

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

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

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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.

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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).

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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.

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**Please Note**

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

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

**Please let us know your details below**

Name	Phil Gerrard
Organisation (if relevant)	Whitley Parish Council
Address	2, Woodview Close, Whitley
Postcode	DN14 0FE
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

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

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

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

No, I believe that the criteria for selecting the Primary villages is flawed in that it doesn't address the needs of those villages in which the Council has allowed significant development to take place over the last ten years. Whitley village now has over 300 houses but planning has not considered a commensurate increase in facilities to augment this development. However, I do believe that Whitley should be included in the Primary list: a) to help to address the previous imbalance between housing and facilities b) because there are several villages already in the Primary list that have less houses and less, or the same, facilities based on the Council's criteria. Examples are: Brotherton, which has 293 houses to Whitley's 323 and similar facilities. Fairburn which has 346 houses and the same facilities and transport links to Selby Ulleskelf has 229 houses (over 100 less!), no school (Kirk Fenton and Saxton) or other criteria facilities. In addition, I am aware of at least one of the Primary villages on the list whose Parish Council is strongly against its proposed proposed Primary status which would allow Whitley to replace it. ~~was~~

\* See additional text on separate sheet.

CSF 28/1/09

**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.  
I broadly agree in that this follows the RSS guidelines and concentrates on the existing Selby town area. However, I also believe that it is important to address local facilities and development in those villages which are on the outer limits of Selby Council's jurisdiction to ensure the longer-term prosperity and quality of lifestyle in the whole area.

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

- More  Less

Please tell us why you say that in the space below.  
I cannot really comment as I don't understand all the local facts

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.  
As above for Tadcaster

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

Site F: Foxhill        
Lane/Brackenhill  
Lane

Please tell us why you say that in the space below.  
Given recent weather related events, all things being equal I would be more supportive of an area that had the least flood risk (and associated long-term flood defence costs) and that would have the least greenfield impact in an already urban area.

**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.  
Yes, in line with my previous comments apart from where there is a specific local need or case made for an exception that can be clearly justified within the Core Strategy.

**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.  
See 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.  
I broadly agree with the comments in 3.56 to 3.59 in that local needs should drive the outcome within the overall framework

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!

Mainly due to reduced flood risk and extra space for future inward investment. However, the by-pass must be extended first to avoid traffic chaos both in Selby heading south and all the way back to the M62 heading north up the A19.

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

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

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

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

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

**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.

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

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

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

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>

- Option B:    
 Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District
- 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Option B: In close proximity to the strategic road network (such as the M62, A1 and A64)? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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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 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.**

# Addition to Primary Villages Section.

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## Phil Gerrard Response

No, I believe that the criteria for selecting the Primary villages is flawed in that it doesn't address the needs of those villages in which the Council has allowed significant development to take place over the last ten years. Whitley village now has over 300 houses but planning has not considered a commensurate increase in facilities to augment this development.

However, I do believe that Whitley should be included in the Primary list:

- a) to help to address the previous imbalance between housing and facilities
- b) because there are several villages already in the Primary list that have less houses and less, or the same, facilities based on the Council's criteria.

Examples are:

Brotherton, which has 293 houses to Whitley's 323 and similar facilities.

Fairburn which has 346 houses and the same facilities and transport links to Selby

Ulleskelf has 229 houses (over 100 less!), no school (Kirk Fenton and Saxton) or other criteria facilities.

In addition, I am aware of at least one of the Primary villages on the list whose Parish Council is strongly against its proposed proposed Primary status which would allow Whitley to replace it.

\*Whitley is also better placed than most of the Primary villages for access to both Selby, via the A19, and the regional transport network via its proximity to the M62. It has rail links to Goole, Castleford and Leeds. Its position on the transport network would help to support the much-needed facilities that could be incorporated into its future planned development as a Primary village within the Core Strategy. Finally, I believe that there are still opportunities to properly "finish" the village by considering any future developments that could "fill in" the geographic centre with a decent supply of affordable housing and some retail/public facilities. This is especially pertinent given the likely 5-7 year outlook for the UK economy. In summary, I don't want to see development for the sake of it but I strongly believe that Whitley village could and should benefit from a properly thought-out strategy as a Primary village going forward.

> addition to the end of Scale and distribution of new housing response.

rec' 17/12/08

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document**

**Please let us know your details below**

Name	Brian Lockwood
Organisation (if relevant)	Not relevant
Address	5 Meadway Selby N Yorkshire
Postcode	YO84FU
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
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**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.  
More or less agree, but why can't planning incorporate the provision of new or additional key services. Who is to say that a post Office that is in operation today will still be in operation 6 months from now or a general store that is running today won't go bust tomorrow.

**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.





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

I am strongly against any building on or close to land designated high flood risk or natural floodplain. I have personal concerns here because of the proximity of my home to Selby Dam. As I write my response to this document the dam is in flood and has been for the past 4 days. It floods several times a year, as do a number of other floodplains in Selby. Building on or near floodplain will increase the risk of flooding to me and many other Selby residents and surely recent experience has told us this must be avoided at all costs. To even think about putting an obstruction in the form of a road across the floodplain defies belief.

**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.

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## 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>        |
|--|-------------------------------------|--------------------------|
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- Existing employment premises should be protected from redevelopment where there is evidence of market need
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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.

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

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- |  |   |
|--|---|
| <input 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 checked="" type="checkbox"/> Road infrastructure |
| <input type="checkbox"/> Health                                      |   |

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

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

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

Do you agree or disagree with the following options:

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

Option B:

Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District

Option C: A

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

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

*I agree*   *I disagree*

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

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

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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

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*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.**

85

**caroline sampson**

---

**From:** tim williams  
**Sent:** 17 December 2008 16:26  
**To:** 'Brian Lockwood'  
**Cc:** caroline sampson  
**Subject:** RE: Core strategy

Dear Mr Lockwood,

Thanks for your email and the three photos.  
I'll forward it to Caroline Sampson Paver who is co-ordinating the consultations.

---

**From:** Brian Lockwood [mailto: [REDACTED]]  
**Sent:** 17 December 2008 16:07  
**To:** tim williams  
**Subject:** RE: Core strategy

Dear Mr Williams,

I have recently returned your online survey and I would like to forward this email and the attached photographs to support a number of comments that I made in the survey about the option of building on (possible bridge near Meadway) natural floodplain and land designated as high flood risk. I obviously have a personal interest in the Cross Hills Lane option and I would like to forward a small selection of photographs taken earlier this year for your information. Surely, having witnessed the devastation and heartbreak caused by flooding in and around Selby and in other districts and communities, we simply must not build on or near sites that are anything other than a low flood risk.

Photo 013, taken earlier this year, shows the site of one of the alternative proposals for a road to cross the floodplain to Cross Hills Lane from Meadway. Is it really feasible to build a bridge here? Any building on the floodplain would impede the natural flow and drainage of the floodwaters and increase the possibility of flooding in the area of Meadway and Leeds Road. Building new houses on the high risk land at the other side of the dam would decrease natural soak away and therefore increase the flood risk to residents at both sides of the dam. To build a bridge large enough to span the whole of the floodplain and therefore not impede the natural flow and drainage of the area would have to be a monstrous construction starting, I assume, somewhere outside the front of my property.

Photos 014 (taken in January 08) and April08 002 (taken in April 08) are views out of a bedroom window in my home. These photographs are typical of the flooding that occurs several times a year. Would Selby District Council really wish to make matters worse?

One of the advantages listed for the Cross Hills Lane option was the potential to create a linear park along Selby Dam providing new green infrastructure within Selby and cycleway / pedestrian access to the town centre. Please see photos again. Is this really feasible? Has anyone actually visited this site before proposing these options? I would like to take this opportunity to invite appropriate members of SDC to view this area from my property. I look forward to your response.

Yours sincerely,

Brian Lockwood  
5 Meadway  
Selby  
N Yorkshire  
YO8 4FU

Tel: [REDACTED]

<http://www.uas.ac.uk>

18/12/2008



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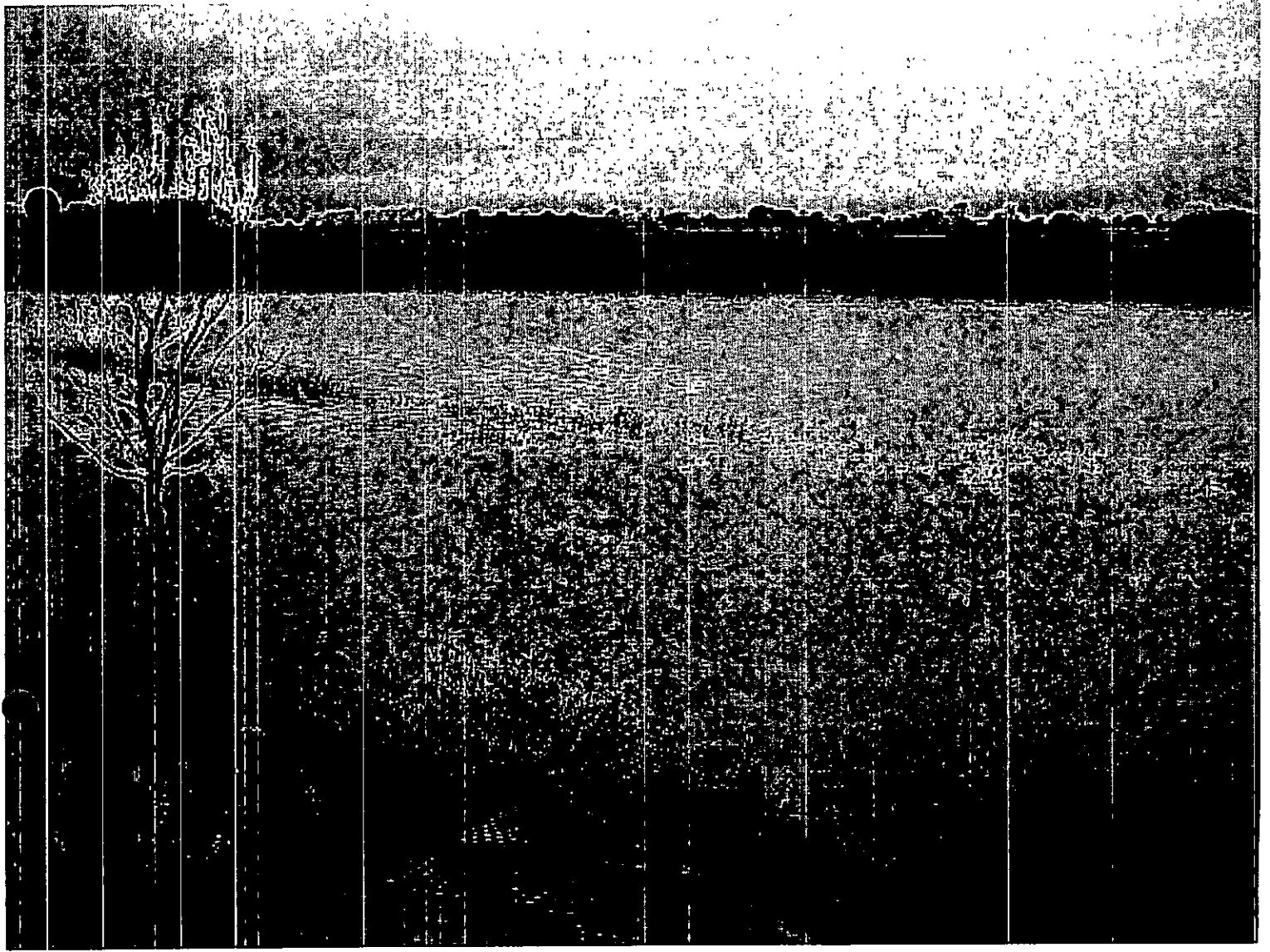
---

**From:** tim williams [mailto:twilliams@selby.gov.uk]  
**Sent:** 17 December 2008 12:23  
**Subject:** Core strategy

Thank you very much for your response to our online survey.  
We will be analysing the results shortly and will be reporting the findings in due course.  
Thanks for making this online survey an unexpectedly great success!

**Tim Williams**

Corporate Research and Consultation Officer  
Selby District Council  
Portholme Road, Selby, YO8 4SB  
01757 292078/ twilliams@selby.gov.uk







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**We are sorry but we cannot accept  
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document**

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

Name	Carter Jonas
Organisation (if relevant)	Queens Staith Leisure Ltd
Address	Moorside Farm Lords Moor Lane Strensall YORK
Postcode	YO32 5XF
Telephone number	[REDACTED]
Fax number	
Email address	

*Agent PTO.*

**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	Paul Leeming
Organisation	Carter Jonas LLP
Address	Regent House 13-15 Albert Street HARROGATE
Postcode	HG1 1AE
Telephone number	01423 523423
Fax number	
Email address	paul.leeming@carterjoans.co.uk

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**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. Please see attached comments , letter dated 16 December 2008.

?

**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.

Please see attached comments , letter dated 16 December 2008.

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

- More  Less

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

Please see attached comments , letter dated 16 December 2008.

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.

Please see attached comments , letter dated 16 December 2008.

### **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)

	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>
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.

Please see attached comments , letter dated 16 December 2008.

### **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.

Please see attached comments , letter dated 16 December 2008.

### **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.

Please see attached comments , letter dated 16 December 2008.

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.

Please see attached comments , letter dated 16 December 2008.

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!

Please see attached comments , letter dated 16 December 2008.

**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"/>

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

Please see attached comments , letter dated 16 December 2008.

### **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.

Please see attached comments , letter dated 16 December 2008.

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

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

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

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

- Green infrastructure       Road infrastructure
- Health

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

Please see attached comments , letter dated 16 December 2008.

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

Please see attached comments , letter dated 16 December 2008.

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

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

Do you consider that:

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

- yes     no

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

- yes     no

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

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

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

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

Option B New sites should be located in or close to the towns and primary villages

Option C: The existing sites should be expanded

Do you agree or disagree with the following options:

*I agree*

*I disagree*

Option A: Sites should be sought that accommodate between eight and twelve pitches

Option B: Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District

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

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

*I agree*

*I disagree*

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

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 see attached comments , letter dated 16 December 2008.

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.**

Property Consultants

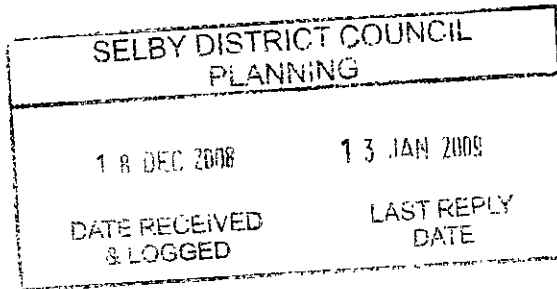
Our ref. PL/16835  
Your ref. FP/L40  
Direct line: 01423 707804  
Secretary: 01423 707822  
Email: paul.leeming@carterjonas.co.uk  
Date 15 December 2008

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



Mayfair  
Chelsea  
Marylebone  
Holland Park  
Cambridge  
Harrogate  
Huddersfield  
Kendal  
Leeds  
Long Melford  
Marlborough  
North Wales  
Northampton  
Oxford  
Peterborough  
Shrewsbury  
Worcester  
York

FAO T Heselton Esq

Dear Mr Heselton

**Selby District LDF: Core Strategy Consultation on Further Options**

Carter Jonas LLP acts on behalf of Queens Staith Leisure Ltd (QSL) in respect of their land and property interests in the District of Selby and is instructed to make representations to the emerging Core Strategy, as necessary including the Further Options document currently published for consultation.

**Introduction**

QSL's principal asset within the District is the three-star Parsonage Country House Hotel which occupies extensive grounds to the west of the A19 in the village of Escrick. Some 42 staff (FTE) are currently employed by the Hotel, many of whom live in the District.

QSL has ambitions to upgrade the accommodation and facilities at the Hotel in order to improve its quality rating (ultimately to a four star venue) and to respond to the increasing demands and expectations of the market and its customers. To this end a number of planning proposals have been put before the Council for determination. The business need for these improvements is explained within the various applications and so is not repeated here.

In making representations to the emerging Core Strategy, the main thrust of our comments focus upon the Council's employment and economy policies, as well as those with particular relevance to the Hotel site; namely the need for a review of the York Green Belt boundary and the recognition of the role of a diverse and healthy tourism sector. We also make a number of general observations about the format and structure of the Further Options document. A completed copy of the Council's Questionnaire and Comments Form is attached.

The following provides a narrative to those particular comments.

**Q1 Housing and Primary villages**

Escrick is identified as a Primary Service village through the emerging Core Strategy Further Options document and as a consequence will be a focus for housing and employment growth

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during the timeframe of the LDF through to 2026 (and beyond). This designation is broadly supported and corresponds with higher order policy including the recently adopted Regional Spatial Strategy - the Yorkshire and Humber Plan.

In broad terms Escrick is an attractive village in a sustainable location and as such it is capable of accommodating further development where it is of an appropriate type and scale. Escrick is located close to York on the strategic road network and benefits from frequent and regular public transport services in to York and Selby.

The Parsonage Country House Hotel and ancillary buildings (including Rectory Cottage) are an integral part of the urban fabric of the village; indeed it comprises the former rectory of the adjacent St Mary's, the parish church. Along with the Doctor's surgery, this collection of buildings to the west of the A19 serves an important community function and is part of the historic focus of the village. This is reflected in the situation that the Parsonage Hotel and St Mary's are both included within the designated Conservation Area, along with many other buildings which form the core of the Estate Village associated with Escrick Park.

As a general location for further growth and change however, Escrick is hampered by a tight inset boundary to the Green Belt which appears to have been drawn for administrative convenience rather than on land use planning grounds. This is particularly so for land west of the A19 and is a situation which needs to be addressed.

QSL is of the view that the continuation of the current Green Belt designation affecting the Parsonage Hotel for the duration of the LDF period is an unnecessary and unwarranted constraint to any future proposals to upgrade facilities and accommodation at the Hotel. This is particularly so given that the strategic purpose of the York Green Belt is to protect the views of the historic city (and the Minster in particular) as well as the green spaces and which form the traditional approaches into the City, namely the Strays. Indeed as a reflection of this situation the definition of the outer boundary of the York Green Belt is suitably vague "to extend some six miles from the City Centre".

This is a particular issue for the Hotel which is located on the outer edge of the Green Belt. Given the Green Belt designation there is an automatic presumption against most forms of development associated with the Hotel. In order for any proposals to proceed, no matter how modest in scale, it is necessary to demonstrate "Very Special Circumstances". Indeed, this has been the major stumbling block for the current proposals on the site; a situation which has been exacerbated as a result of the Council's difficulties in dealing with Green Belt matters elsewhere in the District.

On this issue there does not appear to be any commentary or context within the general text of the Further Options Paper or the Background Papers 1 to 4 regarding the potential to review the Green Belt boundaries (or of revising village Development Limits) to accommodate development potential. Whilst the boundaries and the associated mapping exercise is an issue which should be addressed through the Site Allocations DPD, the DC Policies DPD and, ultimately, the Proposal Map, it is for the Core Strategy to set the context for any such review and for determining where any revisions to the (York) Green Belt boundary will be allowed.

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In this context we consider that the Green Belt boundary and the development limit around Escrick should be reviewed. We would suggest that the extent of the Green Belt boundary (and therefore the Escrick village development limit) is somewhat anomalous and should be redrawn to follow the western boundary of the grounds to the Parsonage Hotel. This would still provide a permanent and well-defined boundary as the manicured and well maintained grounds are distinct from the actively farmed agricultural land beyond. .

#### **Q2 -Q6 Managing Housing sites and Supply**

QSSL has no particular comments upon the issue of housing supply or the specific strategic housing sites defined in the Further Options paper. We reserve the right to comment on these issues at later stages.

#### **Q7 Strategic Employment Sites and Q8 Employment Land**

No specific comments are directed at the two strategic sites identified within the text which are located in close proximity to Selby or in respect of other employment sites; our comments relate more to the broader policy thrust of the document.

An approach is set out in the Further Options document at Para 4.2 that one of the major priorities is to develop and revitalise the economy. Indeed it also suggests that the Core Strategy will facilitate economic development. Para 4.6 goes further emphasising that the Council is mindful to adopt a more "aspirational approach to economic growth" and provide a range and choice of sites for (the growth of) indigenous employment and allow Selby to fulfil its sub-regional role as part of the Leeds City Region

A desire to focus the local economy away from the more traditional employment cluster of manufacturing towards a service and business oriented economy is admirable as is the desire to assist the growth of indigenous businesses. What is not clear from all of this rhetoric is the future role to be played by the tourism /leisure sector, including the upgrading of hotel accommodation and facilities, along with the jobs that they provide. Government guidance and the RSS identify that the tourism sector is a substantial economic generator Selby District's role in providing tourist accommodation is well recorded as it supports the role of York as a major tourism destination and for the region as a whole.

It would be appropriate for the Core Strategy to recognise and acknowledge the role a thriving and healthy tourism sector can have on a diverse economy.

#### **Q9 Climate Change**

In responding to this question we agree with the general policy of providing on-site power generation where this can be accommodated. Indeed this has been an aspect of recent development proposals at The Parsonage Country House Hotel.

We take the view that the Council should also be considering matters such as promoting and encouraging resource and energy efficiency measures as an inclusive part of the development process.

#### **Q10 Infrastructure Provision: Community Infrastructure Levy**

As a matter of course any development which proceeds should be liable to provide appropriate mitigation for the infrastructure, services and utilities required.

Insofar as the list of priorities is concerned there should be a focus upon those elements which assist economic growth and improve productivity, alongside a safe and reliable transport system.

#### **Q11 Green Infrastructure**

QSSL has no particular comments upon this issue or the range of measures currently defined in the Further Options paper. We reserve the right to comment on these issues at later stages.

#### **Q12 Housing Mix**

The placing of this question at the back of the document is somewhat confusing as it would be better contained within the broader context of the housing policies. We understand that ARC4 has been commissioned to undertake a Strategic Housing Market Assessment of the District. We would suggest that any debate upon the future housing mix to be accommodated across the District should be informed by that document.

As a matter of principle we would suggest that the Core Strategy provides a policy basis upon which people have access to the mix, types and tenure of housing which the market can sustain and that the community need, in places that people want to live. .

#### **Q13 - Q15 Gypsies, Travellers, etc.**

QSSL has no particular comments upon this issue or the range of measures currently defined in the Further Options paper. We reserve the right to comment on these issues at later stages.

#### **Further Comments**

Queens Staith Leisure welcomes the opportunity to respond to the Council's Consultation on Further Options. A number of comments and concerns are set out above and are of more general nature than the actual questions posed by the Council.

Aside from those matters, we have a number of observations about the contents and structure of the document in terms of how any context is set out, what the document is trying to achieve (whether these actually constitute options) and what it will achieve over the period of the LDF.

A read through of the document suggests that its preparation is being driven by the requirement to identify sites for housing. However, there does not appear to be a spatial focus to why the Plan is being prepared, other than to satisfy a legislative and regulatory requirement- i.e. to have a valid and up to date development plan in place.

From the outset we would have expected that this document would provide some context which frames the purpose of the document. Whilst the RSS and to some extent the on-going Update 2009 are mentioned, there is no reference to the Council's own community strategy, which was reviewed as recently as September of 2008. A number of aims are quoted in that document such as reducing inequality, improving the image of the area, keeping and attracting businesses, "develop" the area and ensure that the District is a place where people want to live and work in.

There is no reference of how the Core Strategy will translate those aims into strategic objectives or a spatial vision for the District. A number of matters are mentioned including an "aspirational strategy for economic growth". However, there is little meat on the bones.

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Proposals set out in the emerging Core Strategy seek to promote Selby District in a way which generates jobs and reduces outmigration. Much of the emphasis within the document appears to be to build houses within and around Selby and to accommodate most employment development on a couple of strategic sites. We would question whether these constitute options.

From our clients point of view there is little context so far as the City of York is concerned and the approach set out in the RSS. For example, the RSS sets out a desire for York as the Science City, growth of the University and expansion of the North West sector; it also states that York should build on its successes as a tourist and culture destination. Selby District is acknowledged as a major provider of tourist accommodation for the City, but this is not set out in the document or how the Council intends to benefit from this association.

A passing comment is made regarding the structure of the questionnaire document and the order in which some of the questions are ordered. Furthermore three of the fifteen questions relate to Gypsy and Traveller Accommodation, does this reflect the relative importance of the issue. In terms of our client's concerns and those raised within the Council's own Community Strategy there appears to be an imbalance of priorities within this consultation document.


### Conclusions

The opportunity to comment upon the Council's emerging Core Strategy is welcomed. However, we are somewhat confused by the consultation exercise and what it is hoping to achieve. An outline of the RSS and the relevant sub area polices for Selby is useful, but our understanding is that the LDF should reflect local circumstances and aspirations. To that end it is uncertain what role the Council's own community strategy has played in developing the options presented.

We have raised particular issues regarding the situation of Queens Staith Leisure Ltd and the Parsonage Country House Hotel. Here the main issue is the Green Belt boundary and designation. We have concerns that the Further Options document makes no reference to a localised review of Green Belt boundaries. Furthermore any reference to aspirational employment policies fails to recognise the particular role that the tourism sector can contribute to a diverse economic base and that for the continued success of this sector there is an ongoing requirement for hotel and tourist accommodation to improve in order to meet the increasing needs and expectations of travellers and visitors to the area.

If you have any comments regarding the contents of this correspondence please do not hesitate to contact me.

Yours sincerely



**PAUL LEEMING BA (Hons) BTP MRTPI**  
Associate  
For and on behalf of Carter Jonas LLP

Encl



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

**LD** LOCAL DEVELOPMENT FRAMEWORK  
SELBY DISTRICT COUNCIL  
Office use  
Ackd  
ID No

DATE RECEIVED & 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.**

- 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	QUEENS STRATH	Name	PAUL LESMING
Organisation	LEWRE LTD	Organisation	CARTER JONES LLP
Address		Address	REGENT HOUSE 13-15 ALBERT ST, HARROGATE
Postcode		Postcode	HG1 1AE
Tel		Tel	01423 523423
Fax		Fax	
Email		Email	paul.lesming@carterjones.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.

PLEASE SEE ATTACHED CORRESPONDENCE

**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.

PLEASE SEE ATTACHED CORRESPONDENCE

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

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

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

Any other comments?

PLEASE SEE ATTACHED CORRESPONDENCE

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

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

PLEASE SEE ATTACHED CORRESPONDENCE

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

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

PLEASE SEE ATTACHED CORRESPONDENCE

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

PLEASE SEE ATTACHED CORRESPONDENCE

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

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

PLEASE SEE ATTACHED CORRESPONDENCE

**Employment Land (see para 4.13)**

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

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

Any other comments?

PLEASE SEE ATTACHED CORRESPONDENCE

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

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

PLEASE SEE ATTACHED CORRESPONDENCE

**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)

PLEASE SEE ATTACHED CORRESPONDENCE

**Green Infrastructure**

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

PLEASE SEE ATTACHED CORRESPONDENCE



Housing Mix (see para 6.9 – 6.10)

**Q12** Do you consider that

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

PLEASE SEE ATTACHED CORRESPONDENCE RELATING TO THE SMTA.

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

Gypsies and Travellers

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

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

PLEASE SEE ATTACHED CORRESPONDENCE

**Q14** Do you agree or disagree with the following options:

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

PLEASE SEE ATTACHED CORRESPONDENCE

Travelling Showpeople

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

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

PLEASE SEE ATTACHED CORRESPONDENCE

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

PLEASE SEE ATTACHED CORRESPONDENCE

#### 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 December 2008

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

Please return this form to the LDF Team, Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB

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

**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 :  
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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.**



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**Please Note**

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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	Richard Borrows
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Postcode	YO24 1AQ
Telephone number	
Fax number	
Email address	r.borrows@wardpc.co.uk

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

yes

no

87

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

Name	Bluestone Homes
Organisation	N/A
Address	N/A
Postcode	N/A
Telephone number	N/A
Fax number	N/A
Email address	N/A

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**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.

The criteria seems broadly about right but some of the results seem odd. For example, we would argue that Osgodby should be defined as a "Primary Village". This is particularly so because later in the consultation document this settlement appears in "Table 1" as forming part of the "Selby Action Area Plan" along with Barlby, Brayton and Thorpe Willoughby - a grouping we would agree with. Osgodby should be seen as a "twin parish" (in a sense it always has) in conjunction with Barlby. It immediately adjoins Barlby and has an effective pedestrian linkage (despite the A19) via the footbridge. Within Osgodby services range from a public house, via a village hall, a newsagent, garden centre to a builder's yard. The regular 415 bus service passes immediately to the west along the A19 corridor connecting Selby to York. Further, the Number 4 service passes along the A63 serving Selby and Goole. Both services are relatively frequent. Using the footbridge a pedestrian could reach both Barlby Primary and Secondary School in less than 10 minutes. In our view Osgodby appears a strange bedfellow when compared to other designated secondary villages

\* See additional text on separate sheet

OSP 28/1/09

**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.

The limited yields you anticipate from Sherburn and Tadcaster seem odd in the light of their respective, size, facilities, and geographic positions

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

- More  Less

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

I do not think you can hide behind the intransigence of some landowners forever - if land has properly been allocated or committed in this settlement, it should be the subject of a CPO or CPOs to force the owner's hand

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 one arguably 2 railway stations serving it. It is well connected to the A1(M) and has a massive industrial estate immediately to the east. It should take more that 6% of the projected growth

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

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

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

Please tell us why you say that in the space below.  
 Flood risk surely prejudices A,C, and D - all badly effected during the November 2000 floods. It would be unfortunate to lose E to development as this green wedge has functioned well as a break between Brayton and Selby.

**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.  
 On the whole I think you are right but the range of facilities available in some of the larger secondary villages you have identified (such as North Duffield) will certainly be at risk if you prevent any futher market 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.  
 I think the answer is generally yes but are your assumptions a little in doubt now that the housing market is somewhat frozen?

In order to help meet the need for affordable housing, do you agree with the use of commuted sums for housing schemes below the proposed thresholds?  
 yes  no

Please tell us why in the space below.  
 The problem of course is will there be enough schemes coming forward to draw the commuted sum from!

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

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## 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!

Burn is too remote and only accessible by road. Barlby is well related to rail and the flood risk is less relevant to an employment user than residential.

### 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

87

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

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

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

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

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

yes

no

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

It is becoming the norm with many LPAs especially down south. As such developers are now geared up to fulfill this requirement

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

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

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

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

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

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

Do you consider that:

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

yes  no

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

yes  no

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

### Gypsies, Travellers and Travelling Showpeople

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

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

Do you agree or disagree with the following options:

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

87

Option B:    
 Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District

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

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

*I agree*  *I disagree*

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

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

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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.**

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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.**

87

**caroline sampson**

---

**From:** Richard Borrows [r.borrows@wardpc.co.uk]  
**Sent:** 22 January 2009 16:23  
**To:** ldf  
**Cc:** s.chen@wardpc.co.uk  
**Subject:** Core Strategy Consultations - Further options November 2008. Personal Identification Number CS/CFO/87 Bluestone Homes

Caroline

Nice to talk to you again.

You are right of course; some of my text has been "lost in the ether"

Fortunately it has happened only once in relation to question 1 It finishes in mid air with: "In our view Osgodby appears a strange bedfellow when compared to other designated secondary villages....."

The missing script reads:

\* "Such as Ryther, South Duffield or Birkin. It (Osgodby) is well related to Selby town via its excellent communications whilst also being closely related to Barlby which the Council correctly identifies as forming part of the Selby Action Area".

Thanks for prompting me!

Regards

Richard Borrows  
Director



---

Ward Associates - Planning Consultants.  
39 Blossom Street, York, YO24 1AQ  
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Place of Registration: Companies House, Cardiff, Wales  
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→ addition to the end of response to 'distribution of new housing' question.

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

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district!**

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document**

**Please let us know your details below**

Name	David Bell
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Postcode	YO8 8LW
Telephone number	[REDACTED]
Fax number	
Email address	[REDACTED]



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

Name

Organisation

Address

Postcode

Telephone number

Fax number

Email address

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## 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.

N/A

### 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.

N/A

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

 More Less

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

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.  
N/A

**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.  
N/A

**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.  
N/A

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

88

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

- yes  no

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

N/A

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.

N/A

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**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 largely previously developed land that has a history of employment uses. It has a number of buildings in various states of disrepair, which due to its strategic location on one of the main gateways into the town centre, provides an unattractive welcome to Selby from the north. Furthermore the site benefits from good transport links from the A19 and the bypass. It also has rail links that could potentially be utilised dependent upon the types of employment uses that could occupy there. Whilst it is understood that some of the site is greenfield land, in terms of visual appearance the site is seen in the context of old and new employment uses and the bypass and therefore does add to the aesthetic

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

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

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

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



88

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.

N/A

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

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

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

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

N/A

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.

N/A

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

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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 type="checkbox"/>
Option B New sites should be located in or close to the towns and primary villages	<input type="checkbox"/>	<input type="checkbox"/>
Option C: The existing sites should be expanded	<input 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 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 type="checkbox"/>
Option C: A combination of A and B; one site of between eight and twelve pitches plus individual pitches	<input type="checkbox"/>	<input type="checkbox"/>

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

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



88

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

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2008**

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**Please let us know your details below**

Name	Paul Crossley	
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Telephone number	[REDACTED]	
Fax number	[REDACTED]	

Email address

[REDACTED]

89

**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

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Email address

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**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 - they are existing communities

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

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

Yes

No

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

Too many occasions where the blance of the community is put at risk - areas become places to live and not interacting coommunities

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Site D: Olympia Mills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site E: Baffam Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

The numbers are suggested with no argument as to how they will be supported. The necessary support will range from roads, shops in the immediate areas but also things like railways and public transport - nothing is said about these factors which are essential. The town of Selby becomes an urban sprawl ever extending and joining up. Areas need green lungs - the plans fail to delivery these and the other requirements for a quality of life instead of just brick.

**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.  
There is room for small developments

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

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

- yes
- no

Please tell us why you say that in the space below.  
The percentage split will drive any development into the bottom end of the market where developers will get no return for initiative and flair.

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.  
If the Government wants cost housing it should pay by shared ownership schemes, not by getting other purchases to subsidise.

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?

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- 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!  
Brownfield 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



89

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

Re the last - businesses also require infrastructure - this is missing

### **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.

Targaets are good but these should be coupled with lowering energy inputs into premises

**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)**

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

- |  |   |
|--|---|
| <input type="checkbox"/> Broadband                                   | <input checked="" type="checkbox"/> Public realm                |
| <input 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 type="checkbox"/> Education                                   | <input checked="" 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.

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.

There needs to be some - a look at the map shows how the plans throw a ring of brick around Selby

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

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

Do you consider that:

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

- yes                       no

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

- yes                       no

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

**Gypsies, Travellers and Travelling Showpeople**

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

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

Do you agree or disagree with the following options:

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

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

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

*I 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.**

The Core Strategy is limited in scope to housing - it misses the point of what a community needs. Building Selby to the bypass tarmacs over green areas that cannot be recovered and will worsen the environment for all. Selby needs to be a mix - not a block of brick and it needs things that help people function - a new railway station? Public transport that works and enables citizens to use for their livelihood. All in all it is narrow and disappointing. Apologies for spellings but the systems doesn't have a spell checker!

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.**

victoria lawes

90

**From:** Reilly, James @ Edinburgh [j.reilly@cbre.com]  
**Sent:** 17 December 2008 15:40  
**To:** ldf  
**Cc:** Neaves, Philip @ Edinburgh; Lynne Campbell; Nick.Forgan@composite-energy.co.uk  
**Subject:** Selby District Local Development Framework Core Strategy

**Importance:** High

**Attachments:** img-Z17161752-0001.pdf; Selby LDF - Core Strategy DPD.doc; P176\_035 - Potential CBM Development Area.pdf



img-Z17161752-000 Selby LDF - Core P176\_035 -  
1.pdf (323 KB... Strategy DPD... otential CBM Devel.

CB Richard Ellis are instructed by Composite Energy Limited to submit representations to the Selby Local Development Framework Core Strategy, with particular regard to the utilisation of natural energy resources via the promotion of coal bed methane [CBM] as a source of local, regional and national energy.

Accordingly, we have enclosed a consultation response prepared by CB Richard Ellis on behalf of Composite Energy Limited which forms our response to the said document.

I would be grateful if you could acknowledge receipt of this submission at your earliest convenience.

Kind regards

James

James Reilly | Senior Planning Consultant CB Richard Ellis Ltd|Planning & Development  
Scotland  
7 Castle Street | Edinburgh | EH2 3AH  
DD - 0131 243 4176 | T - 0131 469 7666 | F - 0131 469 0131 M - 07960 960 031 |  
j.reilly@cbre.com | <http://www.cbre.com> Be environmentally aware - please do not print  
this e-mail unless you really need to.

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

**From:** WorkCentre 7328 [mailto:mohsan.iqbal@cbre.com]  
**Sent:** 17 December 2008 16:18  
**To:** Reilly, James @ Edinburgh  
**Subject:** Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre.

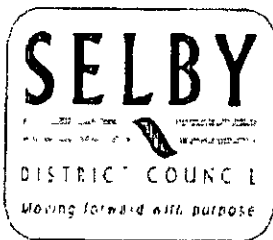
Number of Images: 6  
Attachment File Type: PDF

Device Name: WorkCentre 7328  
Device Location:

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



Office use  
Ackd  
ID No 90

**Introduction**

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

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

**How to make comments:**

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

a) Personal details		a) Agent details if you are using one	
Name		Name	James Reilly
Organisation		Organisation	On Behalf of Composite Energy
Address		Address	CB Richard Ellis Ltd 7 Castle Street Edinburgh
Postcode		Postcode	EH2 3AH
Tel		Tel	0131 243 4176
Fax		Fax	0131 469 0131
Email		Email	j.reilly@cbre.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

N/A

**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**

N/A

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

N/A

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

N/A

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?

N/A

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

N/A



*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.

N/A

**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

N/A

**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?

N/A

*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?

N/A

**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?

N/A

**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)

N/A

**Green Infrastructure**

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

N/A

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**

N/A

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

N/A

**Q14** Do you agree or disagree with the following options:

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

N/A

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)?

N/A

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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)*

PLEASE REFER TO SEPARATE CONSULTATION RESPONSE PREPARED BY CB RICHARD ELLIS ON BEHALF OF COMPOSITE ENERGY AND MAP SHOWING POTENTIAL CBM AREA

**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?

Signature



CB RICHARD ELLIS ON BEHALF OF  
COMPOSITE ENERGY

Dated 17/12/2008

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 Council:  
Selby District Local Development Framework: Core Strategy Development Plan  
Document  
Further Options Report November 2008**

**Consultation Response ON BEHALF OF Composite Energy Ltd**

**Introduction**

CB Richard Ellis is instructed by Composite Energy Ltd [CE] to submit representations on the Selby District Local Development Framework: Core Strategy Development Plan Document Further Options Report issued in November 2008, with particular regard to the utilisation of natural energy resources via the promotion of coal bed methane [CBM] as a source of local, regional and national energy.

CE a Scottish Company based in Stirling and licensed to extract hydrocarbons under Petroleum, Exploration & Development Licence 133 (PEDL133). Composite Energy's Licence and development partner is BG Group and together submitted applications to the Department for Business, Enterprise & Regulatory Reform [BERR] for the 13<sup>th</sup> Onshore Oil & Gas Licencing Round to be awarded Petroleum, Exploration & Development Licences in Wales, Scotland and England. As part of this process, CE has been awarded 1 Licence Area within the Selby District Council Area.

The Government's energy policy seeks to encourage the extraction of coal bed methane (CBM) from deep coal seams as part of a strategy for cleaner coal technology.

CBM is important to the UK because it is a potential long-term source of indigenous natural gas. This untapped energy resource has the potential to alleviate the UK's need for a secure and diverse energy supply – an energy resource that would go untapped without CBM extraction activities. Composite Energy can draw upon the areas of expertise that have been developed in existing Licences in its efforts to develop the resource.

Areas of Selby District Council are underlain by deep coal reserves which have the potential for methane gas extraction. There is therefore a need for the emerging LDF to address the extraction of CBM from undisturbed deep coal seams to accord with the aims of national energy policy.

CBM development provides an opportunity to extract a nationally important natural energy resource without the environmental impact normally associated with coal extraction. CBM is a clean coal technology.

The emerging Local Development Framework (LDF) can facilitate the delivery of this CBM resource into the economy.

Because of the need to have connectivity in the infrastructure necessary to deliver the efficient extraction of this energy resource such as utilities and pipelines, Authorities need to act in concert with regard to the respective policies for on-shore gas extraction in their emerging development plans. There is a need for all of the emerging LDF's to act in cohesion on this area wide issue.

CBM exploration and development is incremental in nature. The coring of target coal seams enables the analysis of the gas content of the coal and identifies if sufficient gas is present to

warrant investing in a Pilot Production Test. Testing the ability of a coal seam to produce commercial volumes of gas cannot be achieved with the use of one borehole. Typically a number of boreholes will be drilled across a known isolated slab of coal within a Licence Area. These wells will then be pumped as a collective, the intention to have a uniform drainage effect on the coal. Commercial production will be determined by the volume of gas being produced when the volume of water that is being produced has reached a plateau. If the initial Pilot Test is successful then additional wells are added to the initial appraisal cluster in order to scale up the production and commerciality of an area. Each well bore is expected to have a useful production life of up to 20 years.

Support within the LDF is therefore essential to enable this longterm CBM development strategy to realise this nationally valuable resource.

It is also possible that the coal seams worked could contribute to carbon capture by chemically bonding carbon dioxide to the coal (using flue gases) as part of a concurrent process of improving the efficiency of methane release. Composite Energy is currently undertaking research on this topic in association with Imperial College London and Strathclyde University and again is seeking support for this potential carbon storage and enhanced methane recovery process for the future.

### **Basis of Objection**

The UK Government's energy policies seek to encourage the use of natural resources indigenous to the UK as part of achieving self sufficiency in energy production and increasing security of energy and gas supplies.

Within the Command Paper *The Energy Challenge* the UK Government welcomes proposals to increase the flexibility in the UK gas market through sustainable practices but without being too prescriptive.

Support for CBM as a natural energy source is set within Annex 4 of Minerals Policy Statement 1: *Planning and Minerals* (MPS1) 2006. The Government expects offshore oil and gas to decline in coming years and aims to

- *maximise the potential of the UK's conventional oil and gas reserves in an environmentally acceptable manner;*
- *encourage the development of clean coal technologies; and*
- *encourage the capture of methane from coal mines where environmentally acceptable.* (paragraph 2.2)

CBM is a clean coal technology that can contribute to the aims of the MPS and secure energy from an untapped natural resource.

Paragraph 3.21 states:-

*MPAs should identify in their LDDs the extent of the coalfield with reserves at depths below the surface of between 200-1500m and of areas which are licensed for CBM by the Coal Authority. The LDDs should also list the principal constraints likely to affect any proposed production and processing sites within those areas.*

Paragraph 3.24 states:

*...Accordingly, LDD policies should indicate that:*

- where initial proposals are environmentally acceptable and accord with the principles of sustainable development, planning permission might be granted for the initial hub of exploration wells, subject to their removal and restoration, if gas is not found in commercially viable quantities (or they are not needed to keep pumping water to protect production from an adjoining gas area);
- this does not extend to the later approval of detailed schemes for production from those wells should the occasion arise;
- options for the further development of the area should be presented for consideration in principle at the same time, to ensure that the immediate and potential longer-term environmental impacts of the development are understood by the MPA and that the applicant is aware of the risk of a subsequent refusal of planning permission;
- further hubs of wells for the exploration, appraisal or later production phases will require separate applications and permissions on the same basis, supported where necessary by an environmental statement (or supplementary statement) related to the further development for which permission is sought; and
- the industry should therefore discuss its proposals fully with the MPA well before a formal planning application is made, so that all the options and longer-term issues can be properly considered.

It is therefore considered important that an energy policy framework is set within the LDF to recognise CBM as a source of national energy production and the national, strategic and spatial implications of the proposed use of CBM as part of the energy suite of resources.

**Objection**

<b>Section/Heading/Paragraph</b>	<b>Objection</b>
<i>Insert a new subheading on Coal Bed Methane [CBM] in the Environment/Natural Resources/Climate Change Section of Further Options Report</i>	<i>The Government's Energy White Paper addresses the security of future energy supply, advocating maximising economic production from our domestic fossil fuel reserves.</i>
<i>Include the areas on the enclosed plan within the proposals and designations map to allocate areas of potential CBM Development</i>	<p><i>Minerals Policy Statement 1: Planning &amp; Minerals (2006) [MPS1] recognises that minerals are essential to the nations prosperity and quality of life and their ability to help create and develop sustainable communities.</i></p> <p><i>It identifies a number of aims to reduce the impact of decreasing offshore gas production, one of which is the aim of encouraging the development of clean coal technologies, [i.e. CBM]</i></p> <p><i>MPS1 seeks that MPAs identify coal reserves and CBM Licence Areas within their Local Development Documents. It also requires that they identify the relevant constraints to development in those areas.</i></p> <p><i>Selby Council contains areas of unworked coal deposits that can make a positive contribution to the nations energy supply and sustainable economic development of the area by embracing new energy</i></p>

*technologies, including CBM. It is therefore vital that the Core Strategy Issues and Options recognises the guidance contained in MPS1 and the importance of unworked coal seams and CBM establishing a vision for the area for the next 10 – 15 years, a list of objectives to aid the development of this resource and a suite of strategies and policies to enable its delivery.*

*It is also possible that the coal seams worked could contribute to carbon capture by chemically bonding carbon dioxide to the coal (using flue gases) as part of a concurrent process of improving the efficiency of methane release.*

Composite Energy requests that the importance of CBM should be reflected by a specific policy, or an insert into a policy to reflect its importance as an alternative source of energy. Accordingly, Composite Energy requests that the following wording should be included in the text and the proposed wording included in a specific policy on CBM:-

#### ONSHORE GAS EXTRACTION – Coal Bed Methane

The Government's energy policy seeks to encourage the extraction of methane from deep coal beds as part of a strategy for clean coal technology. This is supported in Minerals Policy Statement 1: Minerals and Planning (MPS1). On-shore gas extraction is comprehensively regulated. The Department of Environment and Climate Change has awarded a Petroleum, Exploration and Development Licence for an area within the Selby District Council. These PEDL areas have the potential to produce methane from the deep virgin (un-mined) coal seams (at depths of 550m to 1050m) in this area. These PEDL areas are also located close to the existing national power (gas and electricity) transmission grid and they are in an important strategic location.

Coal Bed methane (CBM) development provides an opportunity to extract a nationally important natural energy resource without the environmental impact normally associated with coal extraction. The extraction of coal bed methane in the LDF area will involve more than one exploration and production area. CBM extraction offers the potential to consider a range of economic benefits and these should be considered at the earliest opportunity.

It is also possible that as the coal seams are worked, methods to improve the efficiency of gas extraction could also contribute to carbon capture by chemically bonding carbon dioxide present in flue gases to coal to release methane through improved displacement. This process is subject to current research and will be subject to further testing.

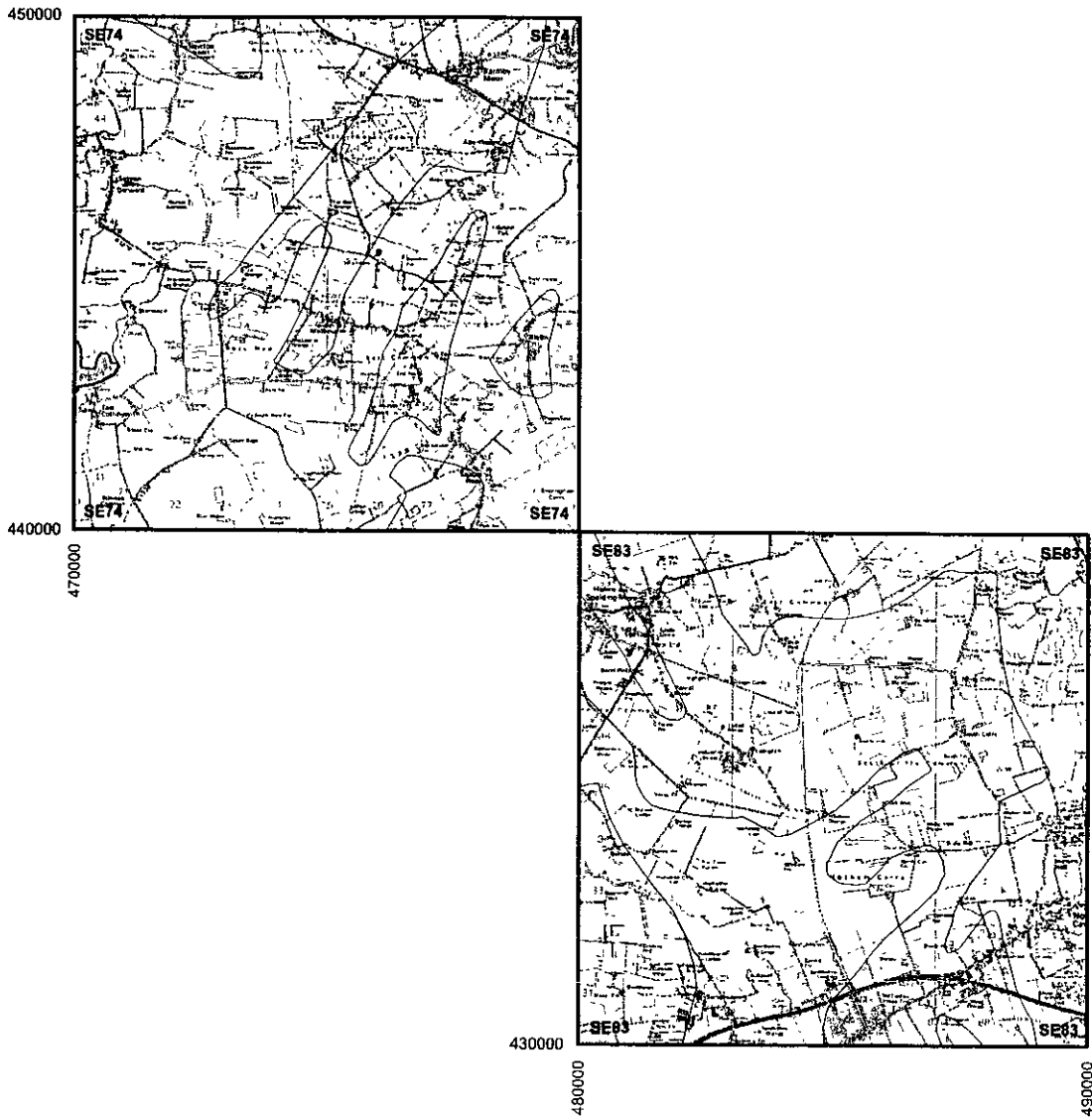


*Proposals for the extraction of coal bed methane are in the national interest and should be favourably considered in the Areas of Search indicated on the Key Diagram.*

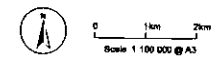
*Applications for individual wells or groups of wells as part of the process of exploration and production for coal bed methane and the associated interconnecting pipelines and other essential gas processing or distribution infrastructure to serve more than one development area will be permitted as long as significant adverse environmental impacts do not arise. Applications should be presented with sufficient information to adequately assess the environmental implications of the proposals including field development plans. Cumulative environmental impacts should be considered and assessed if necessary. Impacts on Natura 2000 sites or European Protected Species will be considered in accord with existing Policies.*

*Conditions and agreements should be attached to planning permissions to ensure the exploration and production operations have an acceptable impact on the local environment or residents. Permissions for wells will be conditioned for the life of the well.*

Drawing ref: Graphical13m RoundPEDL 176 - Holm-drawingP176\_035 - Potential CBM Development Area



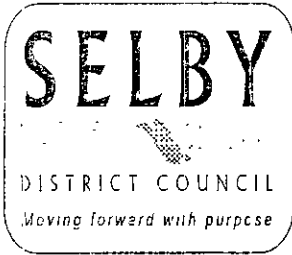
- Key
- PEDL 176 - Licence Area
  - Potential CBM Development Area
  - Selby District Council



**Composite Energy**  
Laurel House Laurel Hill Business Park Palmrose Road String FK7 9JD  
T 01786 220200 W www.composite-energy.co.uk

Project	13th Round - PEDL 176 - Holme		
Title	Potential CBM Development Area PEDL 176 - SE74 & SE83		
Date	15 12 08	Scale	1:100,000 Original paper size A3
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Orig Number	P176/035		

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



Office use  
Ackd  
ID No 91

**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	B. FALKINGHAM	Name	
Organisation		Organisation	
Address	NEWHAY GRANGE CLIFFE SELBY	Address	
Postcode	YO8 6PL	Postcode	
Tel	[REDACTED]	Tel	
Fax	[REDACTED]	Fax	
Email	[REDACTED]	Email	

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

I agree

SELBY DISTRICT COUNCIL  
PLANNING

17 DEC 2008      17 JAN 2009

DATE RECEIVED & LOGGED      LAST REPLY DATE

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

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

No Selby area should not have more than 45% of new housing. Already committed to too many.

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

5% would be enough

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

5% ok.

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

Any other comments?

No need to use up good farm land.

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 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

No It is wrong to tax the small individual in this way.

Economy

Strategic Employment Sites (see para 4.3 – 4.12)

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

Site G. Olympia Park

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?

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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?

I do not agree  
lower

The technology is not sufficiently economic to have an advantage (This attitude will cause more problems than it can solve)

**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?

Don't waste time and energy on green policies when nuclear plants are up & running, all these efforts will be wasted.

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)

The value of building land with planning permission is very high and is one of the causes for house prices to be out of reach of some people.

If the planning authorities were more lenient and allowed more sites to acquire permission the value of the land would come down and so would the value of the house.

Plus the revenue from the application money would increase the council funds.

The method of operating affordable housing is outdated, does not allow private organisations to help.

#### 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 15<sup>th</sup> Dec 2008

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

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