

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

Mr M Graham
1 Deighton Avenue
Sherburn in Elmet
North Yorkshire
LS 25 6BR.

15 December 2008

92

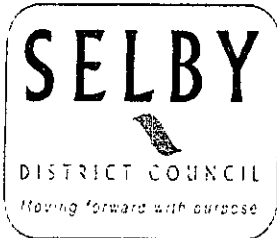
Dear Sir,

As Chair of Sherburn in Elmet Community Association I have been asked to complete the attached document on behalf of the Association.

Yours truly,



Mike Graham



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

LDF LOCAL DEVELOPMENT FRAMEWORK

Office use
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ID No

92

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	MIKE GRAHAM	Name	
Organisation	SHERBURN-IN-ELMET COMMUNITY ASSOCIATION	Organisation	SELBY DISTRICT COUNCIL
Address	1 DEIGHTON AVENUE SHERBURN IN ELMET NORTH YORKSHIRE LS25 6BR.	Address	PLANNING
Postcode	LS25 6BR.	Postcode	
Tel		Tel	
Fax		Fax	
Email		Email	
		DATE RECEIVED & LOGGED	17 DEC 2006
		LAST REPLY DATE	12 JAN 2008

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.

WE AGREE WITH THE COUNCIL'S CRITERIA FOR DEFINING PRIMARY VILLAGES AND WITH THOSE VILLAGES SELECTED BUT ARE NOT CONVINCED THAT THE LEVEL OF DEVELOPMENT REFLECTS HOUSING NEEDS. IT SEEMS HIGHER THAN NEEDED

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**

IF ANY ADJUSTMENT WAS TO BE REQUIRED IT SHOULD BE DOWNWARDS FOR SERVICE CENTRES AND PRIMARY VILLAGES

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

NO EVIDENCE HAS BEEN SUPPLIED TO INDICATE HOUSING NEEDS IN THE TOWN

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

OVER THE PAST FEW YEARS SHERBURN IN ELMET HAS BEEN OVER-DEVELOPED TO SATURATION POINT. NO EVIDENCE HAS BEEN SUPPLIED TO INDICATE THE NEED FOR MORE HOUSING

Please explain why in each case.

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

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

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

Any other comments?

FLOODPLAIN AND HIGHWAYS ISSUES NEED TO BE ADDRESSED BEFORE ANY DECISIONS ARE MADE

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

WE AGREE. NOT LIKELY TO BE SUSTAINABLE ELSEWHERE. DEVELOPMENTS OF ANY KIND NEED TO FIT IN WITH 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.

NO WE DO NOT AGREE
WE WOULD PREFER TO SEE THE LOWER THRESHOLD (3) APPLIED OUTSIDE SELBY

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

WE AGREE.

Economy

Strategic Employment Sites (see para 4.3 – 4.12)

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

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

Have you any other suggestions?

MORE ACCESSIBLE. BURN SITE IS ISOLATED AND WOULD THEREFORE RESULT IN GREATER USE OF CARS.

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?

ALL OPTIONS NEED TO BE ASSESSED ON THEIR MERITS USING SPECIFIC CRITERIA.
THOUGH WE AGREE WITH D WE HAVE CONCERNS AS TO HOW THIS COULD BE ACHIEVED.

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?

WE AGREE WITH THE STATEMENT.

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

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

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

IMPROVEMENTS TO FOOTPATHS AND EXISTING OPEN SPACES SHOULD BE A PRIORITY.

Green Infrastructure

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

A WASTE RE-CYCLING FACILITY IN SHERBURN IN ELMET TO SERVE SHERBURN & SURROUNDING VILLAGES SHOULD BE URGENTLY CONSIDERED.

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**

WITH REGARD TO (a) TERRACED HOUSING WOULD BE ACCEPTABLE
 BUT FLATS DO NOT FIT IN WITH THE SURROUNDINGS IN
 THE SERVICE CENTRES OR PRIMARY VILLAGES.

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

15.12.08.

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

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

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



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



Office use
Ackd ID No **93**

Introduction

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a) Personal details		a) Agent details if you are using one	
Name	Mr J Wake	Name	Mr G Chaplin
Organisation		Organisation	Lister Haigh Ltd
Address	SELBY DISTRICT COUNCIL PLANNING	Address	106 High Street Knaresborough North Yorkshire
	17 DEC 2008 DATE RECEIVED & LOGGED		
	12 JAN 2009 LAST REPLY DATE		
Postcode		Postcode	HG5 0HN
Tel		Tel	01423 860322
Fax		Fax	01423 860513
Email		Email	

Housing

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

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

I do not agree with the criteria for primary villages as I feel it is out of date due to the continuing decline in schools, GPs, general stores and Post Offices. These should not be the sole indicators and criteria that decide the development within villages as it could be argued that this is now obsolete.

There should be an overall balance of housing in relation to the size of the dwelling and density of the development. It needs to be considered where people want to live. Local/affordable housing is needed in rural villages but not on such a scale as to alter the character of the settlement. Limited residential development should be allowed on the edge of smaller settlements to ensure a

prosperous and improving rural environment. Great care should be taken to protect the character of settlements and not to allow over intensive development or loss of open space, a prime characteristic of our villages, which has severely eroded in the last ten to fifteen years. Small extensions to settlements may prove to be the only way to sustain their inherent character and environmental benefits. In Selby District people want to live in the countryside and rural settlements. Many travel to Leeds, York and South Yorkshire to work. Inherently there is no reason to change this.

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

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

There is too much housing allocated towards the larger service centres such as Selby due to the flood risk issues of virtually all sites identified in this allocation would put significant pressure on Selby and its services. More housing should be allocated towards the Primary and Secondary villages and a nominal amount to the other unclassified villages especially when located adjacent to close existing road infrastructure otherwise these villages will struggle to be viable.

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

More housing should be allocated in and around Tadcaster due to its proximity to the A64 and the existing employment within the town. Due to the flood risk issues however, development should be considered in nearby villages with links to the A64. This would relieve pressure on other 'A' and 'B' roads if the amount of development allocated for the other towns went ahead.

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

Sherburn in Elmet has good links to employment and rail infrastructure, however the road infrastructure and in particular its links to the Strategic highway network are poor.

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

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

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

Any other comments?

The above sites all have a number of disadvantages, with the main two being flood risk and infrastructure issues. It would be considered more appropriate to allocate more housing to the Primary and Secondary villages to fulfil the provision of houses needed in the District and to allow the rural community to prosper.

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

There should be a balance of housing over the whole district both, in relation to the size of the dwelling and the density of housing. This should be in response to local and district demand. Affordable housing is not the overall solution, it needs to be established that there is a definite need first and foremost. Selby District is an area where larger dwellings are required just as much

as smaller units. The system should encourage development to satisfy demand. It is essential for the District that a balance is maintained.

This proposal would further inflate house prices if no market housing was allowed in the villages, this would increase the problem for local people, especially those on lower wages, therefore further increasing the demand for rural affordable housing.

Limited residential development should be allowed on the edge of smaller settlements to ensure a prosperous and improving rural environment. Great care should be taken to protect the character of settlements and not to allow intensive development or loss of open space, a prime characteristic of our villages. Small extensions to settlements may prove to be the only way to sustain their inherent character and environmental benefits.

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.

Affordable housing thresholds should not be set until it has been established what the need is for housing. This would ensure that the thresholds are more accurate and that they should be able to be achieved.

The proportion of affordable housing to market housing may need to be different depending on the service centre or villages' demographic and people.

There should be a balance of housing development over the whole district both in relation to size of the dwelling and the density of housing. This should be in response to local and district demand. Affordable housing is not the overall solution. Encouragement should be given to a balance of much smaller units. The system should encourage development to satisfy demand. It is essential for the District that a balance is maintained.

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

Commuted sums should only be considered where it would be more appropriate to provide off site affordable housing.

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?

The District should look at this as an opportunity to encourage employment within the whole district and bring money into the local economy.

Employment Land (see para 4.13)

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

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

Agree

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

Disagree

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

Agree

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

Agree

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?

In design, construction and landscaping of any development there should be a reduction in emissions and an increase in energy efficiency, by encouraging high architectural and environmental standards and should be required as a prerequisite of any new development, especially housing.

If target percentages are set these should be set as high as what may be achievable for the particular development. This is dependant however, on the willingness of the council to approve renewable technologies.

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?

There should be a greater emphasis on Green Infrastructure in the larger towns than in the villages as these built up environments would benefit more from the Green Infrastructure. Green Infrastructure should be encouraged in all new and existing development to improve it aesthetically and give it longevity in terms of architectural design.

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

Neither

There should be a balance of housing development over the whole district both, in relation to size of dwelling and density of housing. This should be in response to local and district demand. Affordable housing is not the overall solution. Encouragement should be given to a balance of housing development. The Selby District is an area where larger dwellings are required just as much as smaller units. The system should encourage development to satisfy demand. It is essential for the District that a balance is maintained.

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):

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

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

Option C – Expanding the existing sites. **Agree**

Q14 Do you agree or disagree with the following options:

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

Disagree

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

Disagree

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

Disagree

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:

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

Agree

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

Disagree

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

In respect of this particular response we feel the land identified on the attached plan should be considered for development. The land could provide a small extension to Hillam and help achieve homes for local people.

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?
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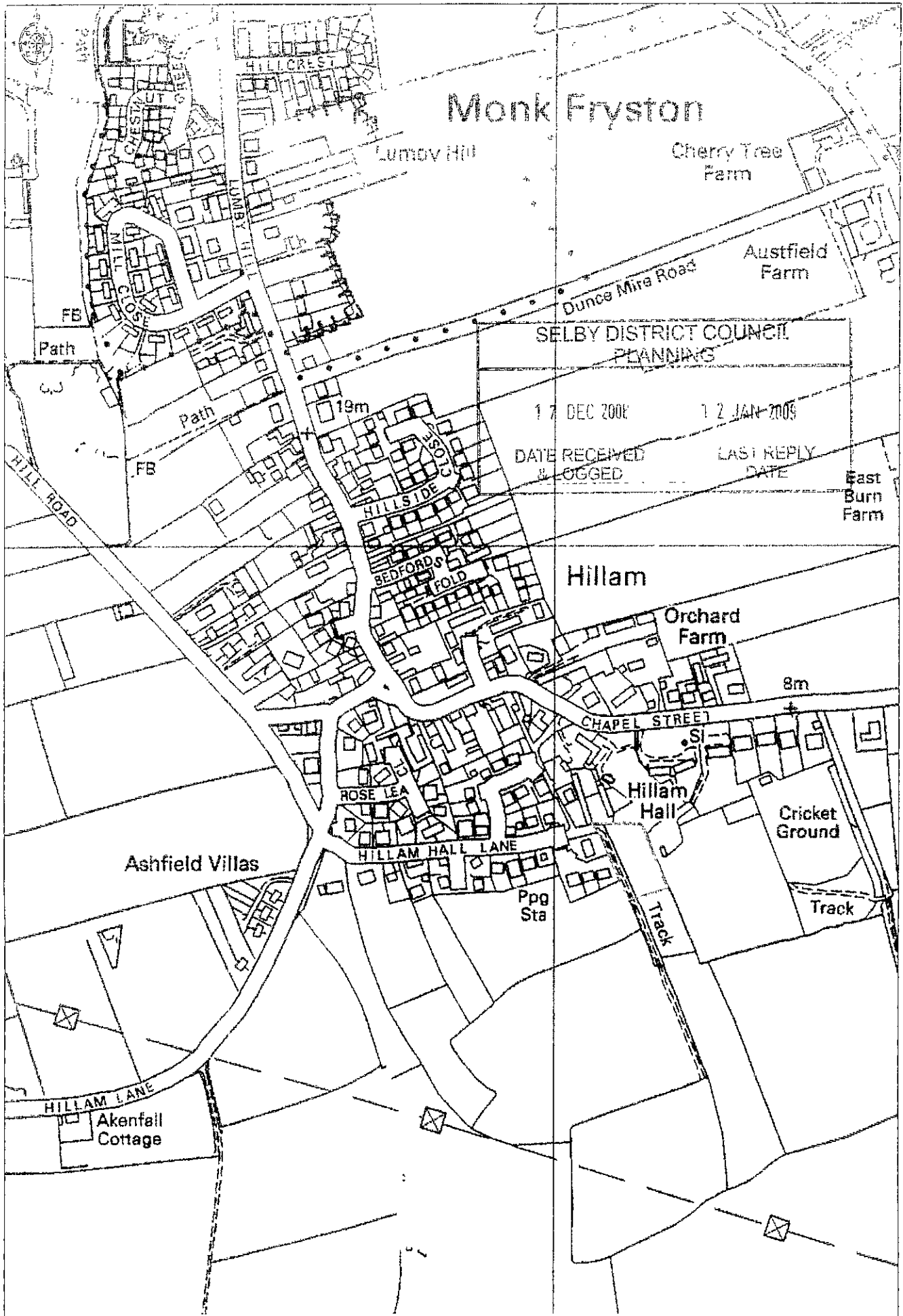
Signed



Dated 12/12/08

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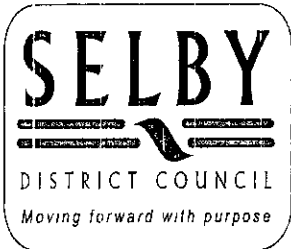
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PLANNING

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a) Personal details		a) Agent details if you are using one	
Name	Mr C W & G W Woodall	Name	Mr G Chaplin
Organisation	SELBY DISTRICT COUNCIL	Organisation	Lister Haigh Ltd
Address	PLANNING	Address	106 High Street Knaresborough North Yorkshire
	17 DEC 2008 DATE RECEIVED & LOGGED		
	17 JAN 2009 LAST REPLY DATE		
Postcode		Postcode	HG5 0HN
Tel		Tel	01423 860322
Fax		Fax	01423 860513
E:mail		Email	

Housing

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

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

I do not agree with the criteria for primary villages, because it is outdated due to the continuing decline of schools, GPs, general stores and Post Offices. In most villages the sustainability criteria, it could be argued is obsolete. Smaller villages need development so that they can sustain their community and not become dormant with an aging population.

There should be an overall balance of housing in relation to the size of dwelling and density of development. It needs to be considered where people want to live. Local/affordable housing is needed in rural villages but not on such a scale as to alter the character of the settlement.

Limited residential development should be allowed on the edge of smaller settlements to ensure a prosperous and improving rural environment. Great care should be taken to protect the character of settlements and not to allow over intensive development or loss of open space, a prime characteristic of our villages, which has severely eroded in the last ten to fifteen years. Small extensions to settlements may prove to be the only way to sustain their inherent character and environmental benefits. In the Selby District people want to live in the countryside and rural settlements. Many travel to Leeds, York and South Yorkshire to work. Inherently there is no reason to change this.

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

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

No.

Too much housing has been allocated to Selby, due to the flood risk issues of virtually all the sites identified this allocation would put significant pressure on Selby and its services. There should be a greater distribution of housing in the Primary and Secondary villages, especially if they are located adjacent to or close to existing road infrastructure.

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

No Change.

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

More.

More development should be encouraged in and around Sherburn in Elmet due to the existing employment in the locality. Development should be considered in nearby villages to reduce the pressure on the services within Sherburn. The area also has good links to employment and rail infrastructure, however the road infrastructure and in particular its links to the Strategic highway network are poor.

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

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Any other comments?

The above sites all have a number of disadvantages, with the main two being flood risk and infrastructure issues. It would be considered more appropriate to allocate more housing to the Primary and Secondary villages to fulfil the provision of houses needed in the District and to allow the rural community to prosper.

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This proposal would further inflate house prices if no market housing was allowed in villages, this would increase the problem for local people, especially those on lower wages, therefore further increasing the demand for rural affordable housing.

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The proportion of affordable housing to market housing may need to be different depending on the service centre or villages' demographic and people.

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

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Site H – Burn Airfield

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

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

Agree

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

Disagree

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

Agree

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

Agree

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?

In the design, construction and landscaping of any development there should be a reduction in emissions and an increase in energy efficiency, by encouraging high architectural and environmental standards and should be required as a prerequisite of any new development, especially housing.

If target percentages are to be set these should be set as high as what may be achievable for the particular development. This is dependent however, on the willingness of the council to approve renewable technologies.

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

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

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

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

Neither

There should be a balance of housing development over the whole district both, in relation to size of dwelling and density of housing. This should be in response to local and district demand. Affordable housing is not the overall solution. Encouragement should be given to a balance of housing development. The Selby District is an area where larger dwellings are required just as much as smaller units. The system should encourage development to satisfy demand. It is essential for the District that a balance is maintained.

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):

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

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

Option C – Expanding the existing sites. **Agree**

Q14 Do you agree or disagree with the following options:

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

Disagree

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

Disagree

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

Disagree

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:

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

Agree

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

Disagree

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

In respect of this particular response we feel the land identified on the attached plan should be considered for development. The land could provide a small employment site with exceptional links to the strategic road network and conurbations of Leeds and Sherburn in Elmet.

Notification

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Signed

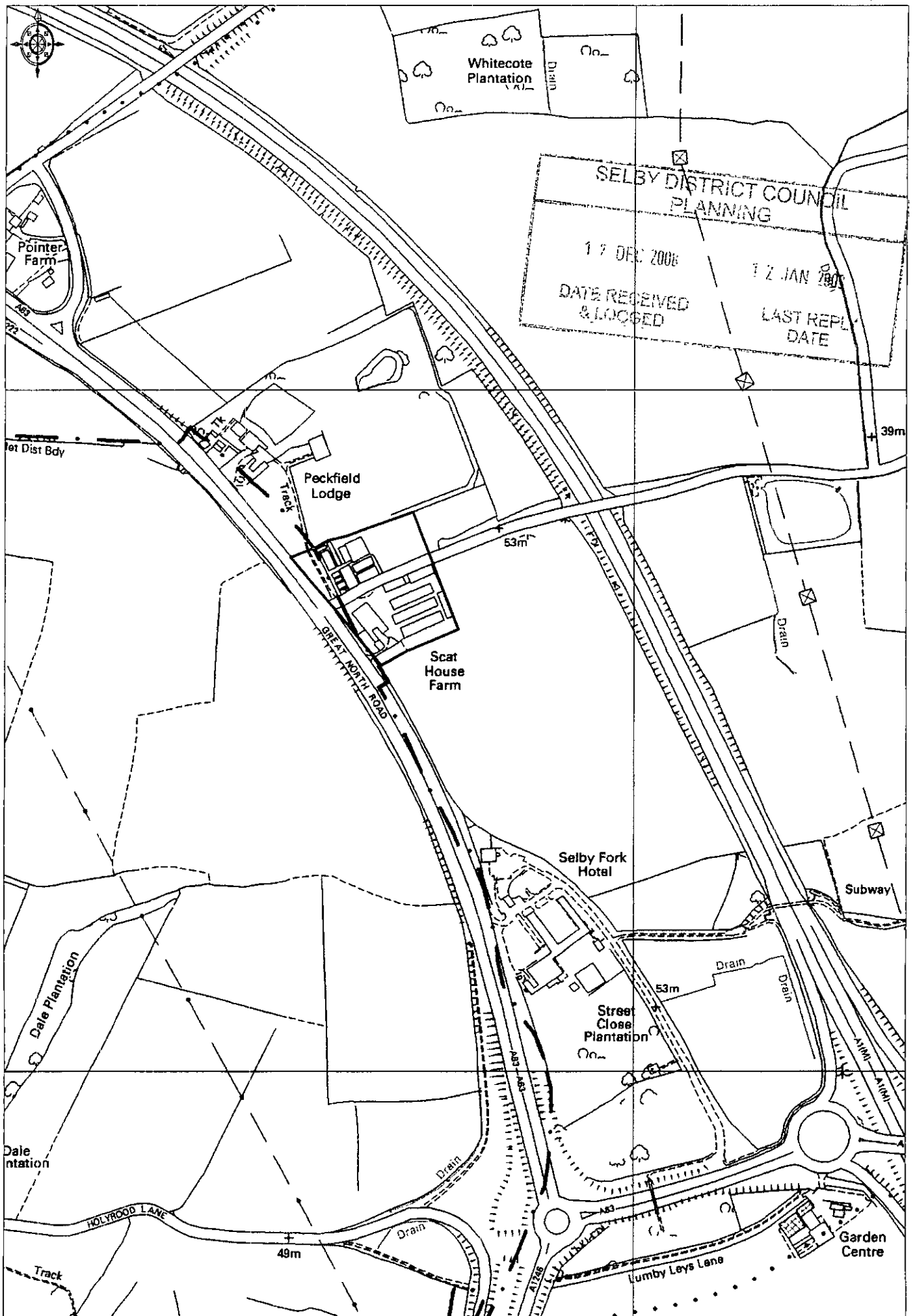


Dated 12/12/08.

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



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

Office use
Ackd
ID No

95

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.

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

a) Personal details		a) Agent details if you are using one	
Name	Messrs Lupton	Name	Mr G Chaplin
Organisation	SELBY DISTRICT COUNCIL PLANNING	Organisation	Lister Haigh Ltd
Address		Address	106 High Street Knaresborough North Yorkshire
Postcode		Postcode	HG5 0HN
Tel		Tel	01423 860322
Fax		Fax	01423 860513
Email		Email	

Housing

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

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

I do not agree with the criteria for primary villages as I feel it is out of date due to the continuing decline in schools, GPs, general stores and Post Offices. These should not be the sole indicators and criteria that decide the development within villages as it could be argued that this is now obsolete. There should be an overall balance of housing in relation to the size of the dwelling and density of the development. It needs to be considered where people want to live. Local/affordable housing is needed in rural villages but not on such a scale as to alter the character of the settlement. Limited residential development should be allowed on the edge of smaller settlements to ensure a prosperous and improving rural environment. Great care should be taken to protect the character of settlements and not to allow over intensive development or loss of open space, a prime characteristic of our villages, which has severely eroded in the last ten to fifteen years. Small extensions to settlements may prove to be the only way to sustain their inherent character and environmental benefits In Selby

District people want to live in the countryside and rural settlements Many travel to Leeds, York and South Yorkshire to work. Inherently there is no reason to change this.

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

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

There is too much housing allocated towards the larger service centres such as Selby due to the flood risk issues of virtually all sites identified in this allocation would put significant pressure on Selby and its services. More housing should be allocated towards the Primary and Secondary villages and a nominal amount to the other unclassified villages especially when located adjacent to close existing road infrastructure otherwise these villages will struggle to be viable.

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

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

Sherburn in Elmet has good links to employment and rail infrastructure, however the road infrastructure and in particular its links to the Strategic highway network are poor.

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

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

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

Any other comments?

The above sites all have a number of disadvantages, with the main two being flood risk and infrastructure issues. It would be considered more appropriate to allocate more housing to the Primary and Secondary villages to fulfil the provision of houses needed in the District and to allow the rural community to prosper.

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

There should be a balance of housing over the whole district both, in relation to the size of the dwelling and the density of housing. This should be in response to local and district demand Affordable housing is not the overall solution, it needs to be established that there is a definite need first and foremost. Selby District is an area where larger dwellings are required just as much as smaller units. The system should encourage development to satisfy demand. It is essential for the District that a balance is maintained.

This proposal would further inflate house prices if no market housing was allowed in the villages, this would increase the problem for local people, especially those on lower wages, therefore further increasing the demand for rural affordable housing.

Limited residential development should be allowed on the edge of smaller settlements to ensure a prosperous and improving rural environment. Great care should be taken to protect the character of settlements and not to allow intensive development or loss of open space, a prime characteristic of our villages. Small extensions to settlements may prove to be the only way to sustain their inherent character and environmental benefits.

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.

Affordable housing thresholds should not be set until it has been established what the need is for housing. This would ensure that the thresholds are more accurate and that they should be able to be achieved

The proportion of affordable housing to market housing may need to be different depending on the service centre or villages' demographic and people.

There should be a balance of housing development over the whole district both in relation to size of the dwelling and the density of housing. This should be in response to local and district demand. Affordable housing is not the overall solution. Encouragement should be given to a balance of much smaller units. The system should encourage development to satisfy demand. It is essential for the District that a balance is maintained.

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

Commuted sums should only be considered where it would be more appropriate to provide off site affordable housing.

**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?

Over the years there have been a number of proposals for Burn Airfield. We feel that development of the airfield would be an appropriate location for development. Its location adjacent to the A19 on its western boundary provides it with a good road infrastructure especially to the strategic road network (M62) and connections to the rail network along its eastern boundary. The District should look at this as an opportunity to encourage employment within the district and bring money into the local economy

Employment Land (see para 4.13)

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

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

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

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

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

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?

In design, construction and landscaping of any development there should be a reduction in emissions and an increase in energy efficiency, by encouraging high architectural and environmental standards and should be required as a prerequisite of any new development, especially housing

If target percentages are set these should be set as high as what may be achievable for the particular development. This is dependant however, on the willingness of the council to approve renewable technologies.

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

Green Infrastructure

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

There should be a greater emphasis on Green Infrastructure in the larger towns than in the villages as these built up environments would benefit more from the Green Infrastructure.

Green Infrastructure should be encouraged in all new and existing development to improve it aesthetically and give it longevity in terms of architectural design.

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

Neither

The District requires a mix of both types of housing. Neither of the suggested options is the correct solution it all depends on the demand and need of what is required

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):

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

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

Agree Option C – Expanding the existing sites

Q14 Do you agree or disagree with the following options:

Agree Option A – Sites should be sought that accommodate between eight and twelve pitches.

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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:

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

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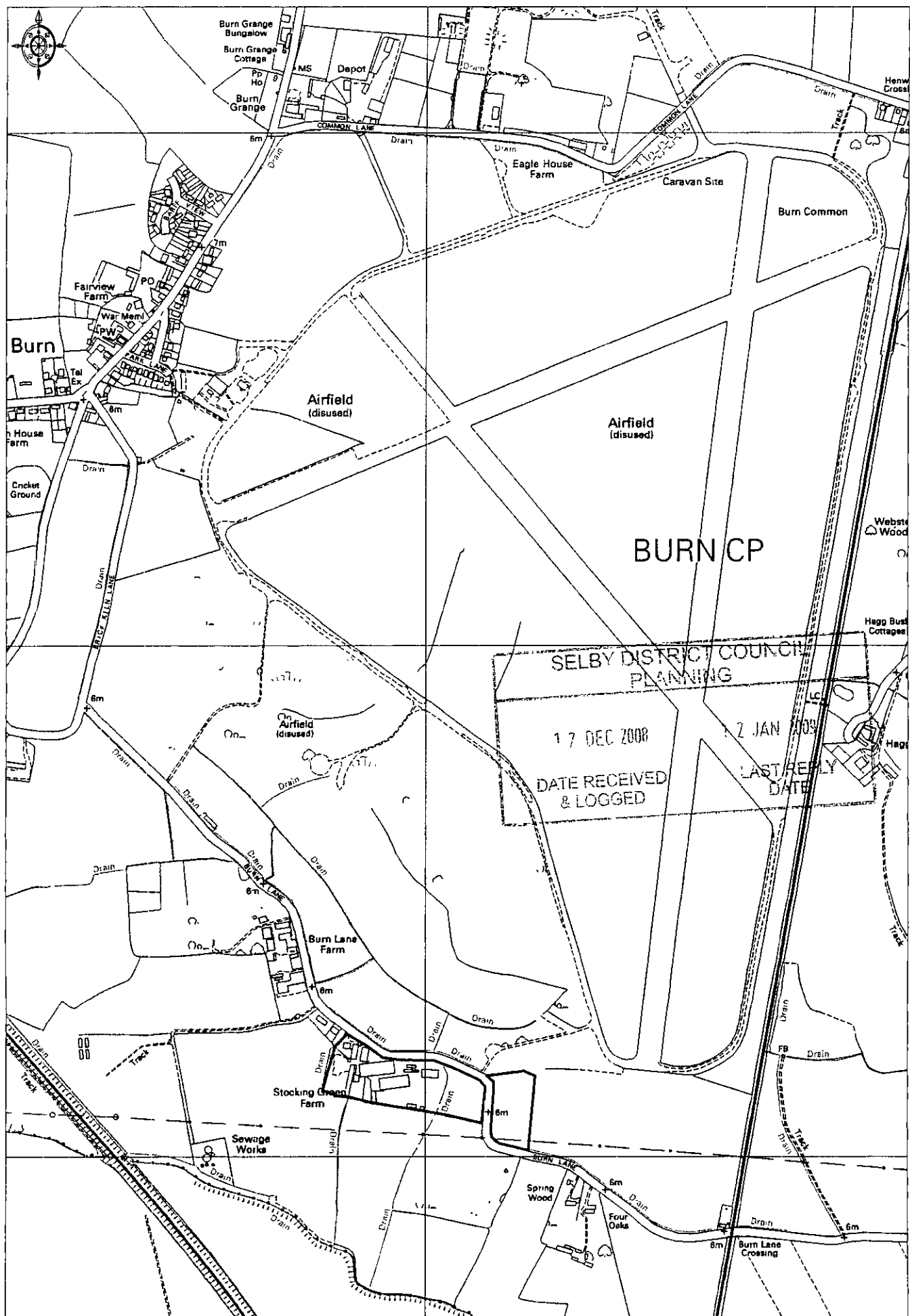
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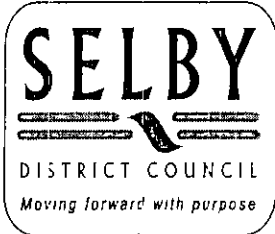
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This map was created by Lister Haigh Ltd



**Selby District Core Strategy
Questionnaire and Comments Form
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November 2008**



Office use
Ackd
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a) Personal details		a) Agent details if you are using one					
Name	Mr R Walmsley	Name					
Organisation	SELBY DISTRICT COUNCIL PLANNING	Organisation	Lister Haigh Limited				
Address		Address	106 High Street Knaresborough				
	<table border="1"> <tr> <td>17 DEC 2008</td> <td>12 JAN 2009</td> </tr> <tr> <td>DATE RECEIVED & LOGGED</td> <td>LAST REPLY DATE</td> </tr> </table>	17 DEC 2008	12 JAN 2009	DATE RECEIVED & LOGGED	LAST REPLY DATE		
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DATE RECEIVED & LOGGED	LAST REPLY DATE						
Postcode		Postcode	HG5 0HN				
Tel		Tel	01423 860322				
Fax		Fax	01423 860513				
Email		Email	gileschaplin@listerhaigh.co.uk				

Housing
<i>Scale and Distribution of New Housing (see para 3.1 – 3.31)</i>
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.
<p>I do not agree with the criteria for primary villages, because it is outdated due to the continuing decline of schools, GPs, general stores and Post Offices. In most villages the sustainability criteria, it could be argued is obsolete. Smaller villages such as Catterton need development so that they can sustain their community and not become dormant with an aging population.</p> <p>There should be an overall balance of housing in relation to the size of dwelling and density of development. It needs to be considered where people want to live. Local/affordable housing is</p>

needed in rural villages but not on such a scale as to alter the character of the settlement. Limited residential development should be allowed on the edge of smaller settlements to ensure a prosperous and improving rural environment. Great care should be taken to protect the character of settlements and not to allow over intensive development or loss of open space, a prime characteristic of our villages, which has severely eroded in the last ten to fifteen years. Small extensions to settlements may prove to be the only way to sustain their inherent character and environmental benefits. In the Selby District people want to live in the countryside and rural settlements. Many travel to Leeds, York and South Yorkshire to work. Inherently there is no reason to change this.

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

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

No.

Too much housing has been allocated to Selby, due to the flood risk issues of virtually all the sites identified this allocation would put significant pressure on Selby and its services. There should be a greater distribution of housing in the Primary and Secondary villages, especially if they are located adjacent to or close to existing road infrastructure.

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

More.

More development should be encouraged in and around Tadcaster due to the existing employment within the town and also its proximity to the A64. However, due to the flood risk issues around Tadcaster, development should be considered in nearby villages with links to the A64, giving access to Tadcaster, York and Leeds.

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

No change.

Sherburn in Elmet has good links to employment and rail infrastructure, however the road infrastructure and in particular its links to the Strategic highway network are poor.

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

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The above sites all have a number of disadvantages, with the main two being flood risk and infrastructure issues. It would be considered more appropriate to allocate more housing to the Primary and Secondary villages to fulfil the provision of houses needed in the District and to allow the rural community to prosper.

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Economy

Strategic Employment Sites: (see para 4.3 – 4.12)

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 Have you any other suggestions?

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Agree

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If target percentages are to be set these should be set as high as what may be achievable for the particular development. This is dependent however, on the willingness of the council to approve renewable technologies.

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- a) More housing should be in the form of small dwellings (flats and terraced housing) or
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Q13 In making appropriate provision for gypsies and travellers, do you agree or disagree with the following options (please mark your choice):

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Option C – Expanding the existing sites. **Agree**

Q14 Do you agree or disagree with the following options:

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

Disagree

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

Disagree

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

Disagree

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:

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

Agree

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

Disagree

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

In respect of this particular response we feel the land identified on the attached plan should be considered for development. The land could provide a small extension to Catterton and help achieve homes for local people.


The site could also be developed independently, however we do consider that there could be substantial benefits to the amenity and landscape if the sites were developed in conjunction with other sites identified in the locality.

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Signed

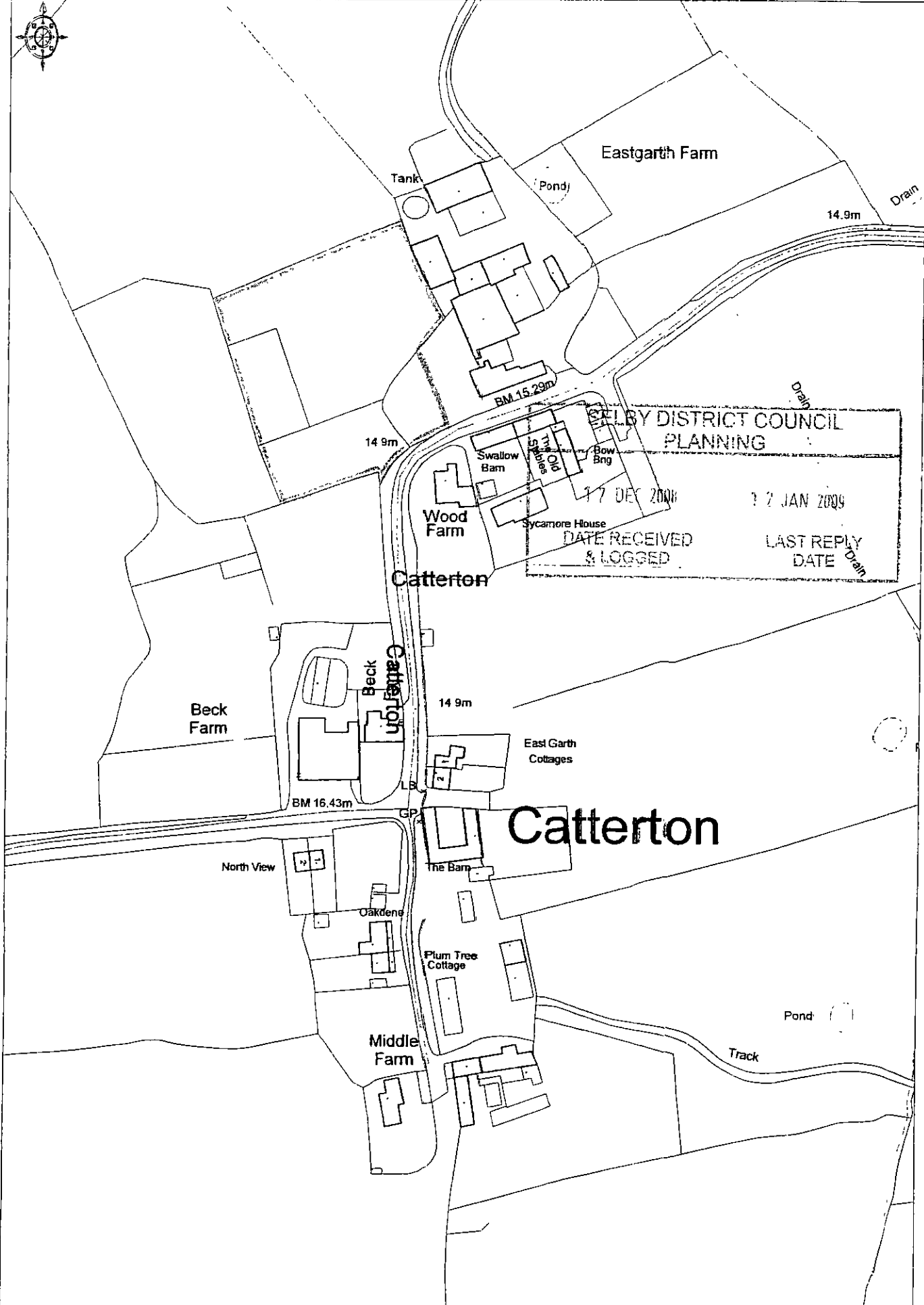


Dated 12/12/08

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a) Personal details		a) Agent details if you are using one	
Name	Mr S Metcalfe	Name	
Organisation		Organisation	Lister Haigh Limited
Address	SELBY DISTRICT COUNCIL PLANNING	Address	106 High Street Knaresborough
	17 DEC 2008		
	DATE RECEIVED & LOGGED		
	12 JAN 2009		
	LAST REPLY DATE		
Postcode		Postcode	HG5 0HN
Tel		Tel	01423 860322
Fax		Fax	01423 860513
Email		Email	gileschaplin@listerhaigh.co.uk

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Signed

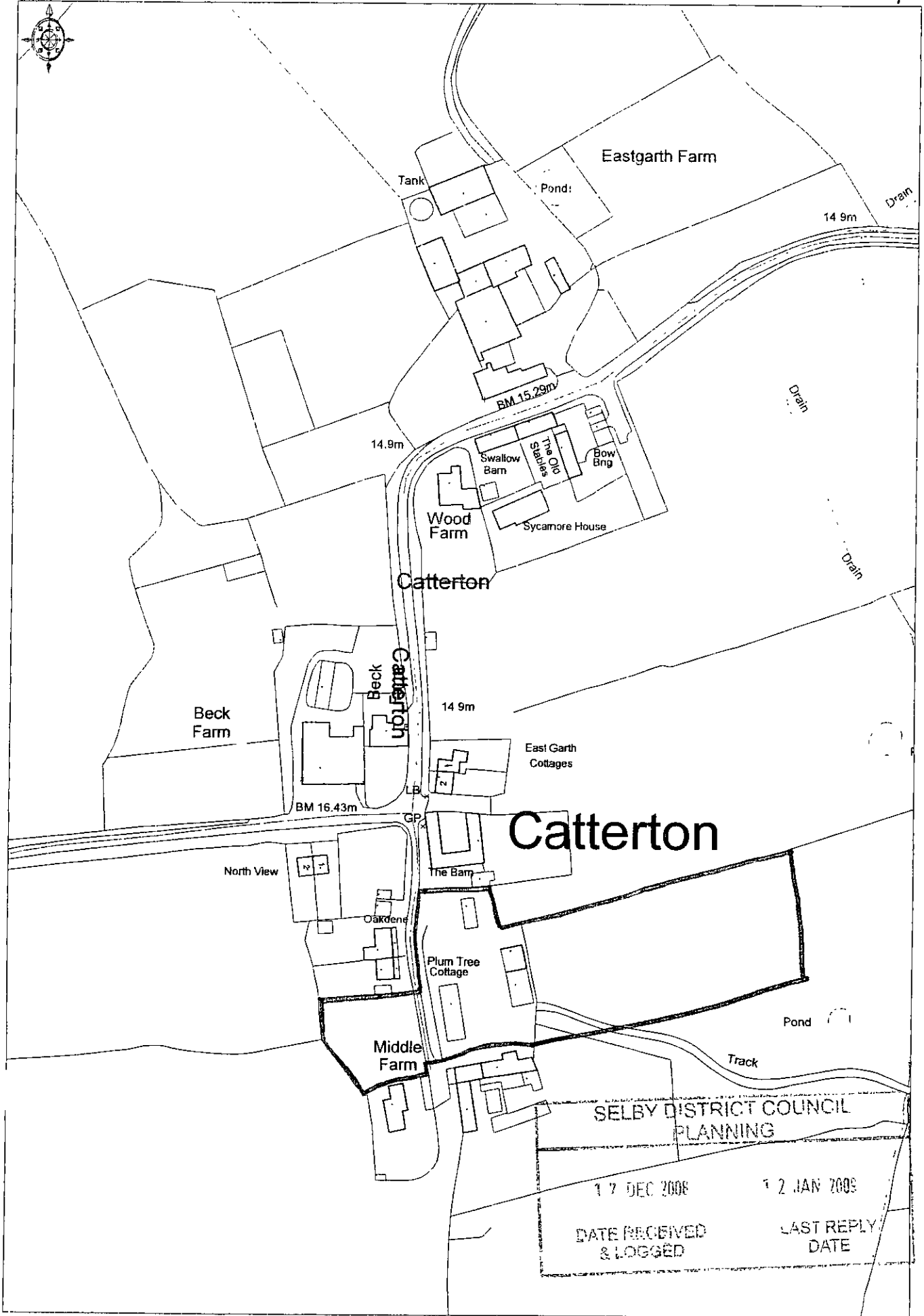


Dated 12/12/08

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

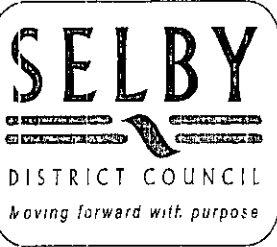


Catterton

SELBY DISTRICT COUNCIL
PLANNING

17 DEC 2008	12 JAN 2009
DATE RECEIVED & LOGGED	LAST REPLY DATE





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



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ID No 98

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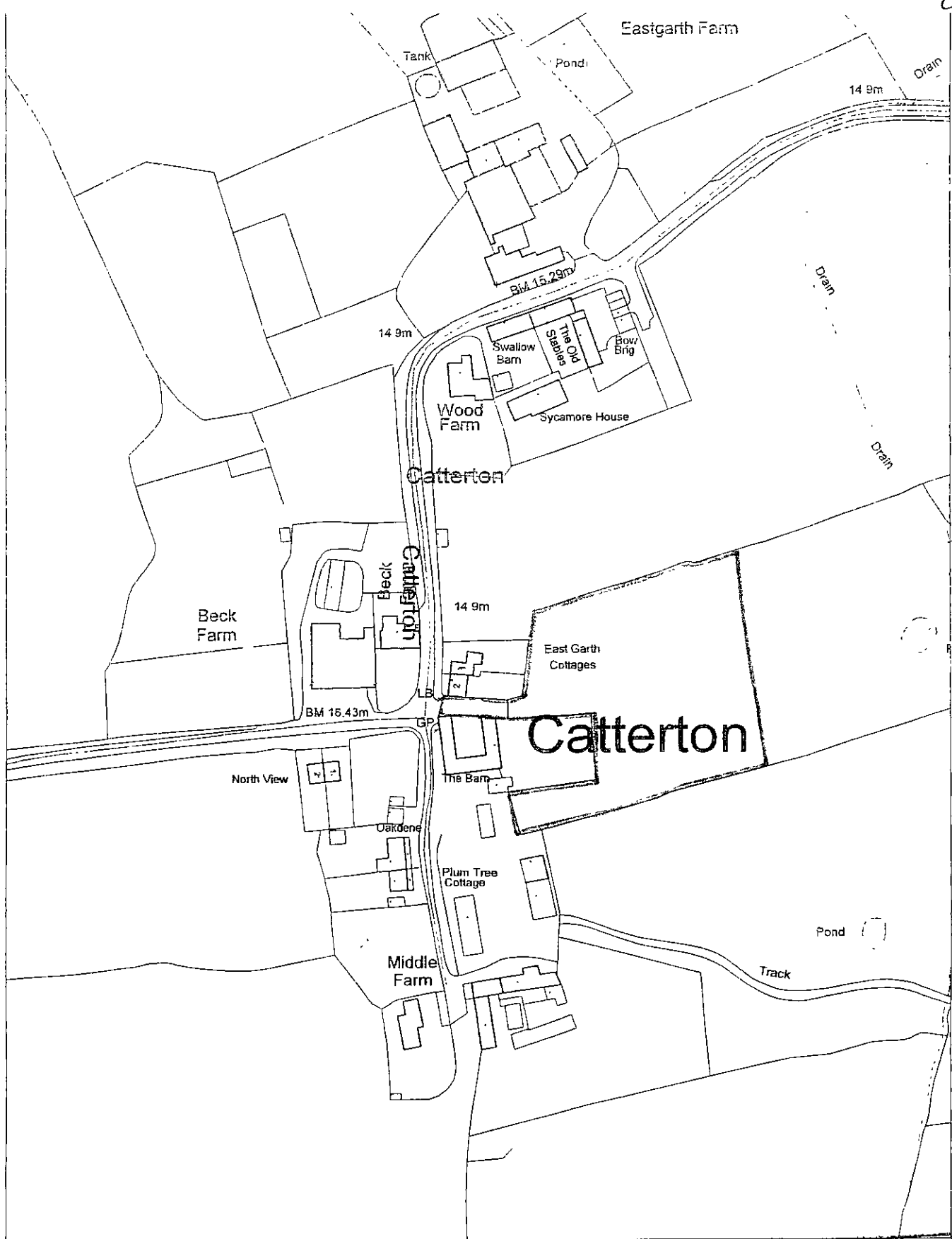
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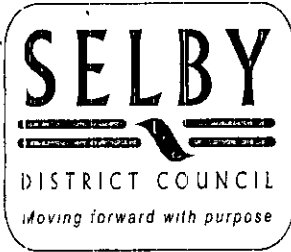
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<p>Reproduced from the 1:2000 scale by Permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright All rights reserved Licence number ES 100003663</p>	<p>Not to Scale For Identification Purposes Only</p>	<p>17 DEC 2008 DATE RECEIVED & LOGGED</p>	<p>12 JAN 2009 LAST REPLY DATE</p>



**Selby District Core Strategy
Questionnaire and Comments Form
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November 2008**



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The proportion of affordable housing to market housing may need to be different depending on the service centre or villages' demographic and people.

There should be a balance of housing development over the whole district both, in relation to size of dwelling and density of housing. This should be in response to local and district demand. Affordable housing is not the overall solution. Encouragement should be given to a balance of housing development. The Selby District is an area where larger dwellings are required just as much as smaller units. The system should encourage development to satisfy demand. It is essential for the District that a balance is maintained.

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

Commuted sums should only be considered where it would be more appropriate to provide off site affordable housing.

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

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

Disagree

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

Agree

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

Agree

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?

In the design, construction and landscaping of any development there should be a reduction in emissions and an increase in energy efficiency, by encouraging high architectural and environmental standards and should be required as a prerequisite of any new development, especially housing.

If target percentages are to be set these should be set as high as what may be achievable for the particular development. This is dependent however, on the willingness of the council to approve renewable technologies.

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

Neither

There should be a balance of housing development over the whole district both, in relation to size of dwelling and density of housing. This should be in response to local and district demand. Affordable housing is not the overall solution. Encouragement should be given to a balance of housing development. The Selby District is an area where larger dwellings are required just as much as smaller units. The system should encourage development to satisfy demand. It is essential for the District that a balance is maintained.

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):

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

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

Option C – Expanding the existing sites. **Agree**

Q14 Do you agree or disagree with the following options:

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

Disagree

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

Disagree

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

Disagree

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:

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

Agree

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

Disagree

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

In respect of this particular response we feel the land identified on the attached plan should be considered for development. The land could provide a small extension to Catterton and help achieve homes for local people.

The site could also be developed independently, however we do consider that there could be substantial benefits to the amenity and landscape if the sites were developed in conjunction with other sites identified in the locality.

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

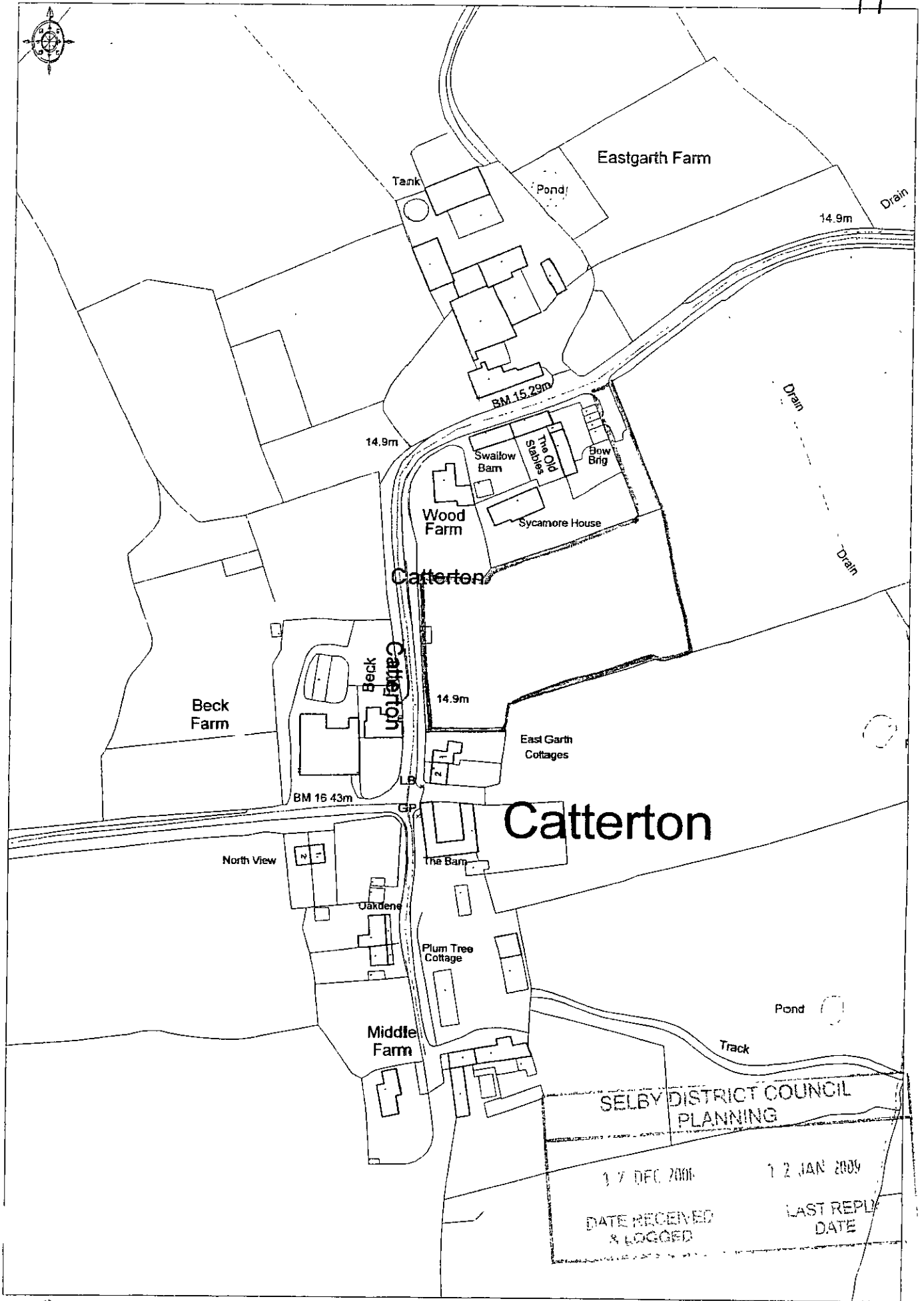


Dated 12/12/08

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.



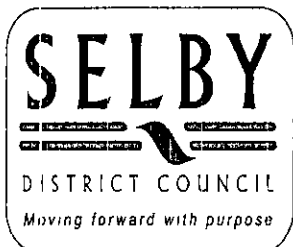
Catterton

SELBY DISTRICT COUNCIL
PLANNING

17 DEC 2006 12 JAN 2009

DATE RECEIVED & LOGGED LAST REPLY DATE





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



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ID No 100

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 R Atkinson	Name	Mr G Chaplin				
Organisation		Organisation	Lister Haigh Ltd				
Address	SELBY DISTRICT COUNCIL PLANNING	Address	106 High Street Knaresborough North Yorkshire				
	<table border="1"> <tr> <td>7 DEC 2008</td> <td>17 JAN 2009</td> </tr> <tr> <td>DATE RECEIVED & LOGGED</td> <td>LAST REPLY DATE</td> </tr> </table>	7 DEC 2008	17 JAN 2009	DATE RECEIVED & LOGGED	LAST REPLY DATE		
7 DEC 2008	17 JAN 2009						
DATE RECEIVED & LOGGED	LAST REPLY DATE						
Postcode		Postcode	HG5 0HN				
Tel		Tel	01423 860322				
Fax		Fax	01423 860513				
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, because the numbers of primary schools in villages, post offices, GP surgeries and general stores are decreasing year on year. These services are under threat and in decline and I therefore feel that to use these as key indicators is outdated and inappropriate as a suitable tool. Indicators should be based on the population demographic within each village, road infrastructure and the need for housing in that particular settlement.

There should be an overall balance of housing in relation to the size of the dwelling and the density of the development. It needs to be considered where people want to live. Local/affordable housing is in rural villages but not on such a scale to alter the character of the settlement. Limited residential development should be allowed on the edge of smaller settlements to ensure a prosperous and improving rural environment. Great care should be taken to protect the character of settlements and not to allow over intensive development or loss of open space, a prime

100

characteristic of our villages which has severely eroded in the last ten to fifteen years. Small extensions to settlements may prove to be the only way to sustain their inherent character and environmental benefits. In the Selby District people want to live in the countryside and rural settlements. Many travel to Leeds, York and South Yorkshire to work. There is no reason to change this.

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

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

There should be more housing allocated to smaller settlements and primary and secondary villages and less in Selby, especially because of most of the allocated sites being classified as high flood risk areas. If more housing was allocated to these areas the villages may be more likely to retain the services it may currently supply. By doing this it may also have an effect on the house prices and bridge the gap between house prices in the larger service centres and towns compared to the smaller settlements in the countryside.

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

Tadcaster needs new development and employment opportunities to try and revive it from a dormitory town. The infrastructure and road networks that it benefits from makes it ideal for additional development for both housing and employment. Due to the flood risk issues around the town development should be considered in nearby villages with links to the A64.

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

Less due to the towns immediate centre road network and the road out to the A162 bypass would incur much greater traffic congestion as too would the B1222 out towards the A1M. Although there is two train stations, these are not in the centre and are a commute out to or a bus ride and this would result in even greater costs for sufficient transport.

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

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

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

Any other comments?

The above sites all have a number of disadvantages, with the main two being flood risk and infrastructure issues. It would be considered more appropriate to allocate more housing to the Primary and Secondary villages to fulfil the provisions of houses needed in the District and to allow the rural community to prosper.

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 because it further inflates the house prices in the secondary and unclassified villages. Market housing should be allowed in both of these but on a smaller scale otherwise there is a risk of being too restrictive on secondary villages. Market housing encourages a more diverse population to smaller villages and if it was prevented it would isolate smaller communities.

There should be a balance of housing development over the whole district both, in relation to size of dwelling and density of housing. This should be in response to local and district demand. Affordable housing is not the overall solution. Encouragement should be given to a balance of housing development. The Selby District is an area where larger dwellings are required just as much as smaller units. The system should encourage development to satisfy demand. It is essential for the District that a balance is maintained

Limited residential development should be allowed on the edge of smaller settlements to ensure a prosperous and improving rural environment. Great care should be taken to protect the character of settlements and not to allow over intensive development of loss of open space, a prime characteristic of villages. Small extensions to settlements may prove to be the only way to sustain their character and environmental benefits.

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.

Affordable housing should be accompanied with market housing and the threshold should only be set where there is an established need for the housing. This enables the thresholds to be accurate and there should be no reason why they should not be met. It also prevents affordable housing being provided and then there being no demand for it. The ratio of affordable housing to market housing should therefore depend on the need in each individual village. However I feel it is likely that this should be higher in villages where there are local people who live and work locally on low wages

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

The council should firstly establish the need for affordable housing and once the thresholds are set they must be stuck to otherwise there would be no point in setting any thresholds in the first place. I am therefore against the council using commuted sums for housing schemes below the proposed thresholds.

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

Any other comments?

Climate Change Issues (see para 5.1 – 5.5)

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

The council should define what a major development consists of, firstly so that anyone that was proposing what is classified as a major development would know what was going to be expected of the in terms of generating renewable energy.

The percentage would be ideally higher than 10% however this depends on the council's willingness to support applications for renewable energy technologies.

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?

There should not be as much emphasis or pressure on smaller villages such as Kelfield in terms of Green Infrastructure. Opportunities to create Green Infrastructure are in the larger villages and towns, especially where there is new development of either housing or for employment purposes as this makes the development more aesthetically pleasing and gives it longevity in terms of architectural design.

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

Neither

There should be a mixture of both larger and smaller dwellings to ensure a balance development. This should be in response to District and local demand. Affordable housing is not the overall solution. Selby district requires both smaller and larger housing and the system should encourage development to satisfy demand.

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):**Disagree** Option A – New sites should be spread across the District.**Disagree** Option B – New sites should be located in or close to the towns and primary Villages.**Agree** Option C – Expanding the existing sites**Q14** Do you agree or disagree with the following options:**Disagree** Option A – Sites should be sought that accommodate between eight and twelve pitches.**Disagree** Option B – Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District.**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:**Disagree** Option A – In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?**Agree** Option B – In close proximity to the strategic road network (such as M62, A1, and A64)?

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

In respect of this particular response we feel the land identified on the attached plan should be considered for development. The land could provide a small infill development for Kelfield and help achieve homes for local people

Notification

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

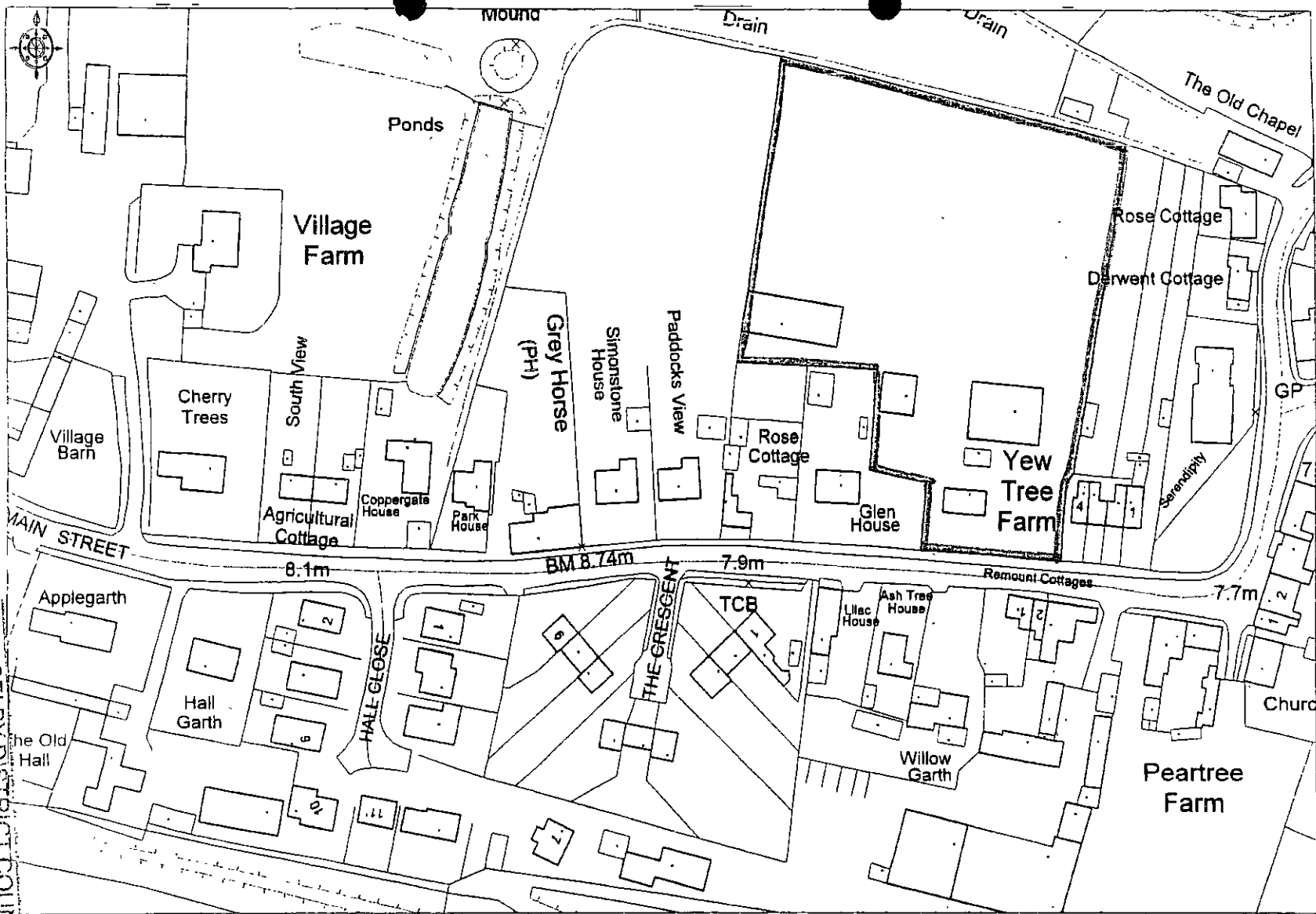
- The Core Strategy has been submitted to the Secretary of State for independent examination?
- The recommendations have been published of any person appointed to carry out an independent examination of the Core Strategy?
- The Core Strategy has been adopted?

Signed 

Dated 12/12/08

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

DATE RECEIVED 17 DEC 2008
DATE 12 JAN 2009
LAST REPLY DATE



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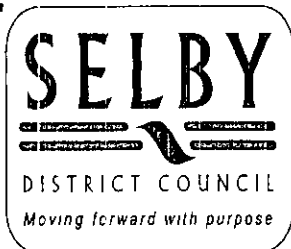
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AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS

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



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Introduction
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a) Personal details		a) Agent details if you are using one	
Name	Miss K Pick & Mrs E Moore	Name	Mr G Chaplin
Organisation	SELBY DISTRICT COUNCIL PLANNING	Organisation	Lister Haigh Ltd
Address		Address	106 High Street Knaresborough North Yorkshire
Postcode		Postcode	HG5 0HN
Tel		Tel	01423 860322
Fax		Fax	01423 860513
Email		Email	

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

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

I do not agree with the criteria for primary villages, because it is outdated due to the continuing decline of schools, GPs, general stores and Post Offices. In most villages the sustainability criteria, it could be argued is obsolete. Smaller villages such as Barkston Ash need development so that they can sustain their community and not become dormant with an aging population.

There should be an overall balance of housing in relation to the size of dwelling and density of development. It needs to be considered where people want to live. Local/affordable housing is needed in rural villages but not on such a scale as to alter the character of the settlement.

Limited residential development should be allowed on the edge of smaller settlements to ensure a prosperous and improving rural environment. Great care should be taken to protect the character of settlements and not to allow over intensive development or loss of open space, a prime characteristic of our villages, which has severely eroded in the last ten to fifteen years. Small extensions to settlements may prove to be the only way to sustain their inherent character and environmental benefits. In the Selby District people want to live in the countryside and rural settlements. Many travel to Leeds, York and South Yorkshire to work. Inherently there is no reason to change this.

Settlements such as Scarthingwell which neighbour villages like Barkston Ash which has been classified as a secondary village should be able to benefit from development to enable a more viable community collectively.

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

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

No.

Too much housing has been allocated to Selby, due to the flood risk issues of virtually all the sites identified this allocation would put significant pressure on Selby and its services. There should be a greater distribution of housing in the Primary and Secondary villages, especially if they are located adjacent to or close to existing road infrastructure.

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

No Change.

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

More.

More development should be encouraged in and around Sherburn in Elmet due to the existing employment in the locality. Development should be considered in nearby villages to reduce the pressure on the services within Sherburn. The area also has good links to employment and rail infrastructure, however the road infrastructure and in particular its links to the Strategic highway network are poor.

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
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Any other comments?

The above sites all have a number of disadvantages, with the main two being flood risk and infrastructure issues. It would be considered more appropriate to allocate more housing to the Primary and Secondary villages to fulfil the provision of houses needed in the District and to allow the rural community to prosper.

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This proposal would further inflate house prices if no market housing was allowed in villages, this would increase the problem for local people, especially those on lower wages, therefore further increasing the demand for rural affordable housing.

Limited residential development should be allowed on the edge of smaller settlements to ensure a prosperous and improving rural environment. Great care should be taken to protect the character of settlements and not to allow over intensive development or loss of open space, a prime characteristic of our villages. Small extensions to settlements may prove to be the only way to sustain their inherent character and environmental benefits.

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.

Affordable housing thresholds should not be set until it is established where and what the need is for the housing. This would allow the thresholds and provision to be more accurate.

The proportion of affordable housing to market housing may need to be different depending on the service centre or villages' demographic and people.

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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

Commuted sums should only be considered where it would be more appropriate to provide off site affordable housing.

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?

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Site H – Burn Airfield

Have you any other suggestions?

Employment Land (see para 4.13)

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

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

Agree

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

Disagree

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

Agree

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

Agree

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?

In the design, construction and landscaping of any development there should be a reduction in emissions and an increase in energy efficiency, by encouraging high architectural and environmental standards and should be required as a prerequisite of any new development, especially housing.

If target percentages are to be set these should be set as high as what may be achievable for the particular development. This is dependent however, on the willingness of the council to approve renewable technologies.

Sustainable Communities (see para 6.1 – 6.8)

Infrastructure Provision

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

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

Green Infrastructure

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

(Empty response area for Q11)

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

Neither

There should be a balance of housing development over the whole district both, in relation to size of dwelling and density of housing. This should be in response to local and district demand. Affordable housing is not the overall solution. Encouragement should be given to a balance of housing development. The Selby District is an area where larger dwellings are required just as much as smaller units. The system should encourage development to satisfy demand. It is essential for the District that a balance is maintained.

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):

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

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

Option C – Expanding the existing sites. **Agree**

Q14 Do you agree or disagree with the following options:

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

Disagree

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

Disagree

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

Disagree

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:

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

Agree

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

Disagree

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

In respect of this particular response we feel the land identified on the attached plan should be considered for development. The land could provide a small extension to Barkston Ash/Scarthingwell and help achieve homes for local people.

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

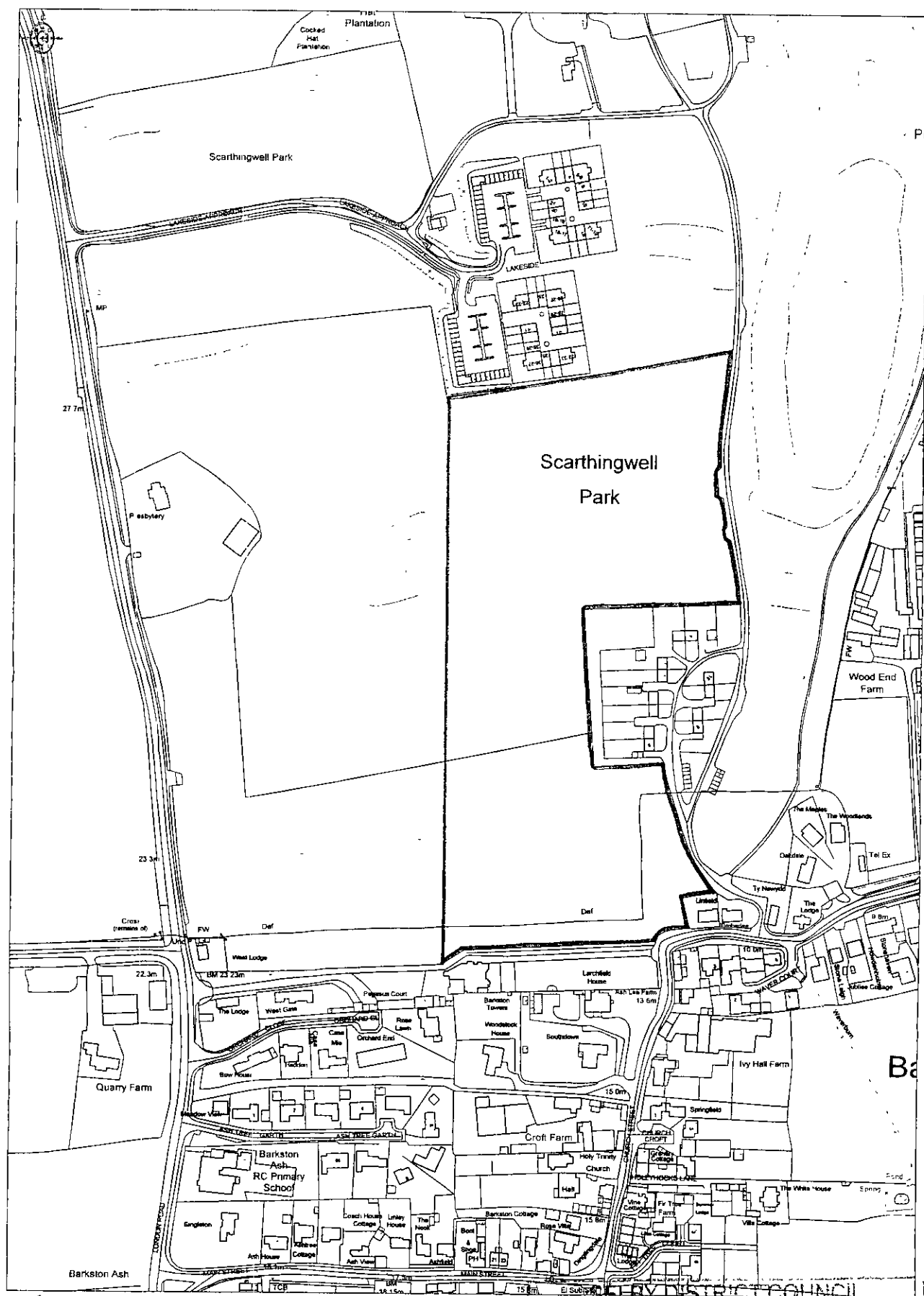


Dated 12/12/08

If you have any questions or need some further information please contact the Local Development Framework Team on 01757 292063 or by email tor.

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.



Ordnance Survey
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SELBY DISTRICT COUNCIL
 PLANNING

17 DEC 2006
 DATE RECEIVED & LOGGED

12 JAN 2005
 LAST REPLY DATE



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



Office use
Ackd
ID No 102

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.

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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	G INGHAM	Name	
Organisation		Organisation	SELBY DISTRICT COUNCIL
Address	BRAYTON HALL BUNGALOW BRAYTON LANE BRAYTON SELBY	Address	PLANNING 17 DEC 2008 12 JAN 2009 DATE RECEIVED LOGGED DATE RECEIVED DATE
Postcode	YO8 9DZ	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email	[REDACTED]	Email	

Housing

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

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

I AGREE WITH THE CRITERIA USED.

I CAN ONLY COMMENT ON BRAYTON, WITH WHICH I AGREE, ALTHOUGH THE FUTURE OF THE POST OFFICE IS UNCERTAIN, WE HAVE NOW LOST A GENERAL STORE AND MUST RELY ON THE DOMINANT SUPPLIER (TESCO) WHO HAS A MASCOT STORE IN SELBY AND MAY, LONG TERM, DECIDE TO CLOSE THE BRAYTON OUTLET AND INCREASING HOUSING WILL INEVITABLY INCREASE TRAFFIC CONGESTION AROUND THE SCHOOLS.

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**

UNABLE TO COMMENT

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

UNABLE TO COMMENT

Please explain why in each case.

NO DETAILED LOCAL KNOWLEDGE, ALTHOUGH BOTH TADCASTER & SHERBURN ARE BETTER PLACED TO MAJOR TRUNK ROUTES THAN SELBY & FOR RESIDENTS WITH A REGULAR NEED TO TRAVEL OUT OF THESE TOWNS

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)

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

Any other comments?

SITE E SHOULD NOT BE ALLOWED RIGHT UP TO THE CANAL

SITE F NEEDS AN OUTLET TO A1238 ROAD - BRIDGE OVER RAILWAY?

SITES A, B & C ALMOST MAKE THE CASE FOR A NORTHERN BYPASS - JUST LIKE YORK!

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

I AGREE

Affordable Housing (see para 3.46 – 3.59)

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

I AGREE

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

I AGREE

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

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

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

Have you any other suggestions?

Employment Land (see para 4.13)

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

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

Any other comments?

Climate Change Issues (see para 5.1 – 5.5)

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

THE PERCENTAGE SHOULD BE AS HIGH AS POSSIBLE WITH INCENTIVES AVAILABLE TO ACHIEVE THIS.
10% SHOULD BE THE MINIMUM ALLOWABLE

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

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

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

Green Infrastructure

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

A CYCLE PATH IS A 'GREEN' SPACE - LET'S HAVE A PROPER NETWORK OF SAFE, DEDICATED ROUTES TO GET ABOUT ON. - EVERY 1,000 NEW HOUSES MEANS ANOTHER 1,000 CARS AT LEAST.

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.

I DO NOT FEEL QUALIFIED TO JUDGE THE ISSUES WHICH MAY AFFECT THE ABOVE PROPOSALS. (Q.13 & Q.14)

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)?

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

Notification

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

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

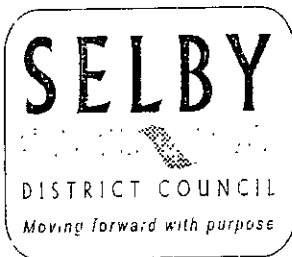
Signed _____

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



Office use
Ackd ID No **103**

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.

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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 N. N'COOL	Name	
Organisation	SKIPWORTH P.C.	Organisation	
Address	CHURCH GATE SKIPWORTH SELBY	Address	SELBY DISTRICT COUNCIL PLANNING 17 DEC 2008 17 JAN 2009 DATE RECEIVED LAST REPLY & LOGGED DATE
Postcode	YO8 5DQ	Postcode	
Tel	XXXXXXXXXX	Tel	
Fax		Fax	
Email		Email	

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

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

Yes / yea

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

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

There should be more focus on development in Principle Towns

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

More

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

More.

Please explain why in each case.

Reduce development pressure from primary villages - there is no more space for growth size.

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

Any other comments?

Managing Housing Supply (see para 3.42 – 3.45)

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

Yes

Affordable Housing (see para 3.46 – 3.59)

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

Y/E)

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 - BUT NOT MASSIVE WIND TURBINES
 Developer should be required to focus on reliable
~~the~~ ~~renewable~~ sources - Ground source Heat
 Pumps for small developments
 CHP for large industrial developments.
 Visual Aesthetics should NOT be sacrificed.

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?

New industrial / Housing Developments should be required
 to combine to provide CHP's, or Community heating
 schemes like Sweden/Norway.

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?
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103

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Signed



Dated 1st Dec 2007

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

Selby District Council - Core Strategy, Further Options

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

Comments Sheet

(Please use this sheet to let us know any thoughts that you have about the emerging Core Strategy - if you would like to contribute more detailed comments please use the questionnaire.)

Name: DEREK RICHARDSON

Address: 23 MEADOWCROFT,
BRAYTON
YO8 9ET.

Comments:

Dear Sir/Madam,
I approved my 'core strategy' in November, and visited two of your presentations for information.
Not happy with your plans to develop the Brayton country gap. I contacted Mr T Manslow, our councillor, who said at that time he knew nothing about it, but I should attend the monthly Parish council meeting, which I did on 4/12/08. At that time now of the councillors said they new about the Core Strategy! No doubt all this development will go ahead, but it just shows how little people are aware of it.
Please excuse writing, as you will surmise both my wife & I are well in our Seventies; I hopefully will be long gone before this takes place.
D. Richardson

caroline sampson

104

From: caroline sampson
Sent: 18 December 2008 14:54
To: [REDACTED]
Subject: Core Strategy Response

Dear Mr Richardson

Thank you for your response on our latest consultation relating to the Core Strategy - Further Options, received by e-mail on 2 December. However, in order for you to be kept informed about the development of the Core Strategy, and for your response to be recorded on our database, I require your full address contact details. I would be obliged if you could forward this information to me as soon as possible.

Regards - Caroline

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

Tel: 01757 292115
Fax: 01757 292 090

The information in this e-mail, and any attachments, is confidential and may be subject to legal professional privilege. It is intended solely for the attention and use of the named addressee(s). Its contents do not necessarily represent the views or opinions of Selby District Council. If you are not the intended recipient please notify the sender immediately. Unless you are the intended recipient, or his/her representative, you are not authorised to and must not, read, copy, distribute, use or retain this message or any part of it.

Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB
DX 27406 Selby

Derek Richardson
23 Meadowcroft
Grayton, nr Selby
North Yorkshire
YO8 9EJ.

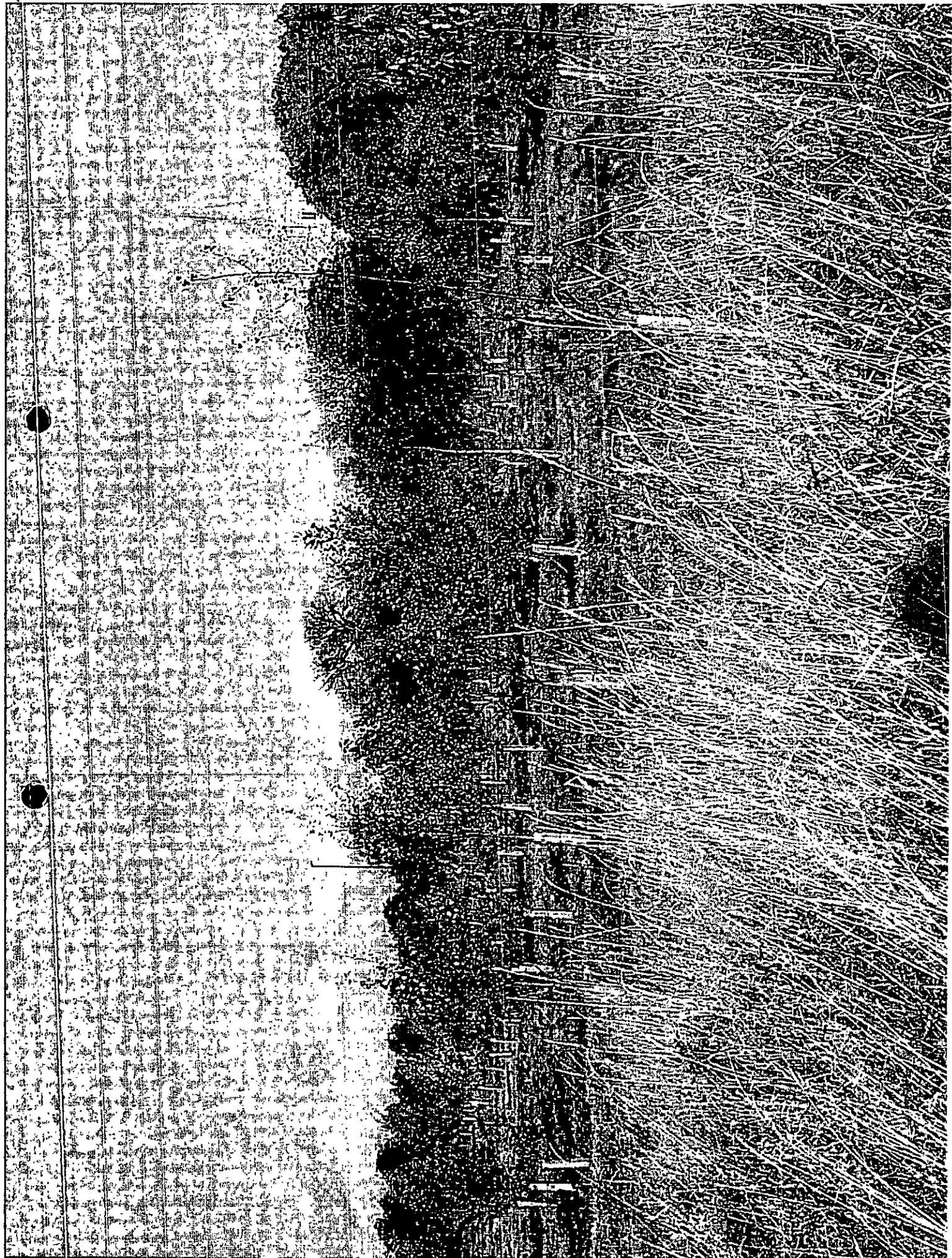
104

victoria lawes

From: Derek Richardson [REDACTED]
Sent: 02 December 2008 17:10
To: ldf
Subject: core strategy
Attachments: 008 - Copy (4).JPG

Sir / Madam Asking bungalow residents in Meadowcroft, ALL understood that S.C.G. the shaded area on your map ment no development ?. 500 houses makes us an extention of Selby. Mr Middlebrook has spent alot of time and effort draining and planting several hundred trees between us and the church. of which the autumn foliage has looked a picture ! The only area not for building apears to be in front of our local councilor ?.

04/12/2008



105

victoria lawes

From: Marilyn Lenton [ml@daltonwd.co.uk] on behalf of Keith Dalton [kd@daltonwd.co.uk]
Sent: 17 December 2008 18:02
To: victoria lawes; terry heselton
Subject: DPL - Selby District Core Strategy Consultation of Further Options Report
Attachments: 6159 SD Core Strategy Consultation on Further Options 17.12.08.pdf; 6159 Introduction CLEAN 2 17.12.08 mal.doc

Victoria/Terry,

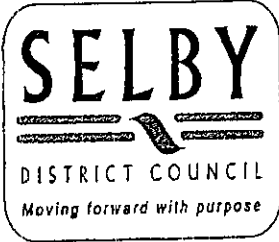
Please find comments attached; could you acknowledge receipt of same.

Regards,

Keith

Marilyn A. Lenton
PA to Keith Dalton
Dalton Warner Davis LLP
Chartered Surveyors, Commercial Property and Town Planning Consultants
21 Garlick Hill
London EC4V 2AU
DDL: 020 7332 2102
Fax: 020 7248 4743

Dalton Warner Davis sends you our very best wishes for Christmas and the forthcoming New Year. Rather than sending Christmas cards, we are instead supporting the Little Havens Children's Hospice in Southend-on-Sea.



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

LDF LOCAL DEVELOPMENT FRAMEWORK

Office use
Ackd
ID No **105**

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

a) Personal details		a) Agent details if you are using one	
Name		Name	Keith Dalton
Organisation	Drax Power Limited	Organisation	Dalton Warner Davis LLP
Address	P.O. Box 3 Selby North Yorkshire	Address	21 Garlick Hill, 3 rd Floor London
Postcode	YO8 8PQ	Postcode	EC4V 2AU
Tel		Tel	020 7489 0213
Fax		Fax	020 7248 4743
Email		Email	kd@daltonwd.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.

No comment

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- 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.

No comment

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- Site F – Foxhill Lane/Brackenhill Lane

Any other comments?

No comment

Managing Housing Supply (see para 3.42 – 3.45)

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

No comment

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

No comment

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 comment

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?

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Site H – Burn Airfield

Have you any other suggestions? Yes

See comments attached

Employment Land (see para 4.13)

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Any other comments?

No comment

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

See comments attached

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

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

No comment

Green Infrastructure

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

No comment

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 comment

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

No comment

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 comment

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)?

No comment


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)

See comments attached

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 17th 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.

Introduction

1. These representations on behalf of Drax Power Ltd (DPL) recommend that the Core Strategy includes objectives to support the provision of energy and infrastructure development at Drax Power Station site (Drax). These objectives should also be implemented through site specific policies and land use allocations for energy/infrastructure development set out in subsequent local development documents (LDDs), and should not detract from policy EMP10 (Selby District Local Plan) which is a permissive policy that currently facilitates development relative to the process of generating energy at Drax.

Further Options Report and Regional Spatial Strategy

2. The Core Strategy Development Plan Document Further Options Report (Report) envisages the Core Strategy facilitating *"increased economic development, particularly focused on Selby, in line with Regional Spatial Strategy (RSS) guidance"* (Report 4.2). The Report refers to the District as playing an important role in the local/regional labour market, traditionally in manufacturing, brewing and agricultural sectors. Although not mentioned in the Report, the Core Strategy should equally recognise that the RSS in Section 10 (Environment) acknowledges the Region as having *"a history of providing power"* with the establishment of several major coal fired power stations in the Selby area", providing some *"17% of the UK's total electricity needs"* (RSS 10.26/27).
3. The Core Strategy should also recognise that in the RSS, (policy ENV5) aims to maximise improvements in energy efficiency and increases in renewable energy capacity. The policy supports development utilising renewable sources of energy, the use of combined heat and power and new efficient energy generation and transmission infrastructure, as well as clean coal technologies and abatement measures. DPL's recent and future plans for investment are consistent with RSS policy ENV5 and therefore the Core Strategy should recognise the inherent value of Drax as an energy provider.
4. The Report refers to a high level of out commuting of skilled labour to Leeds and York at the expense of the local economy and sustainable development objectives and the desire to reduce this to achieve *"a modern service and knowledge based economy"* which for Selby *"means catering for additional office, retail and leisure uses as well as supporting the ongoing restructuring and modernisation of the manufacturing sector."* (Report 4.2.1). As background, there are some 440 people directly employed at Drax living in the Selby/Goole areas out of a total workforce of more than 700, of which 155

people are involved in office/training activities. Additionally, DPL employs a large number of contractors of which a number are based on site and employ local people; also there are periodic major outage contracts when there can be up to 2,000 additional persons at Drax. This is evidence that Drax is a major contributor to jobs in the engineering, office and knowledge based sectors.

5. The RSS at Section 11 (Economy) in policy E1 (Creating a Successful and Competitive Regional Economy) envisages initiatives that include:

- a modern manufacturing sector and modernisation of industries
- development related to important sectors/clusters and individual employers important to the local economy with specific property requirements
- opportunities for business relating to the Region's unique environmental assets and challenges including renewable energy, resource and waste efficiency and environmental technologies and the low carbon economy,

Deleted:

Again, DPL's current activities and its plans for ongoing investment at Drax are consistent with policy E1, in particular, as an employer which is important to the local economy.

6. On RSS policy E3 (Land and Premises for Economic Development), it is noted that in addition to the generic issues associated with land provision, "employment land reviews will need to consider, on a case by case basis, special land use requirements" (RSS 11.19). The paragraph does not prescribe all types of development falling within this category but gives as examples land for airport/port related development, inter-modal freight terminals/wharves, specialist waste facilities, mixed uses and replacement sites for bad neighbour activities. It can be concluded that DPL's current and planned activities are also wholly consistent with this policy and therefore the Council should recognise the special energy/infrastructure requirements of Drax and give every support in its Core Strategy and subsequent LDDs to the continuing of its activities.

7. On the matter of Environment/Natural Resources/Climate Change, the Report states that "Other Core Strategy policies will support renewable energy projects within the District subject to their local importance being proportionate to their importance as energy generators ..." In response to this interpretation, the Council should be aware that PPS1 Planning and Climate Change (December 2007) stipulates that Planning Authorities should "not require applicants for energy development to demonstrate

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either the overall need for renewable energy and its distribution, nor question the energy justification for why a proposal for such development must be sited in a particular location" The point is also made in the Energy White Paper 2007 that "New renewable projects may not always appear to convey any particular local benefit, but they provide crucial national benefits. Individual renewable projects are part of a growing proportion of low carbon generation that provides benefits shared by all communities both through reduced emissions and more diverse supplies of energy, which helps the reliability of our supplies. This factor is a material consideration to which all participants in the planning system should give significant weight when considering renewable proposals" The conclusion to be drawn from the above is that investment in renewable energy is to be wholly supported; consequently the Core Strategy in its consideration of climate change issues should take full account of Government policy and the contribution to be made by Drax but it should also recognise that RSS policy ENV5 (see paragraph 3 in these representations) addresses a wider remit in energy provision.