

victoria lawes

070

From: Helen Ledger [Helen.Ledger@sportengland.org]
Sent: 15 December 2008 17:41
To: ldf
Cc: Maxine Williams
Subject: Sport England's response to Selby Core Strategy - Further options
Attachments: Selby District LDF Core strategy consultation on Further options 151208.doc

Dear LDF team,

Please find attached Sport England's response to the further options on your Core Strategy.

I would be grateful if you could confirm receipt of this response.

Kind regards,



Helen Ledger
Planning Manager

T: 020 7273 1619
F: 0113 242 2189
E: helen.ledger@sportengland.org



Creating sporting opportunities in every community

Sport England, 4th Floor Minerva House, East Parade, Leeds, LS1 5PS.



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Mr Terry Heselton
Principal Planner (LDF Team)
Selby District Council
Civic Centre
Portholme Road
Selby
North Yorkshire YO8 4SB

Your Ref: FP/L140

16 December 2008

Dear Mr Heselton

Selby LDF – Core Strategy Consultation on further options

Thank you for consulting Sport England on the emerging strategy. Sport England's focus is on formal sports provision, protecting playing pitches, investing in sports development and to promote policies to ensure adequate developer contributions are sought to meet the demand for new sports provision. In this regard, Sport England has chosen to respond to this consultation.

Community Infrastructure (pg34, Para 6.8)

Sport England is pleased to note that under infrastructure provision, the further issues on the Core Strategy considers community facilities, green infrastructure and recreational open space form part of the options for any future Community Infrastructure Levy (CIL). Sport England would seek that provision for formal sport is also included in any future levy calculation.

It is likely that the cost to the council to produce the proposed CIL to full adoption will be significant. So it may also be relevant to consider if Selby decides not to develop a CIL how would developer contributions be sought.

As well as specifying priorities for any CIL, the Council will also need to give considerations to thresholds or targets for any Levy or planning obligations policy. It is noted that consideration of thresholds and targets to be sought for affordable housing have been covered in a separate option in the emerging Core Strategy; whereas these have not been developed to the same extent for this section on community infrastructure. This is an omission, given the front loading process and will not allow scrutiny of any targets prior to pre submission consultation or examination of the evidence base; unless it is proposed a separate DPD will cover this. If this is to be the case then this should be made clear.

Evidence base

Sport England would seek that clear reference is made to the evidence base on which such contributions to community infrastructure will be sought. The evidence base also needs to be 'sound' in order to support sound policies, page 20 of PPS12 (2008).

Sport England has a range of strategic planning tools, available on our website www.sportengland.org to assist in the strategic planning for sport. This includes:

- Sports facilities calculator
- Specific guidance of SPD production
- PPG17 assessments (insert link)

Active Places and Active Places power provide information on current facilities and the latter allows reporting on a range of factors such as population and demand market segmentation tools also allow demand to be scoped and modeled.

Strategic Housing and Employment sites (Pg14, Paragraph 3.32)

While not wishing specify support for certain sites over others, Sport England would seek that there should be no net loss of formal sports facilities in any site that goes forward. Should a site that already contains a playing pitch be allocated, this should either be protected in any development of this site or provided elsewhere in the locality of the same or better standard, quantity and quality. This is to meet PPG17. Sport England will oppose any development on playing fields that contain a playing pitch of 0.4ha or more unless one of the five exceptions in our Planning Policy Statement are met.

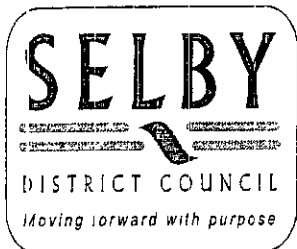
As stated above, contributions to sport from residential development should be sought on all residential allocations, and this detail could form part of a specific site allocations DPD. While Green Infrastructure is mentioned in the site assessments pages 14-18, which can include sports provision in its widest sense, formal sport and the ability for sites to contribute to new provision or existing facilities is not mentioned and should be considered.

I trust you find these comments of assistance. Please get in touch if you would like to discuss the matter further.

Yours sincerely

Helen Ledger
Planning Manager – Yorkshire Region

Tel: 020 7273 1619
Fax: 0113 242 2189
e-mail: helen.ledger@sportengland.org



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



Office use
Ackd
ID No 071

Introduction

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

a) Personal details		a) Agent details if you are using one	
Name	D BOLDISON	Name	
Organisation		Organisation	
Address	3 MONK LANE SELBY	Address	
Postcode	YO8 3NB	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email		Email	

Housing

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

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

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

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

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

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

Please explain why in each case.

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

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

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

Any other comments?

SITE C WAS SUBJECT TO EXTENSIVE FLOODING IN 2000. THERE ARE NUMEROUS DYKES. THERE IS LOTS OF WILDLIFE, ie DEER, OWLS, PHEASANTS, PARTRIDGES, VOLES. WHICH WOULD SUFFER IF 'C' WAS ADOPTED. IT IS AN AREA MUCH USED BY WALKERS AND CYCLISTS

Managing Housing Supply (see para 3.42 – 3.45)

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

Affordable Housing (see para 3.46 – 3.59)

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

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

Economy

Strategic Employment Sites (see para 4.3 – 4.12)

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

Employment Land (see para 4.13)

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

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

Any other comments?

Climate Change Issues (see para 5.1 – 5.5)

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

Sustainable Communities (see para 6.1 – 6.8)

Infrastructure Provision

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

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

Green Infrastructure

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

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

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

Gypsies/Travellers and Show People (see para 6.11 – 6.15)Gypsies and Travellers**Q13** In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):

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

Q14 Do you agree or disagree with the following options:

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

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

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

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

Notification

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

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

Signed _____

Dated _____

14/12/08

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

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

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

SELBY

DISTRICT COUNCIL

Moving forward with purpose

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

LD LOCAL
DEVELOPMENT
FRAMEWORK

Office use

Ackd

ID No 072

Introduction

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

a) Personal details		a) Agent details if you are using one	
Name	MR. S. G. PINDER	Name	SELBY DISTRICT COUNCIL
Organisation	_____	Organisation	PLANNING
Address	6 GARRICK CLOSE BRAYTON SELBY N. YORKSHIRE	Address	9 8 DEC 2008 - 9 JAN 2009 DATE RECEIVED & LOGGED LAST REPLY DATE
Postcode	YO8 9RL	Postcode	
Tel	██████████	Tel	
Fax	_____	Fax	
Email	_____	Email	

Housing

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

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

No I DO NOT AGREE WITH THE COUNCIL'S CRITERIA FOR DEFINING PRIMARY VILLAGES. IN RELATION TO BRAYTON: — BRAYTON HAS EXPANDED TOO MUCH ALREADY IN THE LAST 10 YEARS. WE NEED TO RETAIN THE CHARACTER OF OUR VILLAGES, THEY ARE VILLAGES. IN RELATION TO BRAYTON ANY FURTHER EXPANSION OUTSIDE ITS CURRENT PERIMETER BOUNDARY SHOULD NOT BE CONSIDERED.

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~~

TABLE 1 "SELBY AREA ACTION PLAN" INCLUDES BARLBY, OSGODBY, BRAYTON, THORPE WILLOUGHBY. NEW HOUSING SHOULD ONLY BE BUILT IN SELBY TOWN. LEAVE THE VILLAGES ALONE, BRAYTON IS ALREADY ^{TOO BIG}

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

YES, BUILD MORE HOUSING IN THE TOWNS.

∴ YES, BUILD MORE HOUSING IN TADCASTER WHICH IS A TOWN

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

YES, BUILD MORE HOUSES IN THE TOWNS, AS TOWNS CAN MORE EASILY ABSORB MORE DWELLINGS, MORE PEOPLE.

∴ YES, BUILD MORE HOUSING IN SHERBURN IN ELMET AS IT IS ALREADY A SMALL TOWN.

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

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

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

Any other comments?

HOUSING DEVELOPMENTS SHOULD BE CONCENTRATED WITHIN SELBY TOWN AND THE EDGE OF SELBY WHICH WOULD NATURALLY FORM PART OF THE TOWN.

SITE E AND F SHOULD NOT BE CONSIDERED FOR HOUSING DEVELOPMENT. THEY FORM PART OF THE STRATEGIC COUNTRYSIDE GAP WHICH SHOULD REMAIN PROTECTED AT COUNTRYSIDE.

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

MARKET HOUSING SHOULD BE ALLOWED IN THE TOWNS ONLY
∴ BUILD IN THE PRINCIPAL TOWN (SELBY) AND TOWNS OF SHERBURN IN ELMET AND TADCASTER.
LEAVE THE PRIMARY VILLAGES ALONE. THEY ARE VILLAGES AND WE NEED TO RETAIN THEIR CHARACTER AS VILLAGES.

Affordable Housing (see para 3.46 – 3.59)

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

I HAVE NO VIEWS ON THIS.

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

I HAVE NO VIEWS ON THIS

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 WOULD SEEM THE MOST APPROPRIATE SITE AS AN EMPLOYMENT SITE :-

- 1) A TRUE BROWNFIELD SITE
- 2) GOOD ACCESS TO SELBY BYPASS & A19
- 3) GOOD ACCESS TO RAILWAY NETWORK.

Employment Land (see para 4.13)

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

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

Any other comments?

I HAVE NO VIEWS ON THIS

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 HAVE NO VIEWS ON THIS

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)

I HAVE NO VIEWS ON THIS

Green Infrastructure

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

I HAVE NO VIEWS DIRECTLY ON "GREEN INFRASTRUCTURE" BUT A GREEN INITIATIVE WOULD BE TO RETAIN FOR ALL TIME THE STRATEGIC COUNTRYSIDE GAP BETWEEN SELBY AND BRAYTON.

Housing Mix (see para 6.9 – 6.10)

Q12 Do you consider that

SP YES

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

WE PROBABLY ALREADY HAVE ENOUGH FLATS IN AND AROUND SELBY ∴ PROBABLY WHAT IS REQUIRED WOULD BE 3-4 BEDROOM HOUSES, AND, POSSIBLY TERRACED HOUSING ALSO, INCLUDE BUNGALOWS FOR OUR AGING POPULATION.

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

Gypsies and Travellers

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

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

IF MORE PROVISION IS REQUIRED THEN: -
EXPANDING THE EXISTING SITES WOULD SEEM THE MOST APPROPRIATE SOLUTION AS THESE SITES ARE ALREADY IN EXISTANCE.

Q14 Do you agree or disagree with the following options:

- (~~Agree/Disagree~~) Option A – Sites should be sought that accommodate between eight and twelve pitches.
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I HAVE NO VIEWS ON THIS

Travelling Showpeople

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

- (~~Agree/Disagree~~) Option A – In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?
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IF PROVISION IS REQUIRED FOR TRAVELLING SHOW PEOPLE THEN SITES IN CLOSE PROXIMITY TO THE MAIN STRATEGIC ROADS WOULD SEEM THE MOST APPROPRIATE -

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)

OVER THE LAST FEW YEARS THE ISSUE OF THE STRATEGIC COUNTRYSIDE GAP BETWEEN SELBY AND BRAYTON HAS BEEN DISCUSSED. I BELIEVE THE RETAINING OF THIS IDENTIFIED COUNTRYSIDE IS JUST AS IMPORTANT NOW AS IT WAS SEVERAL YEARS AGO. I BELIEVE THE CORE STRATEGY FOR SELBY SHOULD RETAIN THE STRATEGIC COUNTRYSIDE GAP AND SHOULD REMOVE SITES E AND F FROM ANY PLANS FOR URBAN EXPANSION.

Notification

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

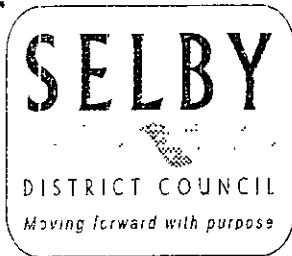
- The Core Strategy has been submitted to the Secretary of State for independent examination?
- The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?
- The Core Strategy has been adopted?

Signed _____

Dated 15/12/2008

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.

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



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Office use
Ackd
ID No **073**

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a) Personal details		a) Agent details if you are using one	
Name	BRAYTON	Name	SELBY DISTRICT COUNCIL
Organisation	PARISH COUNCIL	Organisation	PLANNING
Address	6 BRACKENHILL AVENUE GREEN LANE SELBY	Address	15 DEC 2008 - 9 JAN 2009 DATE RECEIVED / SLOTTED LAST REPLY DATE
Postcode	YO8 9AT	Postcode	
Tel		Tel	
Fax		Fax	
Email	[REDACTED]	Email	

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

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

DO NOT THINK IT SHOULD ONLY COVER VILLAGES WITH LARGE POPULATIONS. SOME SECONDARY VILLAGES MAY HAVE GOOD/MORE SUITABLE SITES FOR BUILDING + ALSO MAY HAVE A GREATER NEED FOR AFFORDABLE HOUSING.
DON'T THINK BRAYTON NEEDS ANY MORE DEVELOPMENT.

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

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

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

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

Please explain why in each case.

MORE EMPLOYMENT OPPORTUNITIES IN TADCASTER + SHERBURN.

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

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

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

Any other comments?

STRONGLY OBJECT TO ANY ENCROACHMENT INTO STRATEGIC GAPS E + F ON SDC LOCAL PLAN.

Managing Housing Supply (see para 3.42 – 3.45)

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

NO - AS THERE IS A NEED OF AFFORDABLE HOUSING IN ALL AREAS, NOT JUST IN 'SELBY TOWN'.

Affordable Housing (see para 3.46 – 3.59)

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

YES

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

YES

Economy

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Have you any other suggestions?

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HIGHER

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- 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?

LEAVE STRATEGIC GAP ALONE. NEED MORE
FIELDS TO USE AS RECREATION.

Housing Mix (see para 6.9 – 6.10)

Q12 Do you consider that

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

SHOULD BE BALANCED MIX.

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)

KEEP THE STRATEGIC GAP .

Notification

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

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

Signed _____

Dated 11-12-08

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

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

victoria lawes

074

From: Jessica.Lee@Yorkshire-Forward.com
Sent: 16 December 2008 16:52
To: ldf
Subject: Yorkshire Forward's response to the Selby Local Development Framework (LDF) - Core Strategy Consultation on Further Options.
Importance: High
Attachments: Yorkshire Forward's response to Selby Core Strategy Consultation.doc; Copy of Selby Forecasts.xls

FAO Terry Heselton (LDF Team)

Please find attached Yorkshire Forward's response to the **Selby Local Development Framework (LDF) - Core Strategy Consultation on Further Options.**

A copy was also placed in the post today. May I please request a receipt of this response.


Kind Regards

Jessica Lee
 Undergraduate Planner
 Yorkshire Forward
 Victoria House
 2 Victoria Place
 Leeds
 LS11 5AE
 Direct Line: 0113 394 5776

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 Helping businesses find new markets

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Terry Heselton
Planning Policy Manager
Selby District Council
Civic Centre
Portholme Road
Selby
YO8 4SB

Your Ref: FP/L140
Our Ref: YF08/292

17th December 2008

Dear Terry,

**SELBY LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY:
FURTHER OPTIONS REPORT**

Thank you for seeking Yorkshire Forward's comments on the above document. The Agency welcomes the opportunity to participate in the development of Selby District Local Development Framework (LDF). In response to the Issues and Options consultation, Yorkshire Forward supported the focus of new development on Selby, Sherburn-in-Elmet and Tadcaster. Objective 6B(i) of the Regional Economic Strategy (RES) seeks to deliver high quality, integrated renaissance programmes in all our major cities and towns. This renaissance programme includes Selby District, incorporating the towns of Selby, Tadcaster and Sherburn-in-Elmet.

Settlement Hierarchy

Yorkshire Forward welcomes the identification of Selby as a Principal Town, with Tadcaster and Sherburn in Elment as Local Service Centres. This recognises the relative roles of the towns and supports both the Selby District Urban Renaissance Programme and Regional Spatial Strategy (RSS). We also note that it is proposed to concentrate growth in Selby, which is supported by Policies YH5 (Principle towns) and Y1 (York sub area policy) of the RSS. As part of the Issues and Options consultation (May 2006), the District Council also sought views on a vision and objectives for the Core Strategy, as well as issues around Travel and Accessibility. Subsequently, the RES (July 2006), Selby District Strategic Development Framework (November 2006) and the RSS (May 2008) have all been published. Whilst the vision and objectives for the individual towns have not been included as part of the further options report, it would be helpful to consider whether these need to be amended to reflect other recently published plans or strategies. In addition, it will be important to assess whether additional travel and accessibility options need to be considered.

As part of the Selby District Renaissance Programme a Strategic Development Framework (SDF) has been produced, which sets out a 25-year vision and masterplans for the three towns. It identifies a number of opportunities for growth within the towns, and in particular around Selby.

Whilst the consultation report refers to the renaissance programme for Sherburn-in-Elmet (paragraph 3.13), it does not consider how the Core Strategy would help to support the renaissance of all three towns. Therefore, we suggest that the Core Strategy could identify the links between the Council's LDF and Yorkshire Forwards ongoing renaissance activity.

Secondary Villages

We note that the Core Strategy further options report outlines a Settlement Hierarchy based on focusing development in those towns and villages that contain a range of services and facilities. This will help to concentrate growth in the most sustainable locations within the District and reduce the need to travel.

In particular, restricting housing development in secondary villages to 100% affordable has the potential to help maximise the delivery of affordable housing where there is an identified need. This will support Objective 6C(iii) of the RES, which seeks to tackle access to transport, services and affordable housing. However, it will be important for the Core Strategy to adopt a more flexible approach to supporting economic diversification and growth in these rural communities. This would be consistent with guidance included in the draft Planning Policy Statement 4, the recently published Matthew Taylor Review, and support the delivery of Objective 6C(ii) of the Regional Economic Strategy.

Strategic Housing Sites

Objective 6D(ii) of the RES seeks to join up housing and economic investment in all renaissance programmes. Consequently the Selby District SDF identifies a number of potential housing sites for (re)development within Selby, of which two are identified as possible Strategic Housing Sites in the Core Strategy further options report:

- Part of Site C (Bondgate / Monk Lane); and
- Site D (Olympia Park).

Yorkshire Forward would welcome the identification of these sites within the Core Strategy as a Strategic Housing Site. In addition, the SDF highlights the re-development of the Station Quarter, which is currently a low-density employment area, as an opportunity for a new mixed-use development. The Station Quarter is excellently related to existing public transport links and could also be identified as a strategic site within the Selby District LDF.

Affordable Housing & Housing Mix

As outlined above, Yorkshire Forward welcomes the development of planning policy that supports the delivery of affordable housing. A Strategic Economic Assessment has been undertaken for York and North Yorkshire, which identifies the potential economic impacts resulting from high house prices in the sub-region. In particular, it will limit the ability of lower paid people to access the housing market and restrict the pool of labour available to employers.

North Yorkshire, including Selby, is identified in the RSS as an area with high house prices to incomes and Policy H3 sets a target level of at least 40% of new housing to be affordable. However, it will be important to ensure that affordable housing targets and thresholds are set at a level that would not hinder wider renaissance objectives.

Planning Policy Statement 3 (PPS3) states that Local Planning Authorities should undertake an informed assessment of the economic viability of any thresholds and proportions of affordable housing proposed. It is unclear from the consultation document whether an assessment has been undertaken to inform the affordable housing thresholds identified in paragraph 3.58. In setting these targets it will be important to recognise that in redeveloping brownfield sites, or sites that have particularly high infrastructure costs, it may not be economically viable to achieve the affordable housing target outlined in the RSS.

We note that the Council is undertaking a Strategic Housing Market Assessment (SHMA), which will be used to inform Core Strategy policies on the mix of housing. It will be important for these policies to consider the type and mix of housing that will be needed in the District to support future economic growth. Practice Guidance, issued by the Department for Communities and Local Government (August 2007), on SHMAs emphasises the importance of analysing the influence of the District's past and current economic profile on housing demand and supply.

Employment Land

In general, Yorkshire Forward supports the approach to economic growth outlined in the further options report. We note that an Employment Land Study (ELS) has been carried out, which identifies a need for 21 hectares of employment land over the period to 2016. This seeks to reflect the role of Selby within the Leeds City Region, in particular its links to the York economy, as well as provide for a flexible range of sites that will support the ongoing restructuring of the District's economic base. However, the further options report outlines that the ELS, which was published in July 2007, provides a more detailed and up to date assessment of job growth potential than the RSS. The published RSS (May 2008) incorporates an update of the job growth and employment and figures, which was published in June, 2007 as part of the preferred options consultation. Consequently it is unclear how the ELS has been based on a more up to date assessment, which will need to be clarified as part of evidence base for the Publication Core Strategy.

It is important to note that the latest economic forecasts for Selby (Autumn 2008), which have been enclosed with this letter, show the Full Time Equivalent numbers falling slightly over the period to 2025. These figures need to be taken in to account when considering the District's future employment land requirements. In addition, the RSS recognises that it will be necessary for Local Authorities to take account of the ongoing restructuring and modernisation of the manufacturing sector. Consequently, some historic employment allocations may no longer be required and should also be assessed through an Employment Land Review. It will be necessary to ensure that any de-allocations, or change of use, that reduce the supply of available employment land in Selby is addressed through the provision of new sites that meet the needs of a modern service and knowledge based economy. This is reflected in the Selby District SDF, which outlines a number of key projects within the District that support the development of science and knowledge industries.

Strategic Employment Sites

As outlined above the Selby District SDF identifies opportunities for the economic growth of the District. We suggest that the following sites, which are of strategic importance to the economic growth of Selby District are included within the Core Strategy as Strategic Employment Sites.

- Olymipa Park (Site G)

- Burn Airfield (Site H)
- Gascoigne Wood – not identified in the further options report.

Olympia Park (Site G) has been identified as the potential location for the Selby District Science Park, which was considered as part of the Olympia Park study. The site has the advantage of being within the urban area of the town, accessible from the bypass and has space for larger units. Therefore, we suggest that Olympia Park be identified in the Core Strategy as a Strategic Employment Sites that would help to meet the District's objectives for economic growth. This would support Policy YH1B (York sub area policy) of the RSS, which seeks to spread the economic benefits of York's economic success to other parts of the sub area, as well as the Review of the Investment Plan for York and North Yorkshire.

Burn Airfield (Site H) has been acquired by Yorkshire Forward and was identified as a potential location for the European Spallation Source. Planning permission was subsequently granted for a science research and development facility in 2006. Although this project is no longer proceeding, Yorkshire Forward is strongly of the view that the retention of Burn Airfield as a strategic employment site will be a vital element in supporting future regional economic growth. There are a limited number of sites, including Burn Airfield, in the region that are available to accommodate regionally significant inward investment. Therefore, we suggest that the policy framework for the development of Burn Airfield could highlight that the site would provide only for high quality inward investment opportunities. This should reflect emerging policy guidance within draft Planning Policy Statement 4 (Planning for sustainable economic growth), which outlines that local planning authorities should plan for a supply of land which is flexible enough to be responsive to a changing economy or new business requirement. Consequently Burn Airfield should be allocated for employment use through the Selby LDF, recognising that restricting future development to a single use would not provide sufficient flexibility to meet the future needs of the region's economy, and could potentially limit inward investment within the region.

Gascoigne Wood has been identified in the Selby District SDF as the potential location of an enterprise zone. This former colliery, located to the east of Sherburn-in-Elment, is a major brownfield site with significant existing infrastructure, including a railhead that once served the mine. We suggest that Gascoigne Wood could be added to the list of Strategic Employment Sites, recognising its potential as a sustainable location for new economic growth within the District.

Climate Change

Yorkshire Forward welcomes the Council's commitment in the further options consultation to support renewable energy projects. The RES sets a headline outcome target to reduce greenhouse gas emissions by 20-25% by 2016, which has been incorporated into Policy YH2 (Climate change and resource use) of the RSS. This is supported by Objective 5C(ii) of the RES, which seeks to promote energy security and reduced fossil fuel dependency by more energy efficiency and clean and renewable energy generation. We suggest that alongside the RES and RSS, the following documents also provide a relevant basis for the preparation of planning policy in the region:

- Regional Energy Infrastructure Strategy (2007)
- Yorkshire and Humber's Climate Change Action Plan (2005)

The Council's proposal to meet the energy requirements of new development from on-site renewables, or other decentralised or low carbon supplies, has the potential to contribute towards the Region's greenhouse gas target. We suggest that the Core Strategy include a policy that would reduce the predicted carbon dioxide emissions of new development. Paragraph 10.32 of the RSS recognises that in setting targets '*local planning authorities should frame ambitious targets that fully reflect local opportunities*'. It will be important to consider through the Core Strategy whether there are opportunities within Selby District to achieve higher standards. While Question 9 of the consultation seeks views on the potential for a lower or higher target, we suggest that a lower target would not be consistent with national or regional planning policy. Yorkshire Forward is aware that other authorities have successfully adopted higher standards. However, this is not directly presented as an option and the further options report gives no indication of whether it would be achievable within Selby.

In addition, we suggest that the Core Strategy policy approach to climate change could also seek to:

- encourage the use of Combined Heat and Power (CHP) in accordance with Policy ENV5 of the RSS. CHP schemes have significant potential to reduce greenhouse gas emissions and have been highlighted as a key action within the Regional Energy Infrastructure Strategy. It states that '*a particular focus should be on the development of community energy schemes in dense urban areas, where the Carbon Trust and EST have demonstrated reductions in primary energy demand of up to 35%*.' However, CHP has not been considered within the further options report.
- promote the use of sustainable construction and design techniques. The Planning Policy Statement 1 (PPS1) supplement on climate change outlines that planning authorities should, '*specify the requirement in terms of achievement of nationally described building standards, for example in the case of housing by expecting identified housing proposals to be delivered at a specific level of the Code for Sustainable Homes*.' It would be helpful to highlight how the LDF would contribute towards achieving both the energy efficiency targets outlined in the Housing Green Paper (July 2007) and the Government aspiration for all new non-domestic buildings to be zero carbon from 2019.
- support renewable energy development and the RSS targets for installed grid-connected renewable energy in Selby. It would be helpful for the Core Strategy to consider those broad locations where renewable energy development would be planned for. This would reflect guidance contained within the PPS1 supplement and PPS22 (Renewable Energy), which highlight that local planning authorities should set out criteria to reflect local circumstances and identify where renewable energy developments may be considered appropriate.

Infrastructure

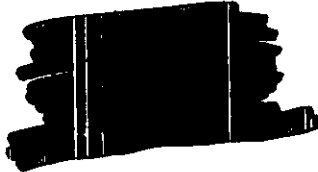
Yorkshire Forward welcomes the inclusion of Green Infrastructure within the further options report. It will be important for the Core Strategy to outline the significant environmental, social and economic benefits that can accrue from the provision of quality green infrastructure. For example the potential:

- economic benefits for landowners, e.g. through short rotation coppice
- impact of urban tree planting on urban climate amelioration;

- for community forests and other woodlands to be managed for woodfuel; and
- to link green infrastructure provision to new public transport, including walking and cycling routes.

I hope the above comments are helpful and look forward to future opportunities for involvement in the ongoing Local Development Framework preparation process. Please do not hesitate to contact me if you have any comments or queries regarding this response.

Yours sincerely

A large black rectangular redaction box covering the signature of Jon Palmer.

Jon Palmer
Senior Planning Executive



Experian RPS Autumn 2008

Selby	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Full-time Equivalent ('000's)																				
Agriculture, Forestry & Fishing	2.8	2.7	2.8	2.7	2.6	2.5	2.4	2.3	2.3	2.2	2.1	2.1	2.0	2.0	2.0	2.0	2.0	2.0	1.9	-0.925
Oil & Gas Extraction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.000
Other Mining	0.9	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.8	0.8	0.8	0.7	0.7	0.7	0.7	0.6	0.6	-0.339
Food, Drink & Tobacco	2.4	2.5	2.5	2.6	2.6	2.6	2.6	2.6	2.5	2.5	2.5	2.5	2.4	2.4	2.4	2.3	2.3	2.2	2.1	-0.289
Textiles & Clothing	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	-0.036
Wood & Wood Products	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.129
Paper, Printing & Publishing	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-0.049
Fuel Refining	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.000
Chemicals	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.2	-0.096
Rubber & Plastics	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	-0.054
Minerals	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	-0.064
Metals	1.7	1.7	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.9	1.9	1.9	1.9	1.9	1.9	2.0	2.0	2.0	0.362
Machinery & Equipment	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-0.033
Electrical & Optical Equipment	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	-0.021
Transport Equipment	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.006
Other Manufacturing	0.2	0.2	0.2	0.2	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	-0.159
Gas, Electricity & Water	1.0	1.1	1.1	1.0	1.0	1.0	0.9	0.9	0.8	0.8	0.8	0.8	0.7	0.7	0.7	0.6	0.6	0.6	0.6	-0.445
Construction	3.2	3.3	3.2	3.2	3.2	3.3	3.3	3.4	3.4	3.5	3.5	3.6	3.6	3.7	3.7	3.7	3.8	3.8	3.9	0.613
Wholesaling	2.4	2.5	2.5	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	0.063
Hotels & Catering	1.5	1.6	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.6	1.6	1.6	1.7	1.7	1.7	1.7	1.8	1.8	1.8	0.290
Retailing	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.1	2.1	2.1	2.1	2.2	2.2	2.2	2.2	2.2	2.2	0.231
Transport	2.0	2.1	2.1	2.1	2.1	2.1	2.1	2.2	2.2	2.2	2.2	2.3	2.3	2.3	2.3	2.4	2.4	2.4	2.4	0.392
Communications	0.3	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	-0.034
Banking & Insurance	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	-0.001
Business Services	4.0	4.0	3.9	3.8	3.8	3.9	4.0	4.1	4.1	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.1	4.1	4.0	0.042
Other F&Bs	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-0.057
Public Admin. & Defence	0.7	0.7	0.7	0.7	0.7	0.7	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.7	-0.041
Education	2.1	2.1	2.1	2.1	2.1	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-0.068
Health	1.8	1.8	1.8	1.8	1.9	1.9	1.9	1.9	2.0	2.0	2.0	2.1	2.1	2.2	2.2	2.2	2.3	2.3	2.4	0.589
Other	1.4	1.3	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.5	1.5	1.5	0.078
Total	34.0	34.1	34.0	33.6	33.5	33.6	33.7	33.7	33.7	33.8	33.8	33.9	33.9	34.0	34.0	33.9	33.9	33.9	33.8	-0.173

Output (millions)

Agriculture, Forestry & Fishing	79.6	77.2	73.4	72.1	71.3	69.6	67.9	66.6	65.7	65.2	65.0	65.0	65.2	65.6	66.4	67.7	69.2	70.5	69.7
Oil & Gas Extraction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other Mining	56.1	56.0	58.1	60.3	61.9	62.5	63.1	63.8	64.8	64.5	63.3	62.4	61.8	61.4	61.2	61.3	61.5	61.8	62.2
Food, Drink & Tobacco	122.0	122.7	124.7	126.3	128.5	130.8	132.9	133.5	134.3	135.6	137.3	139.2	141.3	144.4	146.8	148.7	148.3	147.9	147.6
Textiles & Clothing	2.7	2.6	2.6	2.6	2.7	2.7	2.7	2.7	2.7	2.8	2.8	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7
Wood & Wood Products	4.3	4.1	3.2	2.5	2.0	1.7	1.5	1.3	1.2	1.1	1.1	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1
Paper, Printing & Publishing	23.5	23.0	21.5	21.1	21.6	21.6	21.4	21.4	21.7	22.3	23.1	24.0	25.1	26.0	26.6	27.2	27.8	28.4	28.9
Fuel Refining	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Chemicals	25.9	27.0	26.9	28.7	29.6	30.3	31.0	31.7	32.6	33.6	34.8	35.9	36.9	37.8	38.9	40.0	41.0	42.1	43.1
Rubber & Plastics	8.3	8.0	8.2	8.3	8.3	8.3	8.3	8.4	8.5	8.6	8.6	8.7	8.7	8.8	8.9	8.9	9.1	9.3	9.4
Minerals	21.8	21.8	21.9	22.9	23.3	23.6	23.8	24.0	24.3	24.6	25.0	25.4	25.7	26.0	26.4	26.7	27.1	27.4	27.8

From: Jones, Simon [Simon.Jones@highways.gsi.gov.uk]
Sent: 16 December 2008 17:45
To: ldf
Cc: Jain, Taru; Wild, Suzy (non CS)
Subject: Selby Core Strategy - Further Options Response

Attachments: Core Strategy DPD - Further Options Report.doc



Core Strategy DPD
- Further Op...

F.A.O. Tony Heselton

Tony

Please find attached herein the responses to the above consultation from the Highways Agency. Should you wish to discuss any points raised further at this time, please have no hesitation in contacting myself at your convenience.

Many thanks, speak soon

Simon Jones, Planning Manager (Yorkshire & North East) Highways Agency | Lateral | 8
City Walk | Leeds | LS11 9AT,
Tel: +44 (0) 113 2836486 | Fax: + 44 (0) 113 2831004 | Mobile: + 44 (0) 7710 958399
Web: http://www.highways.gov.uk
STN: 5173 6486

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Department for Transport

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16th December 2008

Terry Heselton
Principal Planner (LDFTeam)
Civic Centre,
Portholme Road,
Selby,
North Yorkshire
YO8 4SB

Dear Mr Heselton

SELBY DISTRICT COUNCIL CORE STRATEGY DPD FURTHER OPTIONS REPORT

The Highways Agency welcomes the opportunity to comment on the Selby District Council core strategy DPD further options report.

The Highways Agency's primary interest in the LDF process is in respect of a Council's planning policies and proposals as they might have a material impact on the safe and efficient operation of the Strategic Highway Network (SRN). To this end the Highways Agency's role in the planning Process is set out in DfT Circular 02/2007: Planning and the Strategic Road Network.

Policies

Circular 02/2007 sets out the Highways Agency's role in the LDF process. It is worth highlighting the following extracts from the Circular, which are specific to that process:

Paragraph 20 'LPAs should ensure that the Agency is involved from the pre-production stage of the LDDs. It would be contrary to the aim of the current planning system to involve the Agency only at the late stage of statutory consultation.'

Paragraph 21 'The Agency will offer advice and technical support that will guide the scale and location of proposals in relation to the SRN.'

The Agency will also provide guidance, for incorporation in the plan, on the scale and nature of improvements to the SRN and demand management measures ... that will be considered in order to facilitate development.'

Paragraph 22 'Where the Agency considers that a proposal in the LDD may not be deliverable, ... because it would require improvements to the SRN that are not practicable, ...or unaffordable, it will provide a full and reasoned case to the authority. The Agency would then work with other stakeholders to help ensure that deliverable LDDs can be prepared.'

Paragraph 23 'The Agency cannot be expected to cater for unconstrained traffic generated by new development proposals.... Development should be located at sustainable locations and the Agency will expect to see demand management measures incorporated in development proposals.'

The Agency will seek to engage with LPAs and the Local Highways Authorities in order to integrate demand management measures between the strategic and local highway networks and the development site itself.'

To date your Council has involved the Highways Agency only as a consultee rather than a participant in the pre-production stage of your core strategy. The Highways Agency will be pleased to be involved in the preparation of subsequent stages of this document and provide advice in respect of the Strategic Road Network (SRN) which, in the case of Selby, relates to the M62, A64(T) and A1(M).

Background

As you will be aware, the M62, A64(T) and A1(M) are part of the SRN in Selby. All of these routes have been part of the Highways Agency Route Management Strategy Programme, recommendations for these are being included in the delivery plans. Currently there is only one major scheme on trunk roads relevant to Selby in the major scheme programme. The A1 Bramham to Wetherby scheme, which involves an upgrade to the A1 all-purpose trunk road around Wetherby to motorway standard. The scheme will reduce congestion and substantially improve journey times and safety on this heavily used section of the A1. This scheme is currently under construction.

It is understood that the A63 is in the advanced stages of being de-trunked. If this process is successful the A63 will no longer fall within the Highways Agency's remit, becoming the responsibility of the local highway authority, North Yorkshire County Council. Issues affecting the A63 in the Core strategy further options document have therefore been given a 'light touch' in this response.

The A64(T) is subjected to a considerable amount of Peak period commuter traffic as well as leisure traffic as it is a route from the urban conurbations of south and west Yorkshire to the Yorkshire coastal towns and North York Moors National Park. This can result in a considerable variation in traffic demand levels, particularly at weekends and on bank holidays. At times these demands result in traffic congestion on the mainline carriageway in the eastbound direction during morning periods and westbound in the evenings. The Highways Agency has no proposals for enhancements to the A64(T) within Selby district.

We attach statement on the description and operational conditions of the SRN within Selby district. These statements have been prepared for inclusion in your LDD to form part of the evidence base in respect of development proposals.

The Highways Agency has reviewed your Core Strategy further options document and would wish to comment on those issues that are relevant to the interests of the Agency. The Agency's key concern is to protect the primary role of the Strategic Road Network (SRN) and to ensure its safe and efficient operation.

Distribution of New Housing

The methodology for establishing the primary villages takes an overall view of villages over your 4 criteria. This masks the fact that a number of the villages put forward as primary villages were considered to have "poor" accessibility to services by public transport. This is particularly a concern for the Highways Agency where these villages are in the vicinity of the SRN, for example Fairburn. With a poor level of public transport provision these new dwellings are likely to be wholly car dependant.

Policies that locate development in the vicinity of the SRN, could be a concern to the Highways Agency as they may result in additional traffic impact on sections of the network that already suffer from high peak period commuter traffic demands and congestion. It is Government policy to encourage the use of sustainable modes of transport in order to minimise the use of the private car and the consequent adverse impact on the environment. Thus accessibility to travel options and mode choice are fundamental elements to be considered in the location of new developments. Please see our comments below under sub-heading Environment/Natural Resources/Climate Change.

It is noted that the housing allocation for Tadcaster is relatively modest and as such is unlikely to have a significant impact on the SRN. Any increase in this would be a concern to the Highways Agency, due to its relative location to the SRN. The Highways Agency would want to be consulted on this at an early stage.

Employment Land

Para 4.7 refers to the employment land study and the need to focus high value businesses, professional and financial services/B1 office development in and around Selby town centre and the urban periphery. RSS policy E2 highlights that centres of regional cities and sub regional cities and towns should be the focus for offices, retail, leisure, entertainment, arts, culture, tourism and more intensive sport and recreation across the region. While the centre of principal towns and district centres within regional and sub regional cities and towns should be the focus for local services and facilities. As Selby is identified as a principal town in the RSS development within Selby should be predominantly focused on local services and facilities. The RSS also does not show any job growth in B1a office and shows a decrease in B1b/cB2.

The further options document outlines the longer term aspiration for the accommodation of specific research and development uses along the A19 corridor. The Highways Agency would need to be consulted at an early stage were this aspiration to be progressed due to the potential impact on the SRN, specifically M62.

The Highways Agency has concerns about the size of both of the strategic employment sites suggested in the document. The RSS estimate of employment land requirements up to 2016 is 21 hectares. Both the proposed sites are considerable bigger than this with Olympia Park at 54 hectares and Burn Airfield at 195 hectares. Attached is a highways agency statement on location of employment particularly B1 office use.

The further options document does not include any options for employment land at Tadcaster. Were any land in this vicinity to be considered the Highways Agency would need to be consulted on at an early stage to assess any potential impact on the SRN.

Environment/Natural Resources/Climate Change

The Highways Agency strongly supports the opinion expressed in Para 5.4 relating to

"... the aim to manage the design and location of development to: reduce the need to travel, especially by private car..."

The Highways Agency request that the statement on Mitigating the Traffic Impact of Development included at the end of this letter are included in Selby's core strategy document:

Infrastructure provision

The Highways Agency is aware of the pressures on the community infrastructure levy from an array of different infrastructures. Notwithstanding this, the Highway Agency's priorities for using the funding received by the levy would be:

- Rail and bus infrastructure and cycle and walking infrastructure to promote sustainable travel habits.
- Road infrastructure – although it is important to recognise that the Highways Agency will only consider improving the Strategic Road Network to meet traffic generated by new development as a last resort, even if the extra capacity is to be funded by the private sector. Instead the Highways Agency will encourage developers to provide a range of sustainable travel options for people using their development through the use of Travel Plans.

- Broadband and community facilities where these help to reduce the need to travel by residents of Selby.

Selby Strategic Growth – Urban extension and strategic employment site options

The Highways Agency is currently assessing the urban extension options and employment site options using their Network Analysis Tool. Analysis from the outputs of this will be forwarded to Selby shortly, but were unfortunately not available within the consultation period.

Our LDF consultants, JMP Consultants Ltd supported by FaberMaunsell have a team of transport planners and engineers available to work with you to support a sustainable development framework. The contact at JMP is Amy Denton on 0113 2444 347.

I hope that the above comments are helpful. Should you require further information or clarification, please do not hesitate to contact me.

Kindest regards

Simon Jones, Planning Manager

Highways Agency | Lateral | 8 City Walk | Leeds | LS11 9AT

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Selby District: Highways Agency's LDF Statements

SRN Description and Operational Conditions

Within Selby District there are three sections of the Strategic Road Network (SRN) managed by the Highways Agency on behalf of the Secretary of State for Transport. Those sections are:

- M62 from east of Ferrybridge to Great Heck, including Junction 34 with the A19,
- A1(M) at Bramham Crossroads, and
- A64(T) from Bramham Crossroads to Bilbrough.
- The M62 and A1(M) are three lane dual carriageway motorways with grade separated junctions. The A64(T) is an all-purpose two lane dual carriageway with grade separated junctions.

Operational conditions

At present no sections of the SRN within Selby district have regular weekday traffic congestion problems. However, the A64(T) acts as a commuter route between York and the towns and villages beyond and the West Yorkshire urban centres. Thus there is a predominant traffic flow in the westbound direction in the morning peak and eastbound in the evening peak.

In addition the A64(T) is subjected to a considerable amount of leisure traffic as it is a route from the urban conurbations of south and west Yorkshire to the Yorkshire coastal towns and North York Moors National Park. This can result in a considerable variation in traffic demand levels, particularly at weekends and on bank holidays.

Extensive traffic congestion can occur on the A64(T) and its junctions when there are race meetings at York Racecourse.

Proposed Network Enhancements

The Highways Agency has no proposals for capacity enhancements to the M62 or A64(T) within Selby District. However, the A1 to the north of Bramham Crossroads is currently being upgraded from all-purpose trunk road to motorway. As part of this upgrade a parallel all-purpose service road has been constructed between Bramham Crossroads and Wetherby to the north.

Locational Policies

It is Government policy to encourage the use of sustainable modes of transport in order to minimise the use of the private car and the consequent adverse impact on the environment. Thus accessibility to travel options and mode choice are fundamental elements to be considered in the location of new developments.

The Highways Agency recognises that some employment sites identified already have extant planning permission which includes B1 office use. The Agency fully supports the locational requirements for office use set out in PPS6 and in the RSS Policy E2A. Thus for those employment sites in the vicinity of the SRN for which planning applications will need to be submitted the Agency will seek to oppose proposals including B1 office use other than as ancillary to the main employment use.

Mitigating the Traffic Impact of Development

The Highways Agency will only consider improving the Strategic Road Network to meet traffic generated by new development as a last resort, even if the extra capacity is to be funded by the private sector. Instead the Highways Agency will encourage developers to provide a range of sustainable travel options for people using their development through the use of Travel Plans.

Travel Plans are an integral part of the planning process and an essential measure to mitigate the impact of traffic generated by new development. A Travel Plan will be used as the foundation for a Transport Assessment prepared in accordance with the Department for Communities and Local Government / Department for Transport guidance and it should be in conformity with prevailing guidance.

Travel Plans should demonstrate a firm commitment by developers and occupiers to reduce the number of single occupancy car trips generated by, or attracted to, their site. They should set out mode options available to travellers, identify interventions to enhance the availability and capacity of sustainable transport modes (such as walking, cycling and public transport), set mode share targets based on those modes, identify a system for monitoring the effectiveness of the plan and a programme for reviewing and modifying it to ensure agreed outcomes are achieved.

Working with the City Council the Highways Agency will advise developers how to prepare, implement, monitor, review and update Travel Plans to support their development and will consider tri-partite agreements with the Council and developers where appropriate. The Highways Agency has developed toolkits of Active Traffic Management and Integrated Demand Management which can be used to regulate traffic on the Strategic Road Network. These interventions are preferred to capacity improvements.

If after Travel Plan measures have been considered there is still a likelihood of traffic from development having a material impact, either in terms of safety or capacity, on the strategic road network then the cost of any improvements deemed necessary will have to be met by those developments materially contributing. Operational conditions on the strategic road network and its interface with the local highway network and the potential implications of new development will be kept under review and the most up to date information will inform decisions about proposals for development.

victoria lawes

076

From: Rose Freeman [REDACTED]
 Sent: 17 December 2008 12:47
 To: ldf
 Subject: Core Strategy Further Options Report

Our Ref.: RF/2057

Core Strategy Further Options Report

Thank you for your letter of 6 November consulting The Theatres Trust on further Options for the Core Strategy Development Plan Document. Please note that we were not consulted on the previous Issues and Options stage.

The Theatres Trust is The National Advisory Public Body for Theatres. The Town & Country Planning (General Development Procedure) Order 1995, Article 10, Para (v) requires the Trust to be consulted on planning applications which include '*development involving any land on which there is a theatre.*' It was established by The Theatres Trust Act 1976 '*to promote the better protection of theatres.*' This applies to all theatre buildings, old and new, in current use, in other uses, or disused. It also includes buildings or structures that have been converted to theatre, circus buildings and performing art centres. Our main objective is to safeguard theatre use, or the potential for such use, but we also provide expert advice on design, conservation, property and planning matters to theatre operators, local authorities and official bodies.

Due to the specific nature of the Trust's remit we are concerned with the protection and promotion of theatres and therefore anticipate policies relating to cultural facilities.

We are concerned that in this document there is no choice of options presented as drafted numbered policies for consultees' consideration. Preparation for the Core Strategy should be the result of an on-going assessment process which identifies issues and presents options from technical information and people's views for the first stage, and then draft preferred options for the second stage with the final policy wording presented at submission stage. Although the Preferred Options stage has now been removed, leaving policies in draft form to the Submission stage means that consultees will be unable to effect any changes to the text thereafter.

We are unable to comment on any of the questions in the document as housing and other topics with questions are not relevant to our remit except **Question 10** which should include Community and Cultural Facilities.

Sustainable Communities

We note at 6.3 on page 33 that *It is intended that the Core Strategy will contain policies to protect and strengthen the role of town centres and local services* We would have expected therefore to see a draft policy in this document for your town centres reflecting item 3.10 where the RSS defines Selby as the main focus in the District for the provision of cultural activities and facilities amongst other elements. The Theatres Trust wishes to be assured that your local development documents are robust enough to include specific guidance on protecting and encouraging arts and cultural provision. It is therefore disappointing that these initial documents do not appear to make any references to cultural policy. We would expect this to be amended.

Protection of theatre use contributes to the Government's programme of creating sustainable communities and we believe that theatres are therefore essential for inclusion in Planning for Sustainable Development. The cultural industries promote popular local and environmental activities as a way to engage socially excluded young people and then raise awareness about other opportunities for healthy lifestyles, community safety, education and skills.

17/12/2008


096

We look forward to being consulted on the next stage of the Core Strategy and to other planning policy documents especially the Selby Area Action Plan.

We would like to be informed when the Inspector's Report has been published.

Rose Freeman
Planning Assistant
The Theatres Trust
22 Charing Cross Road
London WC2H 0QL
Tel: 020 7836 8591
Fax: 020 7836 3302

planning@theatrust.org.uk

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You should be aware that all electronic mail from, to, and within The Theatres Trust may be subject to public disclosure under the Freedom of Information Act 2000, and the confidentiality of this e-mail and any replies cannot be guaranteed. Unless otherwise specified, the opinions expressed herein do not necessarily represent those of The Theatres Trust or The Theatres Trust Charitable Fund.

From: Alan Ramsay [alan.ramsay@holmarproperty.co.uk]
Sent: 17 December 2008 12:01
To: ldf
Subject: Attn : Vicky

Attachments: LDF notification.doc



LDF notification.doc
(38 KB)

Dear Vicky

Please find attached letter as discussed.

Many thanks
Alan

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

By post & email

17 December 2008

Dear Sirs

Re : Selby Paper Mill, Denison Road, Selby

We write in relation to the above site and the Local Development Framework consultation process.

As agents, acting on behalf of VPK Packaging Group, we wish to make a formal representation in respect of the future development of the site and, in particular, the existing planning policies and guidance, both regional and national, which have a direct bearing on the site.

In the near future, we will wish to engage in dialogue as to our short to medium term objectives for the site, taking into account but not limited to the following:

- Spatial strategy
- Implications of national planning policy and guidance
- Land use allocations and site redevelopment
- Development attributes

We acknowledge the consultation period response deadline of 18 December and consequently request that the above be considered relevant in respect of any policy, allocations and formulation of development strategy.

Please contact Alan Ramsay on 07737 538307 if you have any queries in relation to this submission.

For and on behalf of
Holmar Property Developments Ltd.

rec 17/12/08



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



Office use Ackd ID No 678

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

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

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

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

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

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

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.

Many primary villages are already over developed
& fresh development in Brayton & other villages would not be

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

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

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

Any other comments?

Managing Housing Supply (see para 3.42 – 3.45)

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

YES

SUSTAINABLE

Affordable Housing (see para 3.46 – 3.59)

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

Yes

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

Economy

Strategic Employment Sites (see para 4.3 – 4.12)

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

Employment Land (see para 4.13)

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

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

Any other comments?

Climate Change Issues (see para 5.1 – 5.5)

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

Yes

Sustainable Communities (see para 6.1 – 6.8)

Infrastructure Provision

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

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

Green Infrastructure

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

More green spaces, preserve all strategic gaps, especially the one between Selby & Brantton, as a green lung for area nature areas, walks & bridle ways

Housing Mix (see para 6.9 – 6.10)

Q12 Do you consider that

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

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

Gypsies and Travellers

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

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

Q14 Do you agree or disagree with the following options:

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

Travelling Showpeople

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

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

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

Notification

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

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

Signed

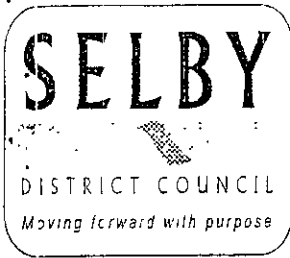


Dated 16/12/08

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

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

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



Customised Form 1000

18 DEC 2008

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

LD LOCAL DEVELOPMENT FRAMEWORK

Office use
Ackd
ID No 79

Introduction

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

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

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

a) Personal details		a) Agent details if you are using one	
Name	MR PC JOHNSON	Name	
Organisation	EASTFIELD PROPERTIES	Organisation	
Address	BRIDGE HOUSE KIRK LANE SYKE HOUSE NR GOOLE	Address	
Postcode	DN14 9AN	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email		Email	

Housing

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

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

WHITLEY AND EGGBOROUGH HAVE ALWAYS BEEN CONSIDERED AS A JOINT VILLAGE HAVING A CLOSE RELATIONSHIP, MUCH THE SAME WAY AS THE COUNCIL ARE NOW CLOSELY ASSOCIATING BROTHERTON/BYRAM AND MONK FRYSTON/HILLAM. WHITLEY & EGGBOROUGH CLOSE ASSOCIATION VERIFIED BY INSPECTOR REPORT. JUNE 2003. ALSO INSPECTORS SAYS WHITLEY IS A SUSTAINABLE VILLAGE, WITH GOOD TRANSPORT TRAINS, BUSES GOOD ACCESS TO EMPLOYMENT IN EGGBOROUGH AND ELSEWHERE

THIS IS ALSO CONFIRMED BY THE EXISTING ADOPTED LOCAL PLAN

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. HOUSING SHOULD BE FIRSTLY TAKEN UP BY BROWN FIELD SITES THROUGHOUT THE DISTRICT.

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?

HOUSING SHOULD BE ALLOCATED TO EXISTING BROWN FIELD SITES THROUGHOUT THE DISTRICT BEFORE TAKING UP LARGE AREAS OF COUNTRYSIDE

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

WHITLEY SHOULD BE A JOINT PRIMARY VILLAGE WITH EGGBOROUGH. MARKET HOUSING SHOULD BE ALLOWED IN WHITLEY (SOME) BECAUSE OF ITS SUSTAINABILITY. SUCH DEVELOPMENT WOULD SUPPORT EXISTING SERVICES IE. WHITLEY PRIMARY SCHOOL. WHITLEY RAILWAY STATION ACTUALLY IN WHITLEY NOT EGGBOROUGH. FULHAM FARM SHOP. THIS WILL ASSIST IN SUSTAINING EXISTING SERVICES, BUSINESSES IN LINE WITH PLANNING POLICY STATEMENT 7.

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

A NEW APPROACH IS REQUIRED IF THE AFFORDABLE HOUSING NUMBERS ARE TO BE ACHIEVED. ITS NO GOOD KEEP FORCING DEVELOPERS TO BUILD MORE HOUSES AT UNECONOMIC AND UNVIABLE PRICES. THIS JUST MAKES MORE SITES UNECONOMICAL.

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

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

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

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

Have you any other suggestions?

Employment Land (see para 4.13)

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

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

Any other comments?

Climate Change Issues (see para 5.1 – 5.5)

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

Sustainable Communities (see para 6.1 – 6.8)

Infrastructure Provision

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

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

Green Infrastructure

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

Housing Mix (see para 6.9 – 6.10)

Q12 Do you consider that

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

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

Gypsies and Travellers

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

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

Q14 Do you agree or disagree with the following options:

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

Travelling Showpeople

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

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

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

Notification

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

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

Signed



Dated 15-12-2008.

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.

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

victoria lawes

079

From: Ed Kemsley [Ed@peacockandsmith.co.uk]
Sent: 17 December 2008 13:04
To: ldf
Subject: Core Strategy Questionnaire - Further Options
Importance: High
Attachments: SELBY CS Q.pdf

Dear Sir / Madam

Please see attached completed questionnaire in relation to the draft Core Strategy. I would be grateful if you would confirm receipt of this as I note the deadline for submission is 18 December 2008.

Please give me a call if you have any queries.

Kind regards

Ed Kemsley | Associate
Peacock and Smith Ltd
Suite 9C Joseph's Well
Hanover Walk
Leeds
LS3 1AB
T 0113 243 1919
M 07737832965
F 0113 242 2198
ed@peacockandsmith.co.uk
www.peacockandsmith.co.uk

[PLEASE NOTE OUR NEW ADDRESS ABOVE, SUITE 9C OF JOSEPH'S WELL]

Registered address. Westwood House, 78 Loughborough Road, Quorn, Leicestershire, LE12 8DX
Registration No. 0130 6847

(This e-mail is for the use of the intended recipient(s) only. If you have received this e-mail in error, please notify the sender immediately and then delete it. If you are not the intended recipient, you must not use, disclose or distribute this e-mail without the author's prior permission. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses. If you are the intended recipient and you do not wish to receive similar electronic messages from us in future then please respond to the sender to this effect)

17/12/2008



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

D LOCAL DEVELOPMENT FRAMEWORK

Office use
Ackd
ID No

Introduction

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

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

How to make comments:

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

a) Personal details		a) Agent details if you are using one	
Name	Mr P Johnson	Name	Ed Kemsley
Organisation		Organisation	Peacock & Smith
Address	Bridge House Kirk Lane Sykehouse Nr Goole	Address	SUITE 9C Joseph's Well Hanover Walk Leeds
Postcode	DN14 9AN	Postcode	LS3 1AB
Tel		Tel	0113 2431919
Fax		Fax	0113 2422198
Email		Email	ed@peacockandsmith.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.

Whilst we agree with the key criteria used to identify such villages, we wish to raise a number of comments in respect of the omission of Whitley as a Primary Village. Our client would suggest that given the very close relationship between Whitley and Eggborough (which is confirmed by the existing adopted Local Plan – please see extract overleaf), that Whitley and Eggborough are identified as a 'Joint Primary Village'.

“Question 1 – 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.
(Continued)

Extract of Selby Local Plan (2005) – Section 34 Whitley

“6. SERVICES AND FACILITIES

Shops and Associated Services

6.1 *In addition to the petrol station and public house in the village, a wide range of shops and other facilities including a (joint) village hall and local shops are available in nearby Eggborough.*

Education

6.2 *Whitley and Eggborough Primary School, is located at the northern end of Whitley.*

Public Transport

6.3 *There are frequent bus services linking Whitley to Selby/Doncaster and Pontefract/Knottingley. The village is also served by a railway station [which is within Whitley Village] which has five daily trains operating between Goole and Leeds.*

Development Strategy

7.3 *Whitley has a close relationship with Eggborough with which it shares a number of facilities. There is also very good access to an expanding range of employment opportunities in Eggborough.”*

Whilst it is noted that Whitley no longer has a petrol station, the village is served by Fulham House Farm Shop (off Fulham Lane), which provides a reasonable range of convenience goods. In addition we also note that there are current plans for the expansion of Whitley and Eggborough School to meet growing demand from the two villages.

In terms of access to employment, we note that whilst Eggborough is defined as an ‘Intermediate Employment Location’, it was given a relatively low score to employment locations due to its accessibility to Major Employment Locations at Selby, York, Pontefract, Castleford and Goole. However, we note that Eggborough provides significant employment opportunities at Eggborough Power Station and St Gobain glass factory, and other smaller businesses for both residents of Eggborough and Whitley. We feel that this is a significant factor which needs to be taken into account and along with the factors raised above, should lead to conclusion that Eggborough and Whitley are sustainable locations for future development offering good access to services, facilities, employment and public transport.

In light of this we would suggest that Eggborough and Whitley be identified as a Joint Primary Village in the emerging Core Strategy. The provision of future housing within these villages will assist in sustaining existing services, facilities and businesses in line with Planning Policy Statement 7.

Q2 Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby **NO COMMENTS**

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

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

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

Please explain why in each case.

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

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

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

NO COMMENTS

Any other comments?

Managing Housing Supply (see para 3.42 – 3.45)

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

As outlined above, we consider that Whitley should be identified as a 'Joint Primary Village' with Eggborough. Should the Council decide that Whitley be designated as a Secondary Village, then consideration should be given to making provision for some market housing within the village given its sustainability benefits and that such development would support existing local services, including Eggborough and Whitley Primary School."

Affordable Housing (see para 3.46 – 3.59)

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

NO COMMENTS

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 COMMENTS

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?

NO COMMENTS

Employment Land (see para 4.13)

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

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

NO COMMENTS

Climate Change Issues (see para 5.1 – 5.5)

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

NO COMMENTS

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.

NO COMMENTS

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

Green Infrastructure

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

NO COMMENTS

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**

NO COMMENTSGypsies/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**NO COMMENTS****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.**NO COMMENTS**Travelling Showpeople**Q15** The indications are that only limited provision is required within Selby District for travelling showpeople. If provision is required, should an area of search be:**(Agree/Disagree)** Option A – In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?**(Agree/Disagree)** Option B – In close proximity to the strategic road network (such as M62, A1, and A64)?

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

[Empty box for comments]

Notification

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

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

Signed 

Dated 17/12/08

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

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

victoria lawes

080

From: [REDACTED]
Sent: 17 December 2008 07:25
To: ldf
Cc: kay mcsherry; Kelfield Parish
Subject: SDC Core Strategy for Consultation on Further Options
Attachments: SDC_LDF_Dec2008.pdf

Please find attached a response to the Selby District Council Core Strategy for Consultation on Further Options, November 2008 with a closing date of 5pm on Thursday 18 December 2008.

Because Selby Council's computer server occasionally rejects emails from AOL, I would be grateful if you would acknowledge receipt of this email and confirm you were able to open the pdf format attachment entitled SDC_LDF_Dec2008.

How will public responses be made available for the public to read, please?

Sincerely

Greig Markham
Ashbrook
Hemingbrough, YO8 6RL

17/12/2008



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



Office use Ackd ID No

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

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

Table with 2 columns: a) Personal details and a) Agent details if you are using one. Includes fields for Name, Organisation, Address, Postcode, Tel, Fax, and Email. Handwritten entries include 'G. MARHAM' and 'ASHBROOK CHURCH VIEW HEMINGBROUGH'.

Housing Scale and Distribution of New Housing (see para 3.1- 3.31) Q1 Do you agree with the Council's criteria for defining Primary Villages and, if so, do you agree with those 20 villages selected? If not please explain why. (SEE ATTACHED) NO.

“An inaccurate, misleading and unsound
Development Plan Document
that residents will have to live with for more than twenty years.”

A member of the public
responds to

Selby District Council’s
Core Strategy Development Plan Document
Further Options Report and
Public Consultation. November 2008.



Selby District Council Core Strategy Development Plan Document
Further Options Report –November 2008 and Public Consultation.

Introduction.

1.1 Selby's Council leader, Mark Crane, described the Core Strategy Development Plan, which concerns the scale and location of new houses, as the most important project for the Council as residents will have to live with its effects for more than twenty years.

1.2 That Core Strategy which is available for public consultation is inaccurate and misleading and should be ruled unsound by the Inspector when it reaches the public examination stage.

1.3 I am uniquely qualified to respond to aspects of the Council's latest public consultation. I was the only member of the public listening to council leaders and officials at their Policy and Resources Committee on 30 September 2008 discussing the draft copy prepared by council planning staff.

1.4 After that council meeting, I wrote to Regional Government officers in Leeds about my misgivings. I was told that Selby Council's Development Plan Document would have to "pass the tests of soundness" which would include having regard "to all relevant local strategies". The Regional Government also advised "it would be counter-productive for a local authority to prepare inaccurate Development Plan Documents as, ultimately, it would lead it to be found unsound by the Inspector when it reached the public examination stage."ⁱⁱ

1.5 Earlier in 2008, I branded the Council's Interim Housing Policies Document for public consultation as unclear and misleading. Despite council leaders and officials disagreeing with me, the Regional Government told Selby Councilⁱⁱⁱ their document would have limited status and carry little weight in planning terms. They also told the Council's its policies did not provide a plan-led approach, did not set out robust evidence and were not clear about what outcomes they were trying to achieve.

1.6 Selby Council's latest consultation document comes from the same planning team and councilors. They mention the forcefully condemned Interim Housing Policies no less than eight times. Public comments based on an unclear and misleading earlier document should not be used to justify this latest document. It seems Selby Council has not learned lessons from its Interim Housing Policies public consultation and will carry on with its own ways regardless.

Executive summary.

- 2.1 Development Plan Documents must “pass the tests of soundness” by including all relevant local strategies. It is counter-productive for a local authority to prepare inaccurate Development Plan Documents as they will be found unsound by the public examination Inspector.
- 2.2 Selby Council’s latest consultation document comes from the same planning team and councilors that published the condemned 2008 Interim Housing Policies. Public comments from an unclear and misleading document should not be used to justify anything that follows.
- 2.3 Selby Council’s latest Development Plan Document is demonstrably incomplete, inaccurate, misleading and therefore unsound.
- 2.4 Selby District Councilors have a strategy to rejuvenate Tadcaster as one of the district’s two service centres backed up by corporate ambitions, priorities and political will. That strategy is not included in this Development Plan Document.
- 2.5 Residents, stakeholders, businesses, experts in housing matters and statutory authorities cannot gain an unambiguous understanding of Selby Council’s Core Strategy and make informed comment from this latest Development Plan Document.
- 2.6 Selby Council has gone further than they should have by including larger villages in their expansion plans in a way that is not endorsed by the Regional Spatial Strategy.
- 2.7 Selby Council has not focused on identifying the local development needs that are essential to support village communities as the RSS strategy requires.
- 2.8 28% of the future growth planned by Selby Council will be in the villages, and that is after almost 36% of the rampant, local growth between 2004 and 2006 was in the villages.
- 2.9 Selby Council has knowingly used factually incorrect numbers headed “Proposed Distribution of Housing 2004 – 2026” and omitted from the public consultation documents that those numbers were described earlier as the Council’s own ‘preferred target distribution’.
- 2.10 The Selby Council Leader asked for those figures to be changed because they did not reflect his Council’s intentions, and then he accepted there was not time to change them before the scheduled start of the public consultation.
- 2.11 Selby Council planners have adopted a clerk’s mechanistic, quantitative approach lacking insight and quality for a vital project that will affect residents until 2026.
- 2.12 Selby Council Leaders should exercise more quality control for a vital Development Plan Document and reissue a sound, complete document that meets statutory requirements.

Evidence.

3.1 To pass the tests of soundness, this Development Plan Document made available for public consultation must include all relevant local strategies and be accurate for it to be found sound by the public examination Inspector.

3.2 I will demonstrate how the present document does meet those tests of soundness and show that was probably caused by administrative expediency.

3.3 On 3rd October 2008, I contacted the Government Office for Yorkshire and the Humber to report the following;

“Council Leaders described their housing strategy at their Policy & Resources Committee on 30 September 2008 as “vitaly important for the future of Selby”.

The Council’s Principal Planner asked Council Leaders to approve his recommendations on the scale and location of new housing in Selby District for consultation. The first question he will ask the public is “Do you agree with the Council’s preferred target distribution of housing development across the District as indicated in the Proposed Distribution? If not please explain why.”

His document, however, does not show the Council’s preferred target distribution. Council Leaders want to build significantly more houses in Tadcaster which means they will have to reduce house building elsewhere in the district. Their figures in the Housing Allocation table are wrong and misleading.

The Council’s consultation document includes the Proposed Distribution of Housing Allocations table:

Selby Area Action Plan	2767 houses	60.2% of Allocations
Sherburn in Elmet	250	5.4%
Tadcaster	281	6.1%
Primary Villages	1298	28.2%
Secondary Villages	0	0 %
Total	4596*	

* This final total will be slightly lower (4547) after allowing for some variations.

Council Leaders expressed concern at the Planner’s suggested low number of new houses in Tadcaster, which they described as the District’s second largest town that is now dying on its feet. They said Tadcaster should have “much more” housing to revitalise it and claimed that many more people would like to live there. One Council Leader said, “A significant number of houses should be built there or Tadcaster will just die!”

Council Planners say Sherburn and Tadcaster should have only enough houses built to cover local growth and they take the Regional Spatial Strategy as their authority. Planners say, in defence of their proposals, the Regional Spatial Strategy discourages commuting.

Councilor Leaders disagreed with their narrow view. They said that **Tadcaster’s local need for housing ‘far outstrips’ the plan and stressed their view the proposed figures do not have enough ambition.** Selby Council’s corporate ambitions, priorities and political will are to rejuvenate Tadcaster as one of the district’s two service centres. They believe its location on the A64 in the ‘golden triangle’ between Leeds, York and Harrogate gives it a primary role in Selby District. They also believe this fully agrees with the Leeds Region authorities wanting workers to commute there while enjoying the benefits of country living.

Councilors Leaders asked their Planners how long it would take to revise their figures. ‘We can do it by late November, seven or eight weeks away’. I was astounded! In private industry, for something vital, a Chairman would give them until the end of this week!

Councilors then decided to let the document as proposed go ahead for public consultation. One commented that perhaps someone would raise the issue of the low number of houses in Tadcaster. Amending the figures for Tadcaster will mean a matching cut in house building for the other areas so all the proposed figures are wrong. What kind of public consultation is that?

Clearly, the document does not show the “Council’s preferred target distribution of housing development across the District”. If the Council Leaders do not come clean about their ambitions, priorities and political will, before the consultation, could I benefit from keeping quiet about what Councilors said and buy some land in Tadcaster? Could anybody else?

Local accountability and honesty require the Council to declare its views as expressed in open debate in the Council Chamber a full month before the consultation starts. If the consultation goes ahead without revision, then it should suffer the same fate as their Interim Housing Policies proposal that Regional Government roundly condemned earlier this year.

Another startling revelation from the Policy & Review Committee was that Councilors “technically, had gone far further than they should have gone” by including larger villages in their expansion plans. Only Option 1 from the May 2006 consultation on the Local Development Framework complies with the Regional Spatial Strategy - that Option was ‘Growth Concentrated in Selby Town and adjoining Parishes’.

Option 2 was for growth in Principal and Local Service Centres. Option 3 was for growth in Service Centres and the largest Villages. Option 4 was for Dispersed Growth throughout the District. Clearly, Council Planners and Councilors intend to drill down from ‘Growth Concentrated in Selby Town and adjoining Parishes’ to include Sherburn and Tadcaster and 20 local villages. It seems from the Committee discussion that Selby Council could have severe difficulty in providing evidence for the public inspector that this policy would be sound.”

On the subject of consultation about a subject that is vitally important for Selby’s future, the Planners said they would like a leaflet to go to all homes in the District. Unfortunately, their timetable does not allow that and does not coincide with the publication of their ‘Citizenlink’ newspaper. Consequently, they will arrange to put leaflets in shops, garages and libraries. I have a message for the Planners, “You agree this is vital, so find a way or change your timetable”.

What is shocking is that four hours spent listening to Council Leaders and their Planners in open debate produces a different picture from that which the Council will present to residents, landowners, developers and statutory bodies. Don’t Councilors think about what they are saying? Misleading? Yes, or even worse.

It is disappointing that nobody else sits in the Council’s Public Gallery to hear what is really happening and then they find it is too late to do anything other than complain.

NOTES:

Selby District Local Development Framework Briefing Papers, pages 218 – 256. -End-“

3.4 Clearly, the Leadership of Selby District Council has a strategy to rejuvenate Tadcaster as one of the district’s two service centres backed up by corporate ambitions, priorities and political will. It is clear councilors want “much more housing” in Tadcaster than is revealed in the public consultation document. It is clear the Council Leader wanted the housing numbers changed, with a significant increase for Tadcaster and a matching decrease for other areas, but officials gave him a date beyond the start of their scheduled public consultation period.

3.5 My extensive and detailed notes from the public gallery show that after the Core Strategy Proposal had been discussed on 30 September 2008, the proposal as it was written on the meeting agenda was moved, seconded and approved as follows:

- (i) That the core strategy Further Options report be approved for consultation purposes, with the accompanying evidence base material also being made public;
- (ii) That arrangements be made for publicising and seeking comments and;
- (iii) The authority be given to the Principal Planner (LDF Team) to make minor amendments and factual corrections to the report and questionnaire prior to publication, in consultation with the Task and Finish Group, including agreement on some more general questions to be included in the summary leaflet.

3.6 I was very concerned that Selby Councilors and Planners intended to publish the draft document with only minor amendments and factual corrections. I did not understand how Council Planners, having heard Councilor's comments, could continue with their draft document, nor did I understand how Councilors could approve the substantially unchanged draft for publication.

3.7 I expressed my concerns to the Regional Government, Selby District Council, Tadcaster Town Council and other correspondents. A week later, on 11 October 2008, I received a response from Selby Council's Deputy Leader which started:

"I disagree with your comments and conclusions. I was instructed to deal with the issue of Tadcaster jointly with officers as a consequence of the open debate on the LSP draft document. The matter has been dealt with and the document is altered."

3.8 Unsurprisingly, the Deputy Leader never answered my response which is shown below:

*"Please be specific so I may address your comments; with which of my comments and conclusions do you disagree?
Are you saying you modified the draft document that was approved for publication by the Policy & Resources Committee after that Committee meeting?
If so, are you saying the amended document is now in line with my comments? May I have a copy of the amendments please, on the grounds I heard and have a copy of what was approved originally? I believe Officers were granted authority to make "minor amendments and factual corrections to the report and questionnaire".
My comments concern the Selby District Council procedures I witnessed and the open debate I heard and noted and not the Regional Spatial Strategy, nor the Conservative Party Conference nor your political wishes which may or may not come about in the next two years, or ever.
As always, I will respond to your comments promptly."*

3.9 I did note the subsequent Minutes of the Council's Policy and Resources Committee for 30th September where paragraph (iii) in the approved resolution (see underlined paragraph above) now reads

iii That questions relating to Tadcaster and Sherburn be included in the questionnaire and the Principal Planner (LDF) be given authority, in consultation with Councillor Percival Chair of the Task and Finish Group, to make minor amendments, factual corrections to the report and questionnaire prior to publication;

3.10 Minutes are required to be a reliable record of what happened at the meeting. When I informed the committee's secretary of the apparent change I had noted, I had a courteous "Thank You" two-word reply!

3.11 Given the Deputy Leader's correspondence, I expected to see the Council's Tadcaster strategy stated unambiguously in the Development Plan Document for public consultation and an amended housing distribution table. How had the Deputy Leader and officials altered their document?

3.12 Paragraph 3.14 now says "Tadcaster is famous for brewing and is situated on the River Wharf off the A64 between York and Leeds. In recent years housing and economic growth have not kept pace with other parts of the District and Tadcaster functions as a dormitory town surrounding employment centres outside the District. This is undermining its service centre role, particularly in view of the very limited opportunities for new housing in surrounding villages."

3.13 Question 2b on page 14 that follows the factually incorrect table headed "Proposed Distribution of Housing 2004 – 2026" asks "In particular, should there be more or less housing in Tadcaster?"

3.14 The table, showing the old unchanged housing numbers, is factually incorrect because the Council has a strategy, expressed in open debate, of rejuvenating and building much more housing in Tadcaster. Those old, unchanged housing numbers are those the Council Leader asked to be changed. Those old, unchanged housing numbers were in the original draft and described as "Selby Council's preferred target distribution of housing development across the District as indicated in the Proposed Distribution (Table 1)". I noted these words about the Council's own preferred target distribution had been omitted from the public consultation.

3.15 In altering their draft document, councilors and officials have not declared the Council's strategy of rejuvenating Tadcaster with the full support of their corporate ambitions, priorities and political will.

How can any resident, stakeholder, business or respondent expert in housing matters understand Selby Council's Core Strategy and make informed comment from this document?

My local Parish Council has responded with "Unable to comment as unfamiliar with demand for housing in the Tadcaster area."

3.16 I have noted from available minutes, Tadcaster Town Council was not informed of this rejuvenation strategy. I have noted that Selby Council's 'Community Engagement Forum' on 27 October in Tadcaster did not mention the Council's corporate ambitions, priorities and political will for rejuvenating Tadcaster. Selby Council claimed the forum would:

"open up communication between those delivering local services and the communities they serve. We know from our experience with the Joint Action Groups and Community Investment Partnership meetings that often it is local people who have the best solutions to local concerns. Community Engagement Forums are a way of ensuring residents can get involved, influence decisions and resolve issues.

"This isn't just a talking shop - this is a way of ensuring that the District Council and agencies such as the Police, the County Council, Fire and Rescue Service and others can meet the needs of individual communities. Residents' concerns in Tadcaster and villages may be different to what matters in Selby or Brotherton - we recognise this and the Community Engagement Forums will help to address such differences."

3.17 Selby Council has posted on its website what has been done as a result of the Tadcaster Community Engagement Forum: (there is no mention of a rejuvenated town with substantially more housing!)

- Trees cut back on pedestrian route Wetherby Road, Tadcaster (NYCC)
- "Toilet" on Chapel Street, Tadcaster sign blanked out (NYCC)
- Estate walk about to look at overgrown trees & hedges on Stutton Road estate - order placed for over £1,800 of work - due to be completed by end of November.(SDC HSG)
- Central area car park - floodlights repaired and order placed for contractor to mark out 4 disabled bays by end of November (SDC EH)
- Covert speeding devices deployed on Leeds Road & York Road, Tadcaster. Road safety partners to look at results and feed back at December meeting. (Fire Service)
- Additional police patrols in Tadcaster through use of Special Constables (Police)
- Police Safer Neighbourhood team have done some alcohol seizures from young people on a residential estate in Tadcaster and will be working with NYCC trading standards to address this (Police)
- Police Safer Neighbourhood Team have just launched facebook to gather community intelligence on the issue of "yob culture" raised at last meeting

3.18 **On these grounds alone, Selby Council's Core Strategy Document and public consultation are incomplete, inaccurate, misleading and unsound. They are in keeping with their discredited Interim Housing Policies document and public consultation of February 2008.**

3.19 With such a major flaw, how can anyone have confidence in what is proposed for "the most important project for the Council as residents will have to live with its effects for more than twenty years?"

4.1 I wish to comment on the discussions in Selby Council's Policy & Resources Committee that the Council "technically, had gone far further than they should have gone" by including larger villages in their expansion plans. Only Option 1 from the May 2006 consultation on the Local Development Framework complies with the Regional Spatial Strategy - that Option was 'Growth Concentrated in Selby Town and adjoining Parishes'.

4.2 The Regional Spatial Strategy (RSS) directs that the focus for growth within Selby District should be Selby, as the principal town.

4.3 Outside Selby, the RSS indicates that Local Service Centres should be defined to provide a focus for more limited locally oriented development, and generally seeks to prevent dispersal of development to other settlements and the open countryside. Sherburn & Tadcaster are those Local Service Centres.

4.4 The RSS indicates that Local Development Frameworks should identify for Other Settlements local development needs that are essential to support village communities in line with Planning Policy Statement 7. Hemingbrough, in company with the other villages, is an "Other settlement" (Paragraph 3.15) so, the questions councilors and planners **must** be asking is:

**What local developments needs are essential to support your village community
and what developments have already undermined or will undermine your village community?**

4.5 Instead of following the RSS guidance and then asking Parish councils and residents such qualitative questions and forming a strategy based on their research, councilors and planners have adopted the same crude approach they tried with their condemned Interim Housing Policies.

4.6 Councilors and planners have failed to base their Core Strategy on RSS requirements and their own May 2006 Consultation - Only one option was likely to be fully compliant with the RSS. Opinion 1, "Growth concentrated in Selby Town and adjoining parishes" was considered to most closely reflect emerging guidance. The Regional Assembly were **strongly** of the view that growth above local needs in Sherburn and Tadcaster and larger villages could only be supported if housing growth outside Selby was limited to meeting local needs and supporting the vitality of settlements. The qualitative question not asked by Selby council is

**Does Hemingbrough or any other village have existing, demonstrated local needs
for further development and do they need more housing to support their vitality?**

4.7 Selby Council suggests it has followed the Core Strategy and 'Option 1' which focuses 'new market housing' in Selby (and adjoining parishes) and limits developments in the remainder of the District.

4.8 The Council then slips in the qualification from their discredited Interim Housing policies that 'the Council is of the view that in addition to the identified Local Service centres, there is a case for allowing limited development in some of the larger more sustainable villages for the following reasons.

- PPS7 encourages some development in villages with good services in order to help sustain them.
- There was a degree of public support for some development at the Issues & Options Stage.
- The need to support larger villages which supply local services is important."

4.9 What exactly does Selby council mean by focusing 'new market housing' in Selby (and adjoining parishes) and limiting developments in the remainder of the District? These old, inaccurate, discredited figures that appear in the public consultation, and were described originally as the Council's preferred option show:

<u>Dwellings from future allocations</u>		
Selby Area	2774	61%
Sherburn	227	5%
Tadcaster	273	6%
Primary Villages	1273	28%
Total	4547	100%

**28% of the future growth will be in the Villages,
and that is after almost 36% of the growth between 2004 and 2006 was in the villages.**

This is what the Council passes off as "limited development"!

These figures are not compatible with the statement "The RSS directs that the focus for growth within the district should be Selby, as the principal town" and "Local Development Frameworks should identify local development needs that are essential to support village communities .. in line with Planning Policy Statement 7".

4.10 Does Hemingbrough need help to sustain it? Which villages need more housing to help sustain them? There are no Council questions or evidence, robust or otherwise, about those matters! The degree of public support was 2 ½ year ago since when house building rates had averaged 640 dwellings a year, almost 50% more than the highest RSS figures.

4.11 The council's reasons do not support the case for allowing more development in the villages without a thorough knowledge of village resources and infrastructure and how the Council's rampant house building programme in recent years has affected the district's villages.

4.12 I support my Parish Council's answer to Question 1 about the Council's criteria for defining villages where growth should be concentrated. No. The key issue is that there must be a limit to the amount of development in relation to the infrastructure e.g. school capacity, electricity supply, water supply and sewerage capacity.

4.13 Council planners have adopted a clerk's mechanistic quantitative approach lacking in quality:

Does the village have a school? Yes? Tick the box! Build some more houses!

Does the village have public transport? Yes? Tick the box! Build some more houses!

4.14 **Hemingbrough has a school, tick the box!** As evidence against this approach, I direct councilors and planners to selbypostonline 28 June 2007 <http://www.selbypost.co.uk/article.php?id=3505> in which it was reported:

"A row erupted last month when several youngsters living in Hemingbrough were told they could not have a place at the village's primary school in September because the reception class was full. North Yorkshire County Council's education authority said that places were issued on the basis of the distance of the children's homes from the school and those furthest away [at the other end of the village] would be required to travel elsewhere for their start in education."

But Darren Swift, who lives in Villa Close, was angry at the decision which required his four-year-old son, Thomas, to travel more than five miles to Selby Abbey Primary school. Other parents whose children attended Hemingbrough Pre-School said the original ruling meant their children would be separated from their best friends and start their school life among strangers from a different area. District Councillor Kay McSherry, attended the appeal hearing at the request of some of the parents. "I'm delighted that Hemingbrough children can go to Hemingbrough School. To ask four-and-a-half-year-olds to go travel a distance to school, possibly in a taxi with strangers, is quite an upheaval. Residents have also warned that extra facilities were needed as new housing developments were continuing to attract more families to the village."

As further evidence, I cite the telephone conversation I had with the Hemingbrough School Head Teacher last week when she told me some classes are still closed!

4.15 **Hemingbrough has public transport, tick the box!** As evidence against this approach, I cite Selby times online <http://www.selbytimes.co.uk/district-news/Villagers-joy-as-Hemingbrough-bus.4687198.jp> 16 December 2008. *Hemingbrough residents are being urged to "use it or lose it" after a cancelled Saturday afternoon bus service was reinstated for a six-month trial period. Villagers were left stranded in May when the Arriva number four service from Selby to Goole was reduced without warning, leaving passengers living in Hemingbrough and Cliffe with no means of getting home from Selby after 1.15pm. But following a campaign by local parish councils and Selby MP John Grogan, the 5.15pm service from Selby to Hemingbrough via Cliffe and Osgodby will now run until April 2009. The service, which started on November 8, is being subsidised by Hemingbrough, Cliffe and Barlby/Osgodby Parish councils, at a cost of £600 for six months.*

4.16 I support my Parish Council's answer to Question 2 about the distribution of housing. Selby should have a higher percentage with a reduction in the primary villages due to the infrastructure constraints that have arisen from Selby Council's recent willingness to allow house building that was more than 50% above the highest RSS rates.

4.17 I support my Parish Council's answer to Question 4 especially the comment about affordable homes should be built close to existing facilities due to transport constraints.

4.18 I support my Parish Council's answer to Question 6; this is an inappropriate social engineering tax.

4.19 In summary, I am particularly concerned that Selby Councillors and Planners have commissioned another public consultation on the basis of an incomplete, inaccurate, misleading and unsound Development Plan Document that residents will have to live for more than twenty years.

4.20 I am left wondering who runs this Council and is accountable for the quality of its work. Part-time Councillors or unelected officials?

Greig Markham. 16 12 2008.

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

Notification

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

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

Signed _____

Dated 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.

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.

¹ Government of Yorkshire and Humberside email 10 October 2008.

² Government of Yorkshire and Humberside email 9 October 2008.

³ Government of Yorkshire and Humberside correspondence 5 March 2008.

From: Carl Bunnage [Carl.Bunnage@northyorks.gov.uk]
Sent: 17 December 2008 10:44
To: ldf
Subject: LDF Core Strategy Consultation on Further Options

Attachments: Selby LDF Core Strategy Further Options Letter (CB) 1108 Final.doc



Selby LDF Core
Strategy Furthe...

Dear Terry

Thank you for consulting North Yorkshire County Council in relation to the Selby LDF Core Strategy - Further Options.

I wrote to you earlier this week with the County Council's formal consultation response. However, in case this is delayed in the Christmas post I attach an electronic copy. I hope that this will be acceptable to log for your deadline tomorrow in the event that my letter does not reach you in time.

I hope that you will find this helpful. If you wish to discuss this matter further please do not hesitate to contact me.

Kind regards

Carl

Carl Bunnage
Projects and Sustainable Development Team Leader, Development and Countryside, North Yorkshire County Council; *County Hall, Northallerton, North Yorkshire, DL7 8AD.*

E: Carl.Bunnage@northyorks.gov.uk
Tel: 01609 532523

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North Yorkshire County Council.



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Business and Environmental Services

081

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

Your ref: FP/L410

Our ref: CSP13.3.8

Contact: Carl Bunnage

Tel: 01609 532523

Fax: 01609 779838

E-mail: Carl.Bunnage@northyorks.gov.uk

Web: www.northyorks.gov.uk

15 December 2008

Dear Mr Heselton

Selby District Local Development Framework (LDF) – Core Strategy Consultation on Further Options

Thank you for consulting North Yorkshire County Council on further options in relation to the preparation of the Selby District Local Development Framework (LDF) Core Strategy. I understand that this exercise builds upon earlier consultation at the 'Issues and Options' stage. I also understand that previous comments received have been taken into account, and that further consideration has been given to the evidence base, national and regional policy.

This consultation response refers to the views of the County Council in relation to strategic planning policy considerations. Although the consultation document raises a number of planning issues, I would consider that many of these are detailed in nature, and are essentially 'District matters'. However the document raises two more strategic issues and it is upon these that the County Council's response focuses:

1. Strategic Housing Sites

The Regional Spatial Strategy requires that a significant level of new housing development takes place in Selby. This poses a challenge for the District and it is necessary to plan for the release of significant amounts of Greenfield land in the form of urban extensions.

The consultation document identifies six potential strategic housing sites. All have advantages and disadvantages in planning terms, and the document asks consultees to rank them in order of preference. Again, I would suggest that this is largely a District consideration. However in strategic terms, and in line with the thrust of the Regional Spatial Strategy, the County Council suggests that preference should be given to sites that:



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- Utilise previously developed land
- Minimise flood risk
- Have an existing Local Plan Allocation
- Maintain the Strategic Countryside Gap between Selby and Brayton.

As such the County Council suggests that greater preference be given to two sites, these being:

- Site D Olympia Park

This is a site of 38 hectares contained by the River Ouse to the east of Barlby Bridge. The site is well related to the existing built form, has the potential for a mixed use development improving the river frontage and creating new green infrastructure. It is the only site to utilise a substantial amount of previously developed land. The site is located within a high flood risk area, but benefits from improved flood defences.

The County Council suggests that preference for this site be given subject to any remaining flood risk issues being mitigated.

- Site A Cross Hills Lane

This is a 42 ha site north of Leeds Road and west of Peppermint Close. This site has an existing Selby Local Plan housing allocation. Part of the site is at low flood risk, although the area adjacent to Selby Dam is high risk. The site has the potential to create a linear park along Selby Dam, providing new green infrastructure and cycle/pedestrian access to the town centre. However the site has no natural limits to development, and there will be associated infrastructure costs including possible further secondary flood defences.

Again, the County Council suggests that preference for this site be given subject to any remaining flood risk concerns being overcome.

2. Strategic Employment Sites

North Yorkshire County Council notes that in addition to relatively small scale additional employment land opportunities which will be identified through the Selby Area Action Plan and Allocations Development Plan Documents, two larger sites have been identified, one or both of which could be identified as longer term strategic sites.

The first is Olympia Park, adjacent to the Selby By-pass. This 54ha site has good access to the A19, has potential to use the rail network, is well located to the Selby workforce, and does not intrude into the countryside (indeed it rounds off existing development). It is in an





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OS1

area of high flood risk but benefits from improved flood defences. All in all, it is in a sustainable location, and is broadly supported by policies in the Regional Spatial Strategy.

The second site is Burn Airfield. This is a 195 ha site and was at one time a potential site for the European Spallation Source Project. Part of the site is in an area of low flood risk, the remainder is within an area of high risk. It is located adjacent to the A19, although a by-pass to Burn village would be required. The site however is located in relatively open countryside some distance from the Selby workforce. It is not well served by public transport and is much less accessible by foot or cycle. It is unclear how much of this site would be required and whether it would be at a sufficient scale to support any improvement in sustainable transport. All in all, the County Council considers this site to be significantly less sustainable.

Indeed, the County Council has previously considered that Burn Airfield is not a suitable site for general employment use. It runs counter to sustainability policies within the Regional Spatial Strategy and could create a precedent for further inappropriate development in the countryside on disused airfields and other similar sites.

More specifically, the allocation of Burn Airfield would run contrary to RSS Policies E2 (which seeks to strengthen the role of existing city and town centres whilst promoting urban renaissance); Policy E3 (which seeks to make use of appropriately located previously developed land or allocated sites, or to ensure the availability of land in sustainable locations); and Policy T1 (which promotes sustainable transport).

The Olympia Park site would seem to provide more than sufficient land to meet the requirements of the Regional Spatial Strategy and the District Council's Employment Land Study until well past 2016. As such the County Council supports the allocation of Olympia Park as a Strategic Employment Site, but reiterates its previous concerns in relation to Burn Airfield.

Thank you once again for consulting North Yorkshire County Council on this matter. If you wish to discuss any aspect of this response further then please do not hesitate to contact me.

Yours sincerely

Carl Bunnage

Projects and Sustainable Development Team Leader,
Development and Countryside Services.



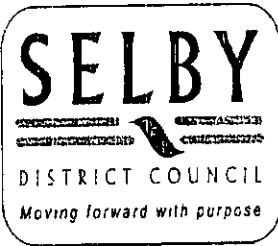
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081

Mr Terry Heselton
Principal Planner (LDF Team)
Selby District Council
Civic Centre
Portholme Road
Selby
North Yorkshire
YO8 4SB





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



Office use
Ackd
ID No C83

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

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

a) Personal details		a) Agent details if you are using one	
Name		Name	MARK JOHNSON
Organisation	REDROW HOMES & PERSIMMON HOMES	Organisation	DACRES COMMERCIAL
Address	C/O AGENT	Address	9 YORK PLACE LEEDS
Postcode		Postcode	LS1 2DS
Tel		Tel	0113 204 2247
Fax		Fax	0113 244 6118
Email		Email	mtj@dacres.co.uk

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

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

SEE SEPARATE STATEMENT

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

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

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

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

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

Please explain why in each case.

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?

Managing Housing Supply (see para 3.42 – 3.45)

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

Affordable Housing (see para 3.46 – 3.59)

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

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

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

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

Site G - Olympia Park (land adjoining Selby Bypass) Site H – Burn Airfield
Have you any other suggestions?

Employment Land (see para 4.13)

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

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

Any other comments?

Climate Change Issues (see para 5.1 – 5.5)

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

Sustainable Communities (see para 6.1 – 6.8)

Infrastructure Provision

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

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

Green Infrastructure

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

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

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

Gypsies/Travellers and Show People (see para 6.11 – 6.15)Gypsies and Travellers**Q13** In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):

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

Q14 Do you agree or disagree with the following options:

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

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

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


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

Notification

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

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

Signed



Dated 15 December 2008

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

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

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

SELBY DISTRICT LOCAL DEVELOPMENT FRAMEWORK
CORE STRATEGY DEVELOPMENT PLAN DOCUMENT
FURTHER OPTIONS REPORT.

**RESPONSE ON BEHALF OF REDROW AND PERSIMMON IN RELATION TO LAND
AT SHERBURN IN ELMET.**

General

In developing "further options" for the Selby LDF Core Strategy, the Council must have regard to the strategic planning context and in particular the RSS (May 2008) and emerging RSS Review.

With particular reference to the Spatial Strategy for housing and employment, in the Selby District, RSS policies YH1, YH2, YH5, YH6, YH7B and Table 2.2 are all relevant as to how the Council should distribute future growth across the District. In particular, Table 2.2 states that in the 'early years' in relation to housing, best use should be made of existing allocations.

From early involvement in the Selby LDF process, we are becoming increasingly concerned over the disproportionate focus aimed at Selby Town and "surrounding villages" when compared to the existing requirements and potential growth of more sustainable local service centres and particularly Sherburn.

Having studied the Council's emerging evidence base, we are concerned that the Selby Town and Selby villages focus of more than 50% of development fails to have regard to the flood risk threat that is associated with these areas and therefore fails to comply with RSS Policy YH1(8), YH2(B)(1).

RSS Policy YH5 'Principal Towns' does not require more than 50% of new development to be directed towards Selby Town. Supporting text to YH5 and Policy YH6 recognises that local circumstances can and should provide Councils with a degree of flexibility to enable the apportionment of development to reflect the roles of settlements in each District. In the case of the Selby District, the role of local service centres in the further options Core Strategy work has again been wrongly addressed in that the work fails to recognise the roles of these settlements, their employment functions, and the key transport links to other Regional Cities and Sub Regional Cities and Towns (Policy YH4).

We have previously objected to earlier LDF consultations on the grounds that Sherburn as a local service centre with its own employment park, low flood risk and access to train stations with regular direct services to York and Leeds has been wrongly apportioned in favour of higher flood risk options. Furthermore, the Council's intention to overlook the existence of the Phase 2 housing land allocation at Sherburn fails to accord with the overall delivery strategy of the RSS at Table 2.2 which seeks Councils in the early years to make best use of existing allocations.

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.*

While we have no major comment to make on the defining of Primary Villages, we do in this response offer a view on distribution/apportionment.

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?*

We object to the approach of concentrating growth in Selby and adjoining villages. This will result in more development in certain Primary and Secondary Villages adjoining Selby than in the identified local service centres of Sherburn in Elmet and Tadcaster. This is an uneven and disproportionate distribution which will result in very limited development in Sherburn in Elmet and Tadcaster. This is contrary to the RSS Core Approach of the distribution of development.

Local service centres of Sherburn in Elmet and Tadcaster only provide for 11% of the distribution, whereas Primary and Secondary Villages are allocated 32%. This is contrary to RSS policy and we strongly oppose this distribution.

Clarification is sought as to what the future allocations in Sherburn in Elmet are in Table 1. Table 1 refers to 227 dwellings from future allocations, however the identified SHB/1 site in the Development Plan has the potential to deliver approximately 800 dwellings. It is unclear where the figure of 227 dwellings in Table 1 is derived

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

Tadcaster is a less sustainable option than Sherburn and we consider less housing should be allocated to Tadcaster. That said, the distribution of 5% and 6% of the district's housing to Tadcaster and Sherburn in Elmet is inappropriate considering these are local service centres and given the high percentage of distribution attributed to villages. Sherburn should have a higher proportion of housing than stated, and in particular, more housing than Tadcaster. Release of land for development at Tadcaster has been constrained over many years because of landownership issues. Sherburn has excellent access to an employment park, two train stations, two Primary schools, one Secondary school and 6th Form College, shops and health facilities. It is more than capable of accommodating additional development.

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

There should be more housing focussed in Sherburn in Elmet given its local service centre status. In particular the phased allocation off Moor Lane and Low Street will provide a significant number of dwellings, including affordable housing and will provide land for an additional primary school. The delivery of the housing allocation in Sherburn in Elmet takes advantage of excellent transport links and access to jobs on the Sherburn Enterprise Park and the rail links to Leeds, York and Selby. Sherburn in Elmet is a highly sustainable centre.

We do not agree with the Council's evidence base used to construct some of the thinking behind the current approach. In particular, we wish the Council to note the following concerns:-

Core Strategy Background Papers: Travel to work analysis

The Travel to work analysis Background Paper 1 identifies 5 areas within the District and informs that only Area 4 (Selby Town) is 'very sustainable'. The Sherburn in Elmet area (Area 2) is regarded to be only 'fairly sustainable'. We have concerns over the Council's conclusions on this work and in particular the lack of data on the type of transport used. It should be noted that daily out-commuting from Area 4 is 6,835 persons while the same data for Area 2 is only 4,089 persons. We also note that in the supporting Background Papers on 'sustainability of settlements', settlements with direct access to train stations have been scored negatively on the basis that developments in these locations would encourage outward commuting by public transport.

This approach to scoring settlements negatively for outward commuting by public transport to nearby key employment destinations (York and Leeds) clearly runs contrary to the spatial policies in RSS (YH2A.4, YH3B.2, YH6(3), YH7B.1 and T3A).

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

Out of all the identified 6 sites, only one site is solely within Flood Risk Zone 1, which is Site F. However this site is identified as part of the Strategic Countryside Gap between Selby and Brayton. The high and medium flood risk associated with all but one of the identified sites should render a significant proportion of these sites as inappropriate for development. We cannot rank any of these sites into an order of preference as we do not believe any site in its entirety is appropriate. The options provided are not well considered and we consider it would be more appropriate to undertake further research into the suitability and achievability of individual sites such that more realistic sites can be identified for consultation

The identified sites are not practically or realistically deliverable. In terms of flood risk, RSS Policy YH1 provides an overall approach and key spatial priorities. One priority is to avoid increasing flood risk.

At a national level PPS25 aims to ensure that “flood risk is taken into account at all stages of the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk” (paragraph 5). The majority of the identified options for strategic housing development on the edge of Selby are high/bad risk, have not been part of a PPS25 sequential search process and will be contrary to national policy, which in turn will render the Core Strategy unsound.

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?*

The 'Managing Housing Supply' text contradicts the Council's housing distribution at Table 1. Paragraph 3.43 refers to the RSS aim of preventing the dispersal of development to smaller settlements and open countryside, however the distribution of housing at Table 1 seeks to distribute 32% of the District's housing requirement to Primary and Secondary Villages. We consider this should be no more than 20% to Primary Villages.

The table overleaf provides an alternative to Table 1 for the Proposed Distribution of Housing 2004 – 2026. The alternative re-distribution provides a more deliverable approach for Selby District.

	Selby Area Action Plan	Sherburn in Elmet	Tadcaster	Primary Villages	Secondary Villages	Total
Completions and Commitments	2641	319	198	977	798	4933
Dwellings from future allocations	1815	1103	560	919	150	4547
TOTAL	4456	1422	758	1896	948	9480
%	47	15	8	20	10	100

The above approach is more in keeping with the RSS and RSS Review 'direction of travel' having regard to PPS25 and a more relaxed approach to settlement hierarchy within the Leeds City Region especially where key settlements have excellent public transport links to key towns and cities. It also takes into account the flood risk affecting potential sites in Selby. If there were to be any question on the deliverability and achievability of this alternative distribution, it would be in Tadcaster, given the flood risk and landowner constraints.

The alternative distribution in terms of Sherburn reflects the fact that the allocated Sherburn Phase 2 site, approx. 800 dwellings would, as an allocated site, take up almost all of the additional requirement for Sherburn and be in line with RSS Table 2.2.

Affordable Housing:

The Housing Needs Study 2005 which was commissioned and prepared in 2004 and identified a housing need over the five year period to 2009. This will now be out of date and predates PPS3.

Paragraph 3.49 of the consultation document informs that the Council are commissioning a Strategic Housing Market Assessment which will roll forward the 2004 study. This is welcome, and is a requirement of PPS3. However, given the lack of existing up to date evidence of housing need in the District to support a proposed Core Strategy affordable housing policy, we consider that the proposed policy is premature. The SHMA should inform preparation of the Core Strategy affordable housing policy and therefore the main points of the proposed policy at paragraph 3.58 are not based on any credible evidence base.

Furthermore, we request that any SHMA and later affordable housing policy is backed up by an economic viability assessment to ensure that the affordable housing policy is actually achievable. This is in accordance with PPS3 which states at paragraph 29 that "local authorities will need to undertake an informed assessment of the economic viability of any thresholds and proportions of affordable housing proposed..." A recent example of an economic viability assessment is that undertaken by DTZ in relation to Wakefield's proposed policy for affordable housing. This assessment is part of a wider Assessment Evidence Overview and looks at the residual land value and Internal Rate of Return and tests whether the proposed policy is not so onerous that it prevents sites from coming forward and therefore stifles development.

The continuation of the preparation of the affordable housing policy, without a robust and credible evidence base, or indeed some sort of economic viability appraisal, could lead to a legal challenge on the policy at a later stage. Recently, the Court of Appeal dismissed Blyth Valley Council's appeal against a successful legal challenge which quashed the Blyth Valley affordable housing policy. The Court of Appeal held that the policy was unlawful because it failed to comply with paragraph 29 of PPS3 which requires that targets and thresholds for affordable housing be determined by reference to economic viability. The Blyth Valley Housing Needs Survey was

silent on the matter of viability. On this basis, it was held that the Policy was both in conflict with national policy and was not predicated upon a robust and credible evidence base.

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

We consider the threshold for affordable housing should be the same in Selby as it is in Sherburn in Elmet and Tadcaster. We do not oppose the 5 dwelling threshold in Sherburn in Elmet and Tadcaster but as long as this also applies to Selby. The proposed thresholds should be based on an up to date SHMA and therefore should not be included within this consultation document on further options.

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?*

This should be subject to a viability test. Commuted sums may render schemes below the threshold unviable. This will lead to developments not being delivered, which will in turn reduce the supply of housing, drive up house prices and increase the need for affordable dwellings.

Economy:

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?

Neither of these locations are appropriate given the high flood risk status of Olympia Park and the remote unsustainable location of Burn Airfield. We would suggest an appropriate alternative strategic employment site would be the expansion to the Sherburn Enterprise Park along with smaller employment sites around Selby Town.

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?

Disagree – Consideration needs to be had to flood risk associated with redevelopment, which in the District is a significant issue. Also, redevelopment of employment land for other uses e.g. residential, may not necessarily be in sustainable locations which are accessible to services.

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

Yes. Provided that these sites are not in high flood risk areas, they are in sustainable locations, and there is clear evidence of their need provided in an up-to-date Employment Land Review report.

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

Agree.

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

Agree – provided that they are in low flood risk areas and are in sustainable locations.

Climate Change Issues:

- 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 no, should the percentage be higher or lower?*

Clarification is required as to how the "approximate 10%" is derived. There is no justification for this percentage other than "The Council considers 10% to be an appropriate percentage." (paragraph 5.5). The amount of on-site renewables should be assessed as part of the Code for Sustainable Homes rather than introduced in an ad hoc way by Councils across the country. It is not appropriate at this stage to introduce an arbitrary percentage with no evidence base.

The options fail to mention the higher degree of flood risk to zone 2 and 3 areas.

Sustainable Communities:

- Q10 *The Government is introducing a Community Infrastructure Levy on new development. Please indicate your priorities for using the funding received from the Levy.*

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

The above highlight our funding priorities. In addition we consider affordable housing should be funded through a Community Infrastructure Levy. Any Community Infrastructure Levy should allow for viability testing to ensure that a levy does not render development unviable.

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

Within this response we have no comment.

- Q12 *Do you consider that*

- a) *More housing should be in the form of small dwellings (flats and terraced housing)*
- or
- b) *More housing should be in the form of 3 – 4 bedroom family houses*

The housing mix should be based on evidence derived from the SHMA, which will provide up to date knowledge on the preference of housing type and size for all market sectors. In nearby authorities there is a shortage of 2 and 3 bedroom family houses and it would be expected that in order to re- balance the housing stock, more family housing, including four bedroom properties, would be preferable.

The delivery of the Sherburn in Elmet allocated site would be able to cater for a mix of dwellings and would certainly include family housing both in terms of open market and affordable housing.



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

LD LOCAL DEVELOPMENT FRAMEWORK

Office use
Ackd
ID No

83

Introduction

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

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

How to make comments:

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

a) Personal details		a) Agent details if you are using one	
Name	MR KEVIN RICEY	Name	
Organisation	N/A	Organisation	
Address	27 BONDGATE SELBY N. YORKS	Address	
Postcode	YO8 3LX	Postcode	
Tel	[REDACTED]	Tel	
Fax	/	Fax	
Email	[REDACTED]	Email	

SELBY DISTRICT COUNCIL
PLANNING

17 DEC 2008	17 JAN 2009
DATE RECEIVED & LOGGED	LAST REPLY DATE

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

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

No. I am, in principle, opposed to large scale developments which are imposed on areas. Estates of 1000+ houses raise innumerable questions about flooding, community, social cohesion, carbon emissions, green infrastructure, social problems, transport, congestion etc. Any expansion needs to be employment led and we are in a deep + prolonged Recession. Any expansion should be disparate and diluted and based on all existing communities. If necessary transport links should be improved and village services & infrastructure developed to accommodate any expansion. Village expansion even in the face of rural NLE protection is probably better than

* These questions are so badly structured they probably wouldn't pass @ A level Geography? 83

Q2 Bearing in mind the commentary on the role of the various settlements and the overriding objective of concentrating growth in Selby **Disagree with the unsubstantiated assumptions in question. Poorly structured.**

- a) Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1? Yes/No **Impossible to answer questions based on speculative, theoretical forecasts of trends. All settlements should be spread throughout District - but where are the jobs - where is the employment - where is the economic plan - where is the regeneration. This is a deep recessionary situation.**
- b) In particular, should there be more or less housing in Tadcaster? **More/Less**

Too many unsubstantiated unexplained a priori assumptions about demographics, economic growth available finance, local sensitivities etc.

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

Maybe more who knows - where is the research where is the information. Where is the analysis of existing community status, social cohesion, employment prospects?

Please explain why in each case.

How can you explain choices which you are ill informed to make when questions are so vague and unsupported by any significant data/analysis etc

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

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

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

In the face of Global Warming and local regional recession all of these developments are highly dubious, with funding implications totally unexplained or not to mention the environmental implications

Any other comments?

Potential for expansion across District. EPA better than CBD. Certainly not C (and D) as very high risk flood zones. South and West Areas preferable but in relation to the REAL issue of global warming, I would feel myself opposed to all these developments!

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

Market housing should be allowed in all areas but we really need a high spec quality social housing or affordable housing as widespread and diluted expanding across Selby + Villages - when this new assumed economic resurgence gets off the ground? Basically all these questions derive from an outdated model of economic growth + development. Times have moved on.

This looks more like a box ticking exercise for Regional Assembly. These questions are just too small and the real issues are much bigger!

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

How can you make any intelligent and informed comment without detailed demographic/social profiles and trends. Where is the information. Yosts @ course need gardens for food production. Yosts @ course need every

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

Must be accompanied by information + education + tolerance

As much as I support the need to enhance gypsy communities and support their families and their long term security I can't realistically see the budget to prioritise this? A + B are probably preferable. In a recession B would inevitably exacerbate racial hostility

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.

Not information available.

Where is the Gypsy Consultation Document; findings conclusions + analysis? No I haven't seen it either. There are all vague and repetitive questions. Have you asked gypsy leads/communities what they would prefer?

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)?

In what best interests - residents, showpeople?, planners? Again, where is the detailed information and analysis. How can we be expected to make informed decisions. A presumably if they are to make a living?

how can you make any intelligent and informed comment without detailed demographic/social profiles and trends. Where is the information. Yosts @ course need gardens for food production. Yosts @ course need every

efficient time and resources reduction

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. *Not question based on power information*

Maybe we need legislation to subsidise how purchase We have loads of unreliable - unaffordable houses on the market. Why dont we purchase private housing stock as social housing extension? Why cant we subsidise to encourage central space from existing spacious homes with surplus space. No point building social housing without sustainable jobs and funding

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

Again poor question not very clear. You mean do we need to subsidise social housing and create proportionately more in each development with affordability not dictated by market forces? YES we do (theoretically!!) But in a recession and faced with global churning we need powerful legislation to make the best of what we have got - the employment is growing. Rent increases are falling?

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? *Questions based on flimsy economic predictions*

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

Have you any other suggestions?

I dont really have the information and evidence and arguments available to make cogent response. It would be a great relief to pull down the whole Body complex which has blighted the area for decades but flooding issues. You dont explain about these strategic jobs

Employment Land (see para 4.13)

Q8 Please tell us whether you agree or disagree with the following statements: *that are being created?*

- 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) doesnt make sense?*
- 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? *Further poorly designed question! The rate payers of the District expect post-graduate design of questions! Elected members and planning officers should try their questions out on their own families. Just No development make any sense unless they are based on sustainable job creation policies. No information on job creation, meeting the recession, Global Warming?*

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?

A miserably low target - 75% +! would be better.
A poor question - vague and limited information on which to base an informed decision. Where is the Discussion Document? Whoever designed these questions should be named? - at least named and shamed?
This response alone has taken 2 days. So much for local democracy

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)

Poorly designed question
Unask for priorities and give no mechanism in the response for prioritising?

In and around and through large housing estates

No education not important!
No buses aren't important!
No recycling isn't important!
No health isn't important!

Of course they are all important
Oh, the questions?

Green Infrastructure

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

Yes. Keep what you have got!! Don't it always seem to go that you don't know what you've got til it's gone... in the words of the song. It seem you are attempting to recreate the innovation and expansion of Infrastructure and corridors with large estates on greenfield land.

None of it makes sense as an integrated whole. Malcolm Glazer was a radical thinker. He would not make sense of all this.

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)

A very poorly designed questionnaire - probably one of the worst I have ever seen. Confused questions based on an absence of information containing numerous a priori assumptions regarding demographics, economic development and the environment. Overall a poor exercise on constructive democracy and empowerment. Public Meetings with leafleting and plenty of advance notice would be infinitely preferable to this dubious paper exercise. There is no explanation of budget and finance driving many of these proposed developments. In a deep and protracted recession we surely need to consider if any of this is really viable and sustainable. Generally: bad timing - poor construction - limited information - numerous assumptions.

(2/10)

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

[Redacted signature]

Dated

15/12/08

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

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

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

SELBY DISTRICT COUNCIL PLANNING	
From: Mr Kevin Riley	17 DEC 2008
	12 JAN 2009
27 Bondgate	
DATE RECEIVED & LOGGED	LAST REPLY DATE

Some Preliminary Reflections on Local Democracy and Selby District's LDF Core Strategy

For the attention of Mr. Terry Heslington and the LDF Planning Team and all Elected Representatives

My attention has recently been drawn to Selby District's Local Development Framework, which if implemented would unfold over the next 18 years and would have a major impact on the local economy, housing and the environment. If adopted most of these proposals, some on Greenfield Sites and flood plains, would fundamentally change the character of many neighbourhoods and communities in the area and could witness the creation of huge new housing estates with a massive impact on local services and infrastructure...on schools, roads, traffic, health provision and social services.

The implications of this Report are far reaching indeed and they need to be examined very thoroughly and carefully by all the people of the area. It is therefore extremely disturbing for local democracy to be consulted in a 'brief six week period' just before x-mas !

The totally inappropriate timing of this Consultation Process shows very little sensitivity to people's 'real lives'. Most folks in the district- not being full time professional planners- are probably preoccupied with thinking what they can afford to buy their kids for x-mas or how to pay the next fuel bill or possibly worrying if they will even have a job in the New Year? I doubt that very many will have time or inclination to download a 37 page document, absorb the complexity of it without a PhD in town planning, make sense of many badly worded questions, many of which are based on totally outdated assumptions..... and still feel the urge to respond!?

There are in fact two questionnaires, a simple version with a limited number of topics and a more comprehensive and complex one which covers more extensive issues ? Two different tiers of democracy ? A very confusing approach if you are trying to standardise responses and equally empower people ? Simplifying a process does not involve cutting out half the questions??

It is certainly not good enough, given the magnitude and far reaching consequences of these proposals, to leave a few leaflets around town coupled with a few specified dates at the odd drop in centre ? Surely, a series of **well publicised public meetings after Christmas**, advertised widely through the local press, and also taking the trouble to leaflet those communities directly involved, would facilitate far more public involvement and debate. Local democracy needs to be a much more positive, well considered and 'active process' *if you really do want to know what we think?* Furthermore, the internet is a fairly one-dimensional aid to communication ...*it is not a substitute for engaging real democratic debate.*

The Core strategy covers several aspects of local development: housing, local economy, environment and sustainability. But, unfortunately, they all seem to be tackled in an overly compartmentalised fashion and there seems to be a lack of joined up thinking which explores the intricate connection between all these areas and how they relate to Global and National imperatives.

The general thrust of the LDF report seems to be based on assumptions, trends and premises that are pre- bank nationalisation. There is a major Recession going on with galloping unemployment, which coupled with the twin threat of Global Warming, threatens to envelop all our lives in totally unimaginable ways. There is very little recognition of the major impact of these developments. We have borrowed from the future to bail out the banks and the Public Purse is bankrupt for many years to come...if indeed it ever recovers(!) While I write this response, the radio is informing me of lay offs at Santandare, closure of Woolworths, bankruptcy of Ford and General Motors.

Surely, in the present climate there is neither the money nor the economic necessity to embark on major building projects which are completely unaffordable and unsustainable and seem to reflect more of a blind conformity to myopic policy initiatives emanating from the Regional Assembly and Central Government ?

Are we really to believe that after several years of detailed analysis (paid for at public expense) that our elected representatives are suggesting that we consider building 1000's of new houses, for example, on a flood plain along Bondgate for an 'imagined' expansion of 'sustainable' jobs ? Could it not be argued that some of these proposals are simply environmentally daft and would involve squandering scarce local and National resources?? The analysis, assumptions and premises behind these proposals could have been thought through with just a little more sophistication?

The LDF suggests the need for expanding housing provision to accommodate population growth driven in turn by the expansion of the local economy. If Selby's economy is going to expand over the next ten years it will probably be the only one in Europe! None of the demographic and economic arguments are rationally explained or justified so how on earth can we answer questions(as informed and empowered residents) based on some god given / council generated a priori assumptions?...indeed, in the present climate, these economic arguments seem to be more akin to religious belief ?

From my understanding of all the national regional and local trends I can't understand where Selby's expansion is coming from either as a satellite town for Leeds and York (both which will surely witness deep and protracted economic downturn and unemployment) or from our own indigenous growth.. unless of course we finance and encourage our own Green New Deal in Selby and take some much more radical initiatives??

The tired old arguments for yet more conventional economic growth and development, in the current economic climate in a vulnerable area challenged by global warming seem totally implausible. Economic expansion is based on demand , affordability, investment, borrowing and cash flow.. ..all systemically dysfunctional in the face of a Global Financial Crisis? Given the international events of the past two years how can we expect unregulated Capitalism to now be the driving force of Opportunity, Renewal and Renaissance...at any level...National , Regional or Local ? The Old laissez -fair economics don't apply anymore...Our new paradigm and new values must be

radically low carbon, exclusively green and sustainable . Because of the squandered opportunities in the post -Thatcherite era the investment costs of averting global warming will now be enormous !!

Also, apart from the economic , demographic and housing issues there are fundamental environmental and social issues which have been either ignored totally or dealt with very superficially. Martin Smith in his article to the Selby Times(11th Dec) reminds us of Selby's vulnerability to flooding in many areas....but we are still considering building on High Risk Flood Zones when what we really need are for field land and natural soakaway to be left alone!...or even extended. Instead, what is argued in the LDF..... based on many spurious figures and assumptions is that.... "it is necessary to plan for the release of significant amounts of Greenfield land" This seems a very *done deal* ...an autocratic approach without any cogent or intelligent argument. Hands Off our fields please!

Also, sociologically speaking, are we really seriously considering building large Estates of 1000+ houses, (which will be very Carbon Costly!) and that in the process... some magic sense of Community and social co-hesion will emerge. Without the appropriate level of investment to expand infrastructure and services there is every chance of generating a whole plethora of unintended social problems. Perhaps we could help Sherburn to become a bit more of a sustainable community before we embark on any more social experiments. Communities grow organically and gradually over time in a more piecemeal way. Building lots of houses does not create a Community.... as many of the naive post war urban planners discovered. The rate payers should insist that planners and elected representatives should lead the way....and *confidently* move into some of these proposed new estates*but keep yer wellies on ?*

So quite frankly I don't understand where this funding and local investment ...for housing...for economic development...for sustainability and infrastructure...for Community building etc...is actually coming from??? Nobody has bothered to take the time to explain??

And what seems to be a fundamental lack of detail, clarity and cohesion makes the whole core strategy looks a bit vague, outdated and woolly

So we effectively know little or nothing about the budget earmarked to drive Selby Districts 'expansion'the proportion of public and private finance ? Realistically you wouldn't expect there would be much of either to drive any local development ?

But any funds that do become available would surely be better spent on a whole series of alternative *green projects*: a massive investment in the revitalisation of public transport, more allotment land allocated to encourage self sufficiency, development and support for organic smallholdings that are not driven by the vested interests of the petro-chemical industry, investing in bio-technology, bio-mass fuels and all forms of alternative energy, expanding self -employment and re- training in eco-building construction, both new and traditional skills based on tool making, garment making, furniture making, pottery, shoe manufacturing, glass manufacturing....manufacture and installation of green insulation materials...not toxic fibreglass (!), expanding all forms of recycling, horticulture, methods of alternative transport , organic fish -farming, re-afforestation etc. What we don't want, if we have any mature concerns about Global Warming, is wagonloads of gas-guzzling lorries bringing in food, goods and supplies from all over the country and indeed all over the world.

We need to dismantle our culture of supermarket dependency and encourage a resurgence of small traders. Removing the Inshops was a bad move! With the *right initiatives*, we can begin locally to provide for ourselves in a mature self-sufficient way...and in the process regenerate a stronger sense of co-operation, interdependence and Community.

Certainly, in the face of Global Warming, Selby's Local Development Framework seems woefully irrelevant and short sighted. Indeed, with just a little more visionary leadership we can begin to emulate small *flagship* towns like Totness and Todmorden, or indeed larger ones like Brighton and Bristol who are making considerable efforts towards *local sustainability and self-sufficiency*. Whether we like it or not we are entering a very new and different world....and we must adapt very quickly to changing imperatives. What seem like fringe developments today may, with the right nurturing and vision, become mainstream tomorrow.

And if we are to stand any chance of leaving a sustainable legacy to our children then we need to rapidly and urgently change our whole approach and adopt a totally fresh mindset. Mass production based on growing prosperity, surplus income, retail mania and endless credit is over. Neither economic expansion (in a Recession!), massive new housing estates, nor Selby's very own Knowledge Park are the way out of this problem... rather they are part of the problem!....best to save the budget for something a bit more sustainable and just a bit more sensible. Surely Selby can do a little better than this?!

I would strongly urge all members of the LDF planning team to encourage a comprehensive review and restructuring of the existing Local Development Framework which could then adopt a more profound and serious appreciation of current developments.....particularly, the twin pronged challenge of the deepening Recession, the fallout of which will have *radical, deep and permanent consequence*, coupled with the enormous cost-challenge of Global Warming. Any future developments which are not *totally sustainable* in the long term need to be either completely reformulated or binned...Perhaps an aspiration towards Transitional Status would provide a basic framework to inform future policy? Future generations (including our own children...my children!) will not thank us for wasting valuable opportunities.

I look forward to your support on these issues and would very much appreciate your response in the near future.....but certainly not more than 6 weeks (joke!)

Many thanks again for your time.

Kevin Riley

