    |                    |
|------------------------------------|--------------------|
| SELBY DISTRICT COUNCIL<br>PLANNING |                    |
| 15 DEC 2008                        | - 8 JAN 2009       |
| DATE RECEIVED<br>& LOGGED          | LAST REPLY<br>DATE |

BNE House,  
6 Market Place,  
Kettering,  
Northants NN16 0AL  
Tel: 01536 517777  
Fax: 01536 517778

**With Compliments**





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



Office use  
Ackd  
ID No **066**

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- 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                | P. WOODLEY            | Name                                  | SR EDWARDS                  |
| Organisation        | RIGID PAPER LTD       | Organisation                          | BARNES NDLE EDWARDS         |
| Address             | DENISON ROAD<br>SELBY | Address                               | 6 MARKET PLACE<br>KETTERING |
| Postcode            | YO8 8DB               | Postcode                              | NN16 0AL                    |
| Tel                 | [REDACTED]            | Tel                                   | 01536 51777                 |
| Fax                 | [REDACTED]            | Fax                                   |                             |
| Email               | [REDACTED]            | Email                                 | sre @ bne . 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.

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

- a) Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1? **Yes/No**
  
- b) In particular, should there be more or less housing in Tadcaster? **More/Less**
  
- c) In particular, should there be more or less housing in Sherburn in Elmet? **More/Less**

Please explain why in each case.

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

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

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

Any other comments?

THE SITE OF RIGID PAPER LID AT DENISON ROAD COULD PROVIDE A BROWNFIELD SITE FOR HOUSING. THIS SITE IS CLOSER TO THE CORE OF THE TOWN AND WOULD REDUCE THE NEED FOR GREENFIELD DEVELOPMENT

**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

Empty response box for Q4.

**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?

POLICIES TO PROTECT EXISTING EMPLOYMENT PREMISES AND LAND SHOULD BE SUFFICIENTLY FLEXIBLE TO ALLOW NEW EMPLOYMENT DEVELOPMENT TO BE DIRECTED TO THE MOST APPROPRIATE SITES AND SHOULD NOT 'STERILIZE' EXISTING SITES IF THEY ARE MORE SUITABLE FOR OTHER USES

**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?

Empty response box for Q9.

**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?

Empty response box for Q11.

066

**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)?

66

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 10/12/08

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.



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

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

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

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

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

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

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

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

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

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

|

**Please Note**

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

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

**Please let us know your details below**

|                            |                       |
|----------------------------|-----------------------|
| Name                       | P. J. Mandley         |
| Organisation (if relevant) | not relevant          |
| Address                    | 174a Leeds Road Selby |
| Postcode                   | YO8 4JQ               |
| Telephone number           | [REDACTED]            |
| Fax number                 | none                  |
| Email address              | [REDACTED]            |

**Are you using or are you an agent?**

yes  no

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

Name

Organisation

Address

Postcode

Telephone number

Fax number

Email address

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

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

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

Yes

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

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

Yes  No

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

If Table 1 is the map on page 3 of the Core Strategy Document (this is not clear!), then many of the proposed sites are surely prone to flooding? In particular, site A, which is adjacent to the Selby Dam, is regularly underwater. Site C also looks extremely vulnerable.

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

More  Less

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

Tadcaster is a desirable area with excellent travel networks. The journey to Leeds/York/A1 is much shorter than that from Selby, making Tadcaster more useful for development.

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

More  Less

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

Sherburn has improving shops and services, and a High School, which makes it a good place for expansion. It is also closer to Leeds and the A1 than Selby, making it much more suitable for commuting.

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

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

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

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

Site D should be a priority, as it is an under-used area at the moment which would benefit from development. It is also the closest area to one of the strategic sites for long-term new employment, and with the inevitable shortages of oil to come in the future, any development which enables people to live and work in the same area should be encouraged. Site B is my second choice for the same reason. Site C is closer, but looks incredibly vulnerable to flooding, as does Site A, which is regularly underwater. I am opposed to sites E and F as they would encourage expansion at the expense of the countryside, which is one of the county's greatest strengths and resources. To waste this would be totally counterpro

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

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

Yes  No

Please tell us why in the space below.

How will communities in the remaining villages remain sustainable? How will people who have lived in a community all their lives be able to make choices to remain in the same area, enhancing the community feel of a village. There needs to be some expansion everywhere to keep communities at the forefront of society.

### **Thinking about affordable housing (see paras 3.46 to 3.59)**

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

yes  no

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

Housing in this area is much more "affordable" than in many other places in the UK. As house prices fall, how will "affordable" housing be defined? Presumably falls in house prices will reduce demand for affordable housing, as normal housing stock starts to become attainable. Affordable housing on new estates is always easily distinguishable from "normal" stock - this exacerbates feelings of division which in turn inhibits community spirit.

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

yes  no

Please tell us why in the space below.

Housebuilders and developers are already struggling to survive. To force them to contribute to social housing schemes would be to reduce their profitability and their success as employers in this region. Successful building companies employ many staff at many levels, which enhance the region's economy.

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

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

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

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

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

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

I believe Site G to be the better of the two because it is located near a potential population of employees. To develop at Burn would encourage greater use of transport, as there is little housing nearby. Ideally, it would be fantastic to need both for large numbers of employers attracted to this area!

### Thinking about employment land (see para 4.13)

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

*I agree*

*I disagree*

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

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

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

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

- yes  no

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

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

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

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

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

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



Broadband enhances potential of individuals and businesses. Selby is a popular cycling area and this should be encouraged. Personally I would like to see vastly improved cycle routes removed from the main road structure. For example, a cycle/walking route connecting Selby town centre and schools at Selby and Brayton with villages such as Thorpe Willoughby

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

Green infrastructure is vital to wildlife and to creating beauty in the places in which we live. Although it would be hard to justify these areas in purely financial terms, there are arguments to support the necessity of such areas because they provide a boost to mental health and help to provide character to communities. Creating safe cycling and walking routes through these areas would help to ensure that they remain at the heart of the community.

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

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

Do you consider that:

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

yes  no

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

yes  no

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

### **Gypsies, Travellers and Travelling Showpeople**

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

*I agree* *I disagree*

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

Do you agree or disagree with the following options:

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

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

*I agree*                      *I disagree*

Option A: In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?

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

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

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

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

*I would like to be informed*

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

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

The Core Strategy has been adopted?

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

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

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

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

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

**This consultation ends on Thursday the 18th of December at 5pm. The results and subsequent report on the outcome of this consultation will become available on [www.selby.gov.uk](http://www.selby.gov.uk).**

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

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

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

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

**Please Note**

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

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

**Please let us know your details below**

|                            |                                            |
|----------------------------|--------------------------------------------|
| Name                       | John Bruce                                 |
| Organisation (if relevant) | Villager                                   |
| Address                    | Stable End Garmancarr<br>Lane Wistow Selby |
| Postcode                   | YO8 3UW                                    |
| Telephone number           | [REDACTED]                                 |
| Fax number                 | [REDACTED]                                 |
| Email address              | [REDACTED]                                 |

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

Name

Organisation

Address

Postcode

Telephone number

Fax number

Email address

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

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

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

I do not agree that Wistow should be designated as a primary Village. There is a School no shop/village store only a part-time Post Office held in the Black Swan pub and no Doctor's Surgery, and one wonders if the bus service is under threat in the long run. In conclusion Wistow does not meet all the criteria to be designated as a Primary Village in my opinion

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

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

 Yes No

Please tell us why you say that in the space below.  
It seems to be a fairly even distribution

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

- More
- Less

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

Tadcaster could expand to a certain extent and save the Rural sprawl

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

- More
- Less

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

Again one feels there is room for small expansion to allow development within the existing boundaries

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

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

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

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

I wonder about development in the Bondgate/Monk Lane area as this area was subjected to heavy flooding in 1982 and could this recur once again!

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



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

Yes

No

Please tell us why in the space below.

They are nearer to the employment areas and infrastructures

### **Thinking about affordable housing (see paras 3.46 to 3.59)**

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

yes

no

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

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

yes

no

Please tell us why in the space below.

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

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

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

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

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

Please tell us why you say that in the space below or if you have any other suggestions..please let us know!  
Olympia Park is nearer to the center of Selby and a more urban site

### Thinking about employment land (see para 4.13)

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

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

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



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

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

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

yes

no

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

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

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

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

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

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

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

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

**Do you consider that:**

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

- yes  no

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

- yes  no

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### **Gypsies, Travellers and Travelling Showpeople**

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

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

Do you agree or disagree with the following options:

|                                                                                                                                              | <i>I agree</i>                      | <i>I disagree</i>                   |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| Option A: Sites should be sought that accommodate between eight and twelve pitches                                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Option B: Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
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The indications are that only limited provision is required within Selby District for travelling showpeople. If provision is required, should an area of search be

|                                                                                           | <i>I agree</i>                      | <i>I disagree</i>                   |
|-------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| Option A: In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
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**If you have any further comments about the Core Strategy including the evidence contained in the Background Papers (which are also available on the Council's website ) please write them in the space below.**

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

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

The Core Strategy  
has been adopted?



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

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

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

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

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

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

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

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



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

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

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

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

|

### **Please Note**

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

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

**Please let us know your details below**

|                            |                          |
|----------------------------|--------------------------|
| Name                       | Mr Clive Narrainen       |
| Organisation (if relevant) | N/A                      |
| Address                    | 39 Keats Road Willenhall |
| Postcode                   | WV12 5HY                 |
| Telephone number           | N/A                      |
| Fax number                 | N/A                      |
| Email address              | N/A                      |

**Are you using or are you an agent?**

yes  no

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

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

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

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

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

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

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

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

Yes  No

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

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

More  Less

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

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

More  Less

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

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

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

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

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

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

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

Yes  No

Please tell us why in the space below.

**Thinking about affordable housing (see paras 3.46 to 3.59)**

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

- yes  no

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

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

- yes  no

Please tell us why in the space below.

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

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

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

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

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

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

**Thinking about employment land (see para 4.13)**

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

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

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