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victoria lawes

From: Carol STENNER [Carol.STENNER@goyh.gsi.gov.uk]
Sent: 18 December 2008 15:39
To: ldf
Subject: Core Strategy Consultation
Attachments: Final GOYH comments Dec 08.doc

Please find below the comments of the Government Office for Yorkshire & the Humber.

If you should need a paper copy please let me know.

Carol Stenner

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Comments from Government Office for Yorkshire & the Humber

I have a number of general concerns about the document, as follows:

Firstly, it appears that the Council intends to proceed to publication without carrying out further consultation. However, PPS12 makes it clear that the new publication stage should not be viewed as a further round of consultation and that the publication document should be the version that the Council expects to submit. In this context, I consider that, in order to be sound, further consultation will still be needed before publication.

Secondly, I am concerned that you are in danger of losing direction in that this document does not clearly build on the earlier May 2006 Issues and Options report and lacks linkages to the vision, objectives and high level options you consulted on previously. The previous report set out a vision, objectives and spatial options for the distribution of new development in the District but these are not included in the current document, which makes it difficult to see the proposed policy areas in context and means that there is no clear trail of policy development. You need to consider how the two consultation documents will be developed through further consultation to the publication of a sound DPD, in line with the principles set out in the new guidance. It is important that you continue to develop a locally specific spatial vision and strategic objectives which in turn can inform scenarios for future housing, employment, retail and open space development in different parts of the District. The policies and designations in this document should be those considered necessary to help deliver the spatial vision, objectives and policies of the emerging Core Strategy.

Thirdly, I do not consider that the consultation document sets out a clear place based strategy and I suggest that you think about more of a place based approach with individual strategies for the places in the District that will together make up a coherent spatial plan. The policies can then flow from the strategy. You need to avoid the core strategy developing into a series of land use based parallel approaches to housing, employment, retailing etc. and the spatial options should relate clearly to the key issues, vision and objectives trail.

Fourth, the Government Office, in our previous consultation response, stressed the importance of the consultees seeing at preferred options stage (as it was then) the overall performance of each option against SA objectives; this has not been done with any clarity. We also referred to the requirement in PPS3 to set out a housing trajectory to meet the level of provision over the plan period, including allocation of sufficient land for the first five years of the trajectory and a further ten years to be indicated in the Core Strategy.

General advice on core strategy preparation

I have outlined below some advice on preparing a core strategy up to publication to help you progress the document. Before seeking to publish the core strategy you may also find it helpful to consider the questions set out in the latest PAS Soundness tool publication, available on their website.

The identification of issues is one of the first matters to be addressed and they should be refined as the plan progresses and the strategy seeks to address the issues. The spatial

vision and strategic objectives will articulate how the issues can be addressed through more detailed strategy and policies.

The spatial strategy should set out how the Council plans to deal with the key issues identified and how it envisages the different parts of the area developing in relation to these issues. The core strategy needs to show how the strategies for various sectors of activity (housing, employment, transport, retailing etc) derived from national and regional policy are drawn together to assist in the shaping of different places within the plan area. It will not be a single strategy if it just sets out a series of parallel approaches to topic areas that do not clearly evolve from the issues and the vision but should draw these together in the individual places within the area.

The strategy should set out where growth is going to occur and why the locations have been selected as suitable. It should, for example, explain clearly how Selby town, the other main settlements and the rural areas are expected to develop over the plan period in terms of housing and employment delivery (with numbers), and in terms of service delivery. This should be cross referenced to the SA and the key diagram. You then need to consider how the development considered will be achieved. The strategies for the different places should show how they will deliver the quantum of development in each category planned for each area.

The presentation of the core strategy at publication will be a crucial part of explaining the strategic vision for the District and the evolutionary nature of the core strategy from the vision and objectives, arising from the spatial portrait translated into strategy and policy should be clear from the document. The key diagram is also an essential tool in supporting this strategic approach. The publication core strategy should be firmly focussed on how the vision and objectives previously consulted on are to be achieved.

At publication you will need to set out information regarding your assessment of options and alternatives and their selection and rejection. The LDF system requires the generation and evaluation of options and alternatives. Authorities should ensure that documents are genuinely front-loaded by informally involving communities in the development of issues and alternative options and should encourage a meaningful response based on a genuine choice of options. Options could focus on implementation, e.g. locational, investment or timing related, as well as being strategic.

Selection of the preferred approach should be progressed in comparison with the alternatives and with commitment growing at each stage. The decision making process should be transparent with the alternatives expressed as early as possible. Clear reasons will need to be given for the selection of options, together with a précis of the alternatives that were also considered. Sustainability appraisal is an important element of option appraisal and should look at all options including discounted ones. You will need to show at publication why the selected options perform better in terms of addressing the objectives, with a clear evidence trail, including through the sustainability appraisal, showing why these option(s) were selected. All the options should be realistic and take into account the constraints placed upon them by factors including national and regional planning policy. If the scope and choices seem limited in places then as the document is developed, you will need to make it explicit where options are limited because of higher level policies or other circumstances. We expect government policy to be at

least met and if you are to vary from national or regional guidance, then you will need to be able to justify this through the evidence base.

You will need to develop clear mechanisms for implementation and monitoring and think more about deliverability as you progress the document towards publication. The publication document should propose deliverable options that are credible in terms of resources likely to be available to implement them with clear mechanisms for delivery. The document will need to establish targets and milestones relating to the delivery of policies and be clearer about how these are to be measured and linked to the production of the AMR. Not only delivery mechanisms but timescales for implementation for the policies should be identified and built in where possible. It also should be clear who is intended to implement each policy. Where possible, there should be evidence of buy-in of the policies by other stakeholders or authority departments. If actions are required to implement policy outside the direct control of your authority there should be evidence of the necessary commitment from the relevant organisation. At publication, the DPD will also need to demonstrate sufficient flexibility to accommodate known and unexpected changes.

Detailed comments

Para. 1.13 The publication stage should not be viewed as a further round of consultation and the publication document should be the version that the Council expects to submit (see earlier comments). In the light of our other concerns, I consider that, in order to be sound, further consultation will still be needed before publication.

1.16 An Ecotown in Selby District is not included in the current CLG programme. However, the core strategy should plan for the next 15 years and it should make it clear that it would need to be revised in the event of an Ecotown being considered in the future.

1.17 The link to the vision and objectives should be explained. Also note my comments above on avoiding the core strategy developing into a series of topic based chapters and my suggestion that you think about more of a place based approach with individual strategies for the places in the District that will together make up a coherent spatial plan.

3.1 – 3.3 The new planning system requires a fresh approach to preparing policies and proposals, that means going back to basics in all aspects of plan preparation. PPS3 requires core strategies to plan for 15 years housing from adoption. It is therefore only necessary to look forward when calculating the housing requirement. I therefore have concerns about the RSS figure of 440 dpa being reduced in the manner proposed, both in terms of deducting completions achieved between 2004 and 2008, and including existing commitments in calculating the housing requirement.. Existing commitments should be considered in the SHLAA and will contribute to meeting the figure for the plan period but I do not think they should be deducted from the annual figure in this way. PPS3 states that completions and windfall allowances should not be included when determining how much land is required. Furthermore, PPS3 requires a housing trajectory to show the level of provision over the plan period, including allocation of sufficient land for the first five years of the trajectory and a further ten years to be indicated in the Core Strategy. I do not consider that the Regional Spatial Strategy would be undermined if the housing provision were to be planned in accordance with the method set out in PPS3 irrespective of the recent historic completion rate.

3.4 – 3.31 The distribution of new housing and its relation to the settlement hierarchy should not be considered in isolation from the other policy areas (employment, transport, retailing etc). I suggest that you think about more of a place based approach with individual strategies for the places in the District drawing on the full range of policy areas (see earlier comments). The current approach will make it difficult to draw together a coherent spatial plan.

Further thought also needs to be given to the apportionment of development across the emerging settlement hierarchy and the implications this will have for spatial distribution, and ultimately achieving a sustainable pattern of development that is consistent with RSS. A dispersed pattern of development will not be consistent with RSS, so I would question the appropriateness of identifying 20 Primary Service Villages for further expansion. Especially, as these 20 villages could potentially deliver 25% of all development and twice as much as Local Service Centres. The identification of tiers below Principal Town should be on the basis of need to support the function of existing settlements and the local economy rather than to meet demands for development. More emphasis also needs to be given to accessibility to public transport (Policy YH7B) if the core strategy is to be found in accordance with RSS.

In addition, the correlation between the SA and development of the preferred option would benefit from more detailed explanation. This is especially important given that the document repeatedly states "The Council has therefore decided..." The LDF process needs to be based upon evidence if it is to be found sound. Also, where options have been considered but then a further option has been developed the new option needs to be subject to an SA/SEA even where it builds upon previous options. For example, the preferred option outlined in para 3.30.

3.43 PPS3 (para.'s 60 & 61) requires the mechanisms for releasing allocated sites to be set out in DPDs. It is not acceptable to delegate such management and implementation policies to a SPD.

3.8 Have the SFRA and the requirements of the PPS25 sequential test been fully taken into account in this approach? If the evidence base demonstrates that there are serious flooding issues in relation to Option 1 which cannot be resolved, then there might be a case for some flexibility in relation to RSS. The locations of the proposed strategic housing sites may need to be reconsidered if there are serious flooding issues, depending on consultation responses.

3.58 You will need to be able to justify the viability of the proposed thresholds and percentages through the evidence base, particularly in the context of the recent Blyth Valley legal challenge. The policy may need to be more flexible, building in viability assessment of sites at the application stage and allowing for other sources of funding than S106 agreements.

4.1 – 4.13 The link to the vision and objectives should be explained. Also note my comments above on avoiding the core strategy developing into a series of topic based chapters and my suggestion that you think about more of a place based approach with

individual strategies for the places in the District that will together make up a coherent spatial plan.

Question 8 asks respondents to agree or disagree with a number of national and regional policy approaches. If the core strategy intends to include policies that are not consistent with national or regional policy then appraisal and local justification through evidence will be required.

4.8 The core strategy should indicate how Selby town, the other main settlements and the rural areas are expected to develop over the plan period in terms of employment delivery, expanding on the numbers in RSS.

5.1 – 6.7 This is very general background information outlining the Council's intention to draft policies on a number of topics. These sections do not provide any options for how the Council might approach the topics or their spatial implications. A full range of options need to be considered, evidenced and appraised if the plan is to be found sound. Whilst any policies should be locally distinctive, building on national and regional guidance where necessary.

6.1 This should be upfront and be incorporated into the spatial objectives where it can be locally distinctive. The principles of sustainable communities should underpin the whole strategy.

Rachel Wigginton
Senior Planning Officer
GOYH
December 2008

Acc 6/1/09

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victoria lawes

From: Andrew Rose [Andrew.Rose@spawforths.co.uk]
Sent: 18 December 2008 08:53
To: ldf
Subject: Selby Core Strategy Consultation on Further Options
Importance: High
Attachments: Mr and Mrs Stephenson Selby Core Strategy FO Reps.pdf

Please find attached representation made on behalf of Mr and Mrs Stephenson.

I have also posted a hard copy of the representation.

We trust that you will acknowledge this representation as duly made and please acknowledge receipt of this email.

We look forward to being involved in the evolution of the Local Development Framework.

Kind regards

ANDREW ROSE
Principal Planner
BSc(Hons), MSc, PG Dip, MRTPI

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Development Policy
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SELBY DISTRICT COUNCIL PLANNING	
19 DEC 2008	14 JAN 2009
DATE RECEIVED & LOGGED	LAST REPLY DATE

BY EMAIL AND LETTER

15 December 2008

Dear Sir/Madam

**RE: SELBY DISTRICT LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY
FURTHER OPTIONS CONSULTATION**

Following the publication of Further Options to the Core Strategy for the emerging Local Development Framework (LDF), Spawforths have been instructed by our client, Mr and Mrs Stephenson to make representations to this document on their behalf.

Mr and Mrs Stephenson welcome the opportunity to input into the Core Strategy and the decision to publish Further Options for consultation to the Core Strategy. Mr and Mrs Stephenson believe this is beneficial to all parties and should resolve how best to further the role of the District of Selby.

Mr and Mrs Stephenson have land interests in the area, in particularly in Osgodby.

We would like to make representations regarding the Further Options Core Strategy on the following points:

- i. General Comments
- ii. Question 1: Scale and Distribution of New Housing
- iii. Question 2: Growth in Selby
- iv. Question 4: Managing Housing Supply
- v. Question 5: Affordable Housing

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I. General Comments

Mr and Mrs Stephenson are concerned that the consultation has been prepared with little regard to an evidence base. PPS12 sets out the tests of soundness that are to be considered in the preparation and examination of a Development Plan Document. The tests of soundness require plans and strategies to be founded upon a robust and credible evidence base. It is noteworthy, that one of the reasons that the Lichfield Core Strategy was found to be unsound on was its weak evidence base.

The development of the affordable housing policy is based on outdated evidence base and a needs study which was initially prepared in 2004. The housing mix should be based on a Strategic Housing Market Assessment (SHMA). Furthermore, there seems to be little evidence of the testing of the affordable housing thresholds through an economic viability assessment. In addition, the Further Options paper does not include an element referring to the overall spatial direction, show a relationship to the RSS and adjacent Authorities, incorporate a Vision, Objectives or refer to a Sustainability Appraisal or production of a Strategic Housing Land Availability Assessment.

Nevertheless, importantly the Further Options Report in paragraph 1.16 states that the Core Strategy will be used "used as a basis for planning within the District in the short and medium terms, whilst being aware of the potential for possible changes in the longer term". This course of action would render the Core Strategy unsound and does not accord with Government guidance. Core Strategies should plan for the longer term and guide strategic decisions for 15 years with sufficient flexibility to respond proactively to changes in circumstance. Therefore, at present the Core Strategy is unsound.

Scale and Distribution of New Housing

2. Question 1: Do you agree with the Council's criteria for defining Primary Villages and if so, do you agree with those 20 villages selected?

Mr and Mrs Stephenson do not agree with the criteria for defining Primary Villages. Mr and Mrs Stephenson believe that the role and functionality of places is also of paramount importance alongside the provision of services and facilities.

The Council's Background Paper 5 – Assessing the Relative Sustainability of Smaller Rural Settlements in Selby District refers to the Parish of Barby, which includes the settlement of Osgodby. Background Paper 5 states that the Parishes overall population is nearly 5,000 inhabitants. The Background Paper has clearly taken the perspective of looking at the sustainability of the Parish as a whole. Therefore, the

correct name should be utilised as that of "Barlby and Osgodby. However, Barlby is identified in the settlement hierarchy as a Primary Village, whilst Osgodby seems to be a Secondary Village. This needs to be clarified and rectified through the identification of Osgodby alongside Barlby as a single Primary Village.

Osgodby and Barlby are intrinsically linked. Although Barlby itself is classified as a single village it differentiates between Barlby Hilltop and Barlby Bridge, although over recent years these two distinct areas have coalesced. Osgodby is a sister village to Barlby located across the A19 and has a population in excess of 600 inhabitants. The two settlements have essentially coalesced.

Osgodby is a sustainable satellite settlement to Selby with good accessibility and linkages. Osgodby itself has a village hall, chapel, builder's merchant, hairdressers, garden centre, public house and local shops. Furthermore, it also has a crucial role within Barlby and Osgodby Parish in supporting and sustaining the wider services adjacent in Barlby, which has a primary and secondary school, library, post office, public houses, nursery, church and local shops. The close interrelationship of the two villages sustains each other's key services and facilities. Barlby and Osgodby have a crucial role in serving the communities of the surrounding hinterland.

The relationship between the two villages is further exemplified in the presence of Barlby and Osgodby Parish Council. This clearly illustrates the villages importance and highlights the reasoning behind references to this area of the district as the co-joined Barlby and Osgodby.

The Council clearly have had due regard for the treatment of co-joined settlements, since the Background Paper identifies Monk Fryston/Hillam as a Primary Village. The Council therefore must be consistent throughout the District in formulating a robust and credible Core Strategy.

Therefore, Osgodby should be identified with Barlby as a single Primary Village as "Barlby/Osgodby". This is a clear oversight and should be rectified, especially as the evidence base through Background Paper 5 refers to the Parish.

3. Question 2: Do you agree with the overall distribution of housing as indicated in the proposed distribution Table 1?

Mr and Mrs Stephenson support the identification of Barlby and Osgodby within the Greater Selby area and Selby Area Action Plan. Mr and Mrs Stephenson believe that this will lead to a holistic approach to

the identification of housing sites and sustainable growth for the District. This approach reflects the important role and functionality of Barlby and Osgodby and is especially significant in balancing the crucial role of Selby alongside its environmental constraints.

Mr and Mrs Stephenson support the ability to identify greenfield sites within the Selby Area Action Plan. Mr and Mrs Stephenson believe it is important to highlight that the sequential approach to identifying land, whereby brownfield is preferred to greenfield sites, established in PPG3 has not been transposed into PPS3. Therefore, the sequential approach to land allocation must not be set within the emerging Core Strategy. PPS3 only recommends that 60 percent of new housing be accommodated on previously developed land. Therefore, some greenfield sites in sustainable locations will be suitable for development. PPS3 also states that windfall sites cannot be counted or relied upon in the allocations. As such, Mr and Mrs Stephenson consider that it is important to reiterate that the new parameter for new housing land is deliverability. Mr and Mrs Stephenson have land interests at Tindells Farm in Osgodby, which is a current allocation OSG/1 of the Selby Local Plan. This site is eminently deliverable in the short term.

Managing Housing Supply

4. Question 4: Do you agree that market housing should only be allowed in the Principal Towns, Local Service Centres and Primary Villages?

Mr and Mrs Stephenson agree that a smaller element of development is needed in settlements in the villages not identified in the settlement hierarchy, however this should reflect local circumstance. Policy YH6 states that development in the rural areas should protect and enhance the attractive and vibrant places. Therefore bullet point 5 states that plans and strategies should allow, "locally generated needs for both market and affordable housing". This is reaffirmed through paragraph 2.48, which states that LDFs should establish local development needs that are essential to support smaller settlements in accordance with PPS7.

To restrict developments in smaller villages to just affordable housing would only satisfy a certain element of need. Local need has wide connotations and incorporates affordable and market housing. The Council's Housing Need Survey and Strategic Housing Market Assessment would identify the totality of need in the District and highlight Affordable and Housing Market Need and focus that need to appropriate sustainable locations. Policies in the Core Strategy should be developed to implement such an approach. To do otherwise would not be in accordance with national or regional guidance and would be unsound.

Affordable Housing

5. Question 5: Do you agree with the different thresholds proposed for affordable housing?

Mr and Mrs Stephenson do not agree with the thresholds proposed for affordable housing. Mr and Mrs Stephenson believe that the evidence base for affordable housing is not robust or credible and as such is unsound. The evidence base for affordable housing seems to be based on the 2004 Housing Needs Study, which is being rolled forward, and there is no reference to a Strategic Housing Market Assessment. Furthermore, the thresholds have not been tested for economic viability in accordance with PPS3 paragraph 29. Therefore, the Core Strategy is unsound. Mr and Mrs Stephenson would like to highlight the Blyth Valley case where the Core Strategy was challenged successfully in the High Court due to the absence of economic viability testing for affordable housing thresholds.

Mr and Mrs Stephenson wish to continue their active engagement in the emerging Core Strategy. We trust that you can give due consideration to these comments and we request that you can confirm receipt of this letter.

Please do not hesitate to contact us to discuss any issues raised in this Representation further.

Yours faithfully

[Redacted signature]

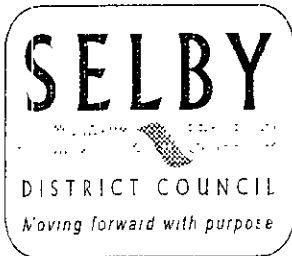
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Encl:

Cc:

Mr and Mrs Stephenson

3313, Letter-001, Selby Core Strategy FO Reps, AR



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



Office use
Ackd 6/11/09
ID No 108

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+MRS A SWANN	Name	
Organisation		Organisation	
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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.

Yes

No; Barlby and Brayton should be excluded from the list:

1. They are too close to Selby and are now barely separate entities
2. If the proposed developments for Selby are implemented in full then they will be part of the continuous built-up area of "greater" Selby.
3. They are already part of Selby in that they rely on Selby town for the greater part of their services.

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~~

see below at Q2 b) + c)

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

1. "In recent years housing and economic growth have not kept pace with other parts of the District" (¶ 3.14 Core Strategy Development Plan Document, C.S.D.P.D.)
2. Its service centre role is thereby undermined.

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

Sherburn has seen recent housing development which is causing local disquiet.

Please explain why in each case.

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

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

- (1) Site A – Cros
- (2) Site B – Wes
- (3) Site C – Bon
- (4) Site D – Olyr
- (5) Site E – Baff
- (6) Site F – Foxt

Any other comm

1. The development of the strategic housing sites E & F on the existing Strategic Countryside Gap does not meet the stated aims in paragraph 1.3 (C.S.D.P.D.) of "constraining development in the interests of environmental protection" and of preserving the "green infrastructure in paragraphs 6.5 and 6.6 (C.S.D.P.D.)
2. The development of sites E & F will effectively make the whole of Selby an urban area devoid of 'vision' 'spatial' (¶ 1.3 C.S.D.P.D.) or otherwise and the contiguous 'village' of Brayton will be lost and will add to the urban sprawl of Selby town.
3. Brayton, to the south and west, and the south-east part of Selby have taken the brunt of recent housing developments. In Brayton, the area to the west of Doncaster road and south of Foxhill Road to the by-pass, Old Farm Way and the extension of Holmefield Close, and to the south-east the massive development on Staynor Hall land.
4. Selby town's development is unbalanced with little peripheral development to the north and west. Development of sites A & B in particular could be advantageous in obtaining from the developers much needed additional road access to that part of town.

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.

If market housing is permitted, subject to normal planning, outwith the centres indicated in the Core Strategy, it would help to alleviate the vast developments proposed for Selby and "have the effect of postponing the need to bring forward new allocations" (¶ 3.43 C.S.P.D.P.)

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
Within overall needs it is inadvisable to set out the same immutable allocation of market/affordable housing for all areas. In some areas of build a greater proportion of affordable housing in better because developers will, in seeking to maximise returns, build so called affordable houses in more expensive parts of Selby thereby defeating the meaning of "affordable".
Flexibility needs to be maintained within overall needs.

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 do not understand this question which is not written in plain language.
Our position is if there is not enough "executive" housing available, then the region will suffer.
The region must attract entrepreneurs and investors to live and work.

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

Site G, Olympia Park, has the greatest ease of access to the labour pool of Selby town. This would reduce the need for commuting.
Site H, Burn airfield, has labour access problems. Better road access is required. Burn should be 'promoted' from "secondary village" (¶ 2.3 C.S.D.P.D.) to "primary village" (¶ 3.22 C.S.D.P.D.) Such a development would be the catalyst for an up graded A19 between Selby and the M62 and a much needed by-pass for Burn.
A mixed but separated housing and industry would be appropriate here with housing to the west fronting the existing village of Burn and industry fronting the railway line.
However the use of the railway by industry might be a "vision" too far.

Employment

Q8 Please

- 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?

There is need to try to make Selby self contained as regards employment/housing to reduce the need for commuting especially north on the A19 to York This might help our commitment to the environment.

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?

Not more than 10%

There is seemingly an abandoned bio fuel generating plant in existence on the A19 nearly opposite the Eggborough Power Station at grid reference SE 568243 which if activated could go a long way to fulfilling Selby District's obligations in this matter.

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)

Roadside litter!

Green Infrastructure

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

Maintain the Strategic Countryside Gap

Maintain and enhance the riverside and canal side areas, the banks of our waterways are valuable assets in providing an open and "green" environment.

e.g. Ousegate river viewing area is sadly run down and the former filling station by the "Old Toll Bridge" is an eyesore.

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

Options A & C would be the most appropriate in that they would probably be best received by the Council Tax payers.

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.

Option A
This would be sites small enough to be un-obtrusive and policed and large enough to have economies of scale to establish.

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)?

Option B
As these communities travel with heavy transport, proximity and ease of access to the primary road network is essential.

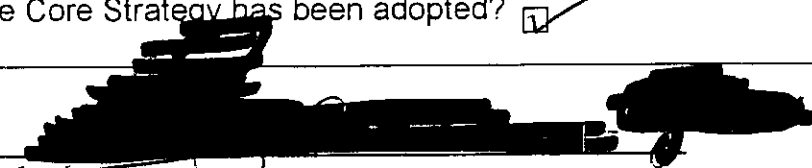
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- The Core Strategy has been adopted?

Signed

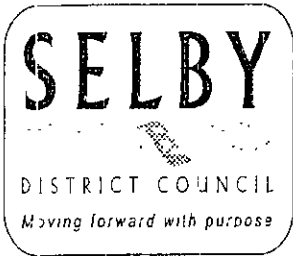


Dated

15/12/08

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



Office use
Ackd 6/11/09
ID No 109

SELBY DISTRICT COUNCIL
PLANNING

18 DEC 2008

13 JAN 2009

Introduction

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

a) Personal details		a) Agent details if you are using one	
Name	A. McGUIGAN	Name	
Organisation	HIRST COURTNAY PARISH COUNCIL	Organisation	
Address	BRAMBLE CLOSE HIRST COURTNAY	Address	
Postcode	YO8 8PT	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

YES

BUT SOME OF THE PRIMARY VILLAGES NAMED DO NOT HAVE SERVICES DEVELOPED SUFFICIENTLY TO COPE WITH ANY LARGE EXPANSION.

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

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

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

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

Please explain why in each case.

THERE ARE MORE SHOPS ETC. TO SERVICE THESE AREAS &
ADEQUATE TRANSPORT / ROAD SYSTEMS / SERVICES

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

I CONSIDER THE THRESHOLDS TO BE TOO LOW & THAT THEY WOULD DISCOURAGE SMALLER DEVELOPMENTS

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

PROVIDED THIS DOES NOT DISCOURAGE DEVELOPMENT

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 A TARGET BUT EACH DEVELOPMENT SHOULD BE CONSIDERED INDIVIDUALLY FROM VIABILITY, PLANNING, SPACIAL ASPECTS.

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?

COUNCIL TO FUND IMPROVEMENT & MANAGEMENT OF GREEN SPACES & IMPROVE PUBLIC AWARENESS & ACCESS

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**

*THERE MUST BE A BALANCED NUMBER OF BOTH
TO ALLOW PROGRESSION FROM SINGLE/COUPLES NEEDS TO THOSE
OF A FAMILY
THE BALANCE SHOULD ALSO BE ADJUSTED TO ENSURE THAT
DEVELOPMENTS ARE IN KEEPING WITH THE AREA*

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):

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- ~~(Agree/Disagree)~~ Option A – In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?
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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)

THE STRATEGY SHOULD BE SUBJECT TO CONTINUOUS
ONGOING REVIEW AS HOUSING NEEDS / DEMAND
FLUCTUATE AS DEMONSTRATED BY THE CURRENT
LACK OF DEMAND.

THE PROVISION OF MORE COUNCIL HOUSES SHOULD BE
CONSIDERED AS AN ALTERNATIVE TO "AFFORDABLE
HOUSING" WHICH IS OFTEN SOLD ON AT THE FIRST OPPORTUNITY.

Notification

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- The Core Strategy has been adopted?

Signed



Dated 14/12/2008

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

LDF LOCAL DEVELOPMENT FRAMEWORK

SELBY DISTRICT COUNCIL

Office Use
Ackd 6/11/09
ID No 110
15 JAN 2009

DATE RECEIVED & LOGGED

LAST REPLY DATE

Introduction

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

a) Personal details		a) Agent details if you are using one	
Name	CAROL LUMLEY	Name	
Organisation		Organisation	
Address	S FEARS MEADOW, SELBY	Address	
Postcode	YO8 3RZ	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.

N/A

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

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

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

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

N/A

Please explain why in each case.

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

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

(6) Site A – Cross Hills Lane

(2) Site B – West of Wistow Road

(1) Site C – Bondgate/Monk Lane - MOST IMPORTANT TO ME

(3) Site D – Olympia Mills

(4) Site E – Baffam Lane

(5) Site F – Foxhill Lane/Brackenhill Lane

Any other comments?

Managing Housing Supply (see para 3.42 – 3.45)

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

N/A

Affordable Housing (see para 3.46 – 3.59)

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

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

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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**)
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- C - 'For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations.' (**Agree/Disagree**)
- D - 'New housing development should be balanced with an appropriate level of new business development.' (**Agree/Disagree**)

Any other comments?

Climate Change Issues (see para 5.1 – 5.5)

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

Sustainable Communities (see para 6.1 – 6.8)

Infrastructure Provision

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

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

Green Infrastructure

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

Housing Mix (see para 6.9 – 6.10)

Q12 Do you consider that

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

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

Gypsies and Travellers

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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)

We have lived in our present house for 9 years & in 2000 the field classed as (C) The Holmes, was completely under water & so was Monk Lane for about a week. The water was up to the bonnet of our car & swans were swimming in the field. The only way we could get out of our street was to go thru a neighbours garden then thru another garden in Hillfield & then thru into

the park. It is an absolute disgrace that you are even thinking of building houses on this land & will in the end, end up like Barby has several times, & the whole "housing estate" will be under several feet of disgusting water.

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Signed _____

Dated 2.12.08

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Office use
Ackd 7/1/09
ID No 111

18 DEC 2008 15 JAN 2009

DATE RECEIVED LAST REPLY

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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	R. COOPER	Name	
Organisation		Organisation	
Address	5 PALMER GROVE GREEN LAKE SELBY	Address	
Postcode	YO8 9AP	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.

NEITHER AGREE NOR DISAGREE AS I DON'T HAVE ENOUGH INFORMATION ON THE VILLAGES TO COME TO AN INFORMED CONCLUSION.

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**

I CANNOT SEE HOW THERE IS A NEED FOR 5000+ DWELLINGS WHEN EMPLOYMENT OPPORTUNITIES IN SELBY ARE ALREADY LIMITED AND REDUCING DUE TO CREDIT CRUNCH

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

DON'T KNOW.

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

DON'T KNOW

Please explain why in each case.

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

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

(2) Site A - Cross Hills Lane **AGREE - 2**

(3) Site B - West of Wistow Road **AGREE - 3**

(4) Site C - Bondgate/Monk Lane **DISAGREE - 4 FLOOD RISK ?**

(1) Site D - Olympia Mills **AGREE - 1**

(5) Site E - Baffam Lane **DISAGREE - 5**

(6) Site F - Foxhill Lane/Brackenhill Lane **DISAGREE - 6 (USES UP COUNTRYSIDE GAP) ALSO THIS AREA FLOODS.**

Any other comments?

THE QUESTION IS VERY BADLY WORDED.

Managing Housing Supply (see para 3.42 - 3.45)

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

Affordable Housing (see para 3.46 – 3.59)

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

AGREE

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

NO IDEA - WHAT IS A "COMMUTED SUM"!

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)
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- 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?

A. Agree in principle - depend on what the other rules are.

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?

HKMER - 20% ⁵⁰ (DISAGREE).
WITH ABOVE

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
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- Cycle and walking infrastructure
- Education
- Green infrastructure
- Health
- Public Realm
- Rail and Bus infrastructure
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- Recycling
- Road infrastructure
- Other (please specify)

Green Infrastructure

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

ENHANCE % GREEN INFRASTRUCTURE WITHIN A DEVELOPMENT
AND PROTECT FROM FUTURE "DEVELOPMENTAL CREEP."

Housing Mix (see para 6.9 – 6.10)

Q12 Do you consider that

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

THIS IS A FUNCTION OF NEED & CANNOT ANSWER
BASED ON INFO SUPPLIED.

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

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NO MENTION OF CAPACITY OF SCHOOLS AND ABILITY TO COPE WITH INCREASED NUMBERS.

NO MENTION OF DRAINAGE NETWORK CAPACITY TO TAKE INCREASED FLOWS (FOUL AND SURFACE WATER)

PRIMARY HEALTH PROVISION - CAN THEY COPE ?

DEONTISTS - DITTO -

WE WERE VERY DISAPPOINTED WITH THE FORM - THE QUESTIONS WERE SOMETIMES AMBIGUOUS, OTHERS WERE POORLY WORKED

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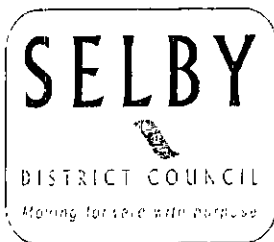
 

Dated 13/12/08.

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

D LOCAL DEVELOPMENT FRAMEWORK

Office use
Ackd 7/1/09
ID No 112

18 DEC 2008 13 JAN 2009

Introduction

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

a) Personal details		a) Agent details if you are using one	
Name	J A. MALTRY	Name	
Organisation	—	Organisation	
Address	3 AZALEA MEWS SELBY	Address	
Postcode	YO8 4RW	Postcode	
Tel		Tel	
Fax		Fax	
Email	[REDACTED]	Email	

Housing

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

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

No - large villages will just become larger & residents of small villages will have restricted opportunity to stay in the place of their choice. Restricted small development should apply to all villages.

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

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

Unable to comment - no knowledge of Sherburn/Tadcaster situation

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

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

Please explain why in each case.

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

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

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

As Brayton has been developed so much, it is effectively part of Selby so no point in wanting any division

Any other comments? The approach to Selby from the A19 is an eyesore and should be developed as a priority - in favour of Olympia Mills development. The area on the by-pass roundabout where there are derelict farm buildings should be considered and other unoccupied areas such as the houses adjoining Clarinville which have been boarded up for 20+ years! otherwise any new development should be concentrated close to the by-pass and not in open countryside

Managing Housing Supply (see para 3.42 - 3.45)

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

No - all villages should be subject to same criteria. Principal towns should concentrate on tidying up unsightly areas (eg. old petrol station area by the toll bridge) before allowing massive development in the countryside

Affordable Housing (see para 3.46 – 3.59)

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

No - should be confined to certain areas of similar type of housing - purchasers (and builders) should have freedom to buy/build property in keeping with the type of estate/standard of property and not mix cheaper property in with them

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?

Land in close proximity to bypass especially where not in current use e.g. derelict buildings on roundabout opposite Hazelwood Food's.

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~~) *or if it means leaving them empty.*
- 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? Empty premises should be allowed to be redeveloped/demolished - small housing developments like those on Pendant Glass site are a great improvement.

Climate Change Issues (see para 5.1 – 5.5)

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

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

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

- | | |
|-------------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> | Broadband |
| <input checked="" type="checkbox"/> | Community Facilities |
| <input checked="" 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 type="checkbox"/> | Recycling |
| <input checked="" type="checkbox"/> | Road infrastructure |
| <input type="checkbox"/> | Other (please specify) |

Green Infrastructure

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

Along Selby Dam with cycleway

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**

Neither – should be a mixture of all of the above.

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

Disagree with any further provision being made

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.

As above.

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)?

As above

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)

My Overall view is that no green belt land should be taken until all central areas and approaches to Selby have been developed which are a present eyesore e.g. the whole of the area from the Olympia pub to the roundabout, parts of the riverside near the toll bridge, the uncompleted building site on junction of Brook St/Leeds Road, boarded up houses round Clariant, empty shops in Gouthorpe (previously Whiskers, Kwiksave etc). The road system needs to be adequate to support any additional housing, & no encouragement given to gypsies.

Notification

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

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

Signed 

Dated 17/12/08

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

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13 JAN 2009

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a) Personal details		a) Agent details if you are using one	
Name	MRS. J.A. JONES	Name	
Organisation	—	Organisation	
Address	5 WINDMILL GARDENS SELBY	Address	
Postcode	YO8 3NA	Postcode	
Tel	██████████	Tel	
Fax	" "	Fax	
Email	—	Email	

Housing

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

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

Agree with the Council's criteria and with the 20 villages selected.

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

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

Selby is situated at the junction of major trunk roads, A63 and A19. This will cause more congestion in town centre.

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

Tadcaster is adjacent to major routes.

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

Sherburn is closer to major routes and business centres such as Leeds. Better for commuting.

Please explain why in each case.

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

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

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

Any other comments?

Site B This area includes a former waste tip and I believe the land is still toxic. Adjacent areas of this site are high risk flood areas; possible isolation when flooded.
Site C Also High risk flood area - must have better pumping and drainage BEFORE any development.

Managing Housing Supply (see para 3.42-3.45)

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

Yes.

Affordable Housing (see para 3.46 – 3.59)

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

Yes

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

Yes.

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

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

This area is enclosed by A63 (bypass) and East Common Lane

Employment Land (see para 4.13)

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

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

Any other comments?

Climate Change Issues (see para 5.1 – 5.5)

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

Agree, but would be better if the percentage could possibly be higher.

Sustainable Communities (see para 6.1 – 6.8)

Infrastructure Provision

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

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

Green Infrastructure

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

No.

Housing Mix (see para 6.9 – 6.10)

Q12 Do you consider that

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

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

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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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Q14 Do you agree or disagree with the following options:

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Signed



Dated 17-12-08

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a) Personal details		a) Agent details if you are using one	
Name	ALISON WHITELEY	Name	
Organisation	—	Organisation	
Address	26 WISTOW ROAD SELBY YO8 3LY.	Address	
Postcode	YO8 3LY	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.

YES.

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

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

NOT SURE ABOUT CONCENTRATING GROWTH IN SELBY GIVEN THE WORSENING EMPLOYMENT SITUATION HERE, LOSING MOST OF THE MAJOR EMPLOYERS - TATE & LYLE, CLARIANT, ROSEBYS, BOCM.

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

GOOD ACCESSIBILITY TO BOTH YORK AND LEEDS. STILL HAS GOOD EMPLOYMENT OPPORTUNITIES AT THE BREWERIES.

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

BETTER EMPLOYMENT OPPORTUNITIES - JOBS CREATED IN LAST TWO YEARS E.G. KINGSPAN, BRITISH GYPSUM, IDEALLY PLACED FOR ACCESS TO LEEDS.

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
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- (1) Site D - Olympia Mills
- (3) Site E - Baffam Lane
- (2) Site F - Foxhill Lane/Brackenhill Lane

Any other comments?

OF THESE SITES I AM ONLY HAPPY TO SEE HOUSING DEVELOPMENT ON SITE D - OLYMPIA MILLS (HOWEVER THIS WOULD HAVE A HIGH FLOOD RISK). IT IS GOVERNMENT POLICY TO BUILD ON GREENFIELD SITES "ONLY AS A LAST RESORT."

IF BUILDING DOES HAVE TO HAPPEN, I THINK THAT IT WOULD BE BETTER TO BUILD SMALLER DEVELOPMENTS ON SEVERAL OF THE SITES, PREFERABLY CLOSE TO OTHER

Managing Housing Supply (see para 3.42 - 3.45) CONTINUED ON BACK PAGE

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~~ PROBABLY BEST TO LEAVE IT AS IT IS SO THAT EACH POTENTIAL DEVELOPMENT AREA CAN BE CONSIDERED ON ITS OWN MERITS.

Affordable Housing (see para 3.46 – 3.59)

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

YES

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

YES

Economy

Strategic Employment Sites (see para 4.3 – 4.12)

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

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

Have you any other suggestions?
I DONT MIND WHICH SITE IS USED, SO LONG AS ONE IS PROVIDED AND MORE IMPORTANTLY THAT IT MANAGES TO ATTRACT COMPANIES AND JOBS (OF THE TYPE LOST) BACK TO SELBY. WHICH SITE WOULD BE MORE ATTRACTIVE TO EMPLOYERS? IF BURN AIRFIELD WAS TO BE USED, WOULD THIS ALLOW OLYMPIA PARK TO HAVE MORE HOUSES BUILT ON IT AND THEREFORE SAVE SOME OF OUR GREEN FIELD LAND FROM BUILDING? (ALTHOUGH FLOOD RISK WOULD BE A MAJOR ISSUE).

Employment Land (see para 4.13)

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

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

Any other comments?

Climate Change Issues (see para 5.1 – 5.5)

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

YES

Sustainable Communities (see para 6.1 – 6.8)

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- Health
- Public Realm
- Rail and Bus infrastructure
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- Recycling
- Road infrastructure
- Other (please specify)

Green Infrastructure

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

PERSONALLY I FEEL VERY UNCOMFORTABLE WITH THE CONTRADICTIONARY TERM "GREEN INFRASTRUCTURE". FOR ME THE BEAUTY OF GREEN AREAS IS THEIR LACK OF INFRASTRUCTURE. AT PRESENT THERE ARE PATHS e.g SELBY HORSHOE WALK AND QUIET ROADS e.g WISTOW LORDSHIP, BRACKENHILL LANE (AND THE TRANSPENNINE TRAIL) FOR THOSE THAT LIKE TO WALK AND CYCLE I CANNOT SEE THAT IT WOULD BE POSSIBLE TO BUILD LARGE NUMBERS OF MODERN HOUSES, WITHOUT SPOILING THE NICE VIEWS OF OPEN COUNTRYSIDE WE PRESENTLY HAVE AND INCREASING TRAFFIC ON OUR COUNTRY ROADS (FOR ME THESE ARE THE MAIN ATTRACTIONS TO LIVING AT SELBY AND WILL BECOME MORE IMPORTANT AS THE EMPLOYMENT SITUATION WORSENS).

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**

A GOOD MIX OF HOUSING TYPES AND SIZES WOULD BE BEST

THE RECENT HOUSING SURVEY WILL HELP TO IDENTIFY THE MIX NEEDED.

I WOULD EXPECT THERE TO BE A NEED FOR BUNGALOWS, AS OUR POPULATION HAS AN INCREASING PROPORTION OF ELDERLY PEOPLE AND WE ARE LIVING LONGER. I AM AWARE THAT BUNGALOWS REQUIRE MORE LAND BUT CAN SEE INCREASING NEED FOR THEM.

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):

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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)

NEWER HOUSING. THIS WOULD LESSEN THE IMPACT ON THE COUNTRYSIDE. I WALK IN ALL THE STRATEGIC HOUSING SITES BEING CONSIDERED (FOR ME THIS IS THE MAIN ATTRACTION TO LIVING AT SELBY)

MY MAIN WORRY IS THE TYPE OF HOUSING THAT MAY BE PERMITTED. I LIVE CLOSE TO THE BOVIS DEVELOPMENT ON WISTOW ROAD. DESPITE IT HAVING BEEN BUILT FOR A WHILE, I CANNOT PASS BY WITHOUT BEING SHOCKED BY THE HEIGHT, DENSITY AND PROXIMITY TO THE ROAD OF SUCH LARGE HOUSES AND THE LACK OF CONSIDERATION THAT APPEARS TO HAVE BEEN SHOWN TO OWNERS OF DORMER BUNGALOWS IN WINDMILL GARDENS. A SIMILAR BOVIS DEVELOPMENT HAS EVEN BEEN THOUGHT SUITABLE FOR WISTOW VILLAGE. IN CONTRAST, RECENT DEVELOPMENTS IN BRAYTON (BY WIMPEY AND THOSE AROUND MILL LANE) ARE OF A NORMAL HEIGHT AND ARE MORE SYMPATHETIC TO THEIR LOCATION.

MOST PEOPLE LIVING IN EDGE OF TOWN LOCATIONS, DO SO BECAUSE THEY ENJOY THE VIEWS AND EASE OF ACCESS TO THE COUNTRYSIDE AND BECAUSE THEY COULD NOT COPE WITH LIVING ON A HIGH DENSITY HOUSING ESTATE.

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?
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Signed _____

Dated 16/12/08

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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.

victoria lawes

From: Jo Wright [jo.wright@smithsgore.co.uk]
Sent: 18 December 2008 11:14
To: ldf
Subject: Selby LDF - Core Strategy Consultation on Further Options
Attachments: Consultation on Further Options.pdf; Location Plan.pdf; Selby Core Strat response Dec 08version2.doc

Please find attached representations on behalf of the Church Commissioners for England who own the land at Brackenhill Avenue outlined in red on the attached plan.


I would be grateful if these comments could be taken into account during the preparation of the Core Strategy and would ask that we are kept informed of all future consultations during the LDF process.

Regards,

Jo Wright • BA (Hons) MSc MRTPI

Smiths Gore 48 Bootham York North Yorkshire YO30 7WZ
e jo.wright@smithsgore.co.uk
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Selby District Core Strategy Questionnaire and Comments Form for Consultation on Further Options November 2008



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

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

a) Personal details		a) Agent details if you are using one	
Name		Name	JO WRIGHT
Organisation	CHURCH COMMISSIONERS FOR ENGLAND	Organisation	SMITHS GORE
Address	C/O AGENT	Address	48 BOOTHAM YORK
Postcode		Postcode	YO30 7WZ
Tel		Tel	01904 756300
Fax		Fax	01904 756301
Email		Email	jo.wright@smithsgore.co.uk

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

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

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

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

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

Please explain why in each case.

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

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

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

Any other comments?

SEE ATTACHED

Managing Housing Supply (see para 3.42 – 3.45)

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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?

SEE ATTACHED

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?

SEE ATTACHED

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)

SEE ATTACHED

Green Infrastructure

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

SEE ATTACHED

Housing Mix (see para 6.9 – 6.10)

Q12 Do you consider that

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

SEE ATTACHED

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 [Redacted Signature]

Dated 17/12/08

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

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

Selby District Local Development Framework – Consultation on Further Options

Question 2

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, it is considered that the majority of new housing development should be focused in and around Selby. This conforms with the Regional Spatial Strategy which states that most development should be focused towards the districts Principle Town. As the District has a requirement to provide a minimum of approximately 4550 new dwellings (253 per annum) between 2008 and 2026 it is inevitable that the future growth of Selby will require the release of greenfield sites to accommodate these dwelling requirements. It has been acknowledged by the Council that there are insufficient Brownfield sites to accommodate the number of dwellings required and as such the Council will need to consider the release of Greenfield land in the form of sustainable urban extensions. However, the exact figures and their final distribution will need to be tested and re-examined against evidence emerging from the work in progress such as the Strategic Housing Land Availability Assessment.

Question 3

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

Site A – Cross Hills Lane

Site B – West of Wistow Road

Site C – Bondgate / Monk Lane

Site D – Olympia Mills

Site E – Baffam Lane

Site F – Foxhill lane / Brackenhill Lane

The document is unclear as to exactly what proportion of the overall housing requirement will be met from these potential sites. It appears from Paragraph 3.33 of the document that the Council will be bringing Olympia Park forward but

this is only deduced from the sentence which reads, "However, at least one other strategic site is likely to be required." As these sites range in their capacity to accommodate new dwellings, the overall target is unclear.

In terms of the order of preference for strategic housing development on the edge of Selby, it is considered that site F is the most suitable site for new residential development. This site presents an obvious development opportunity which is located in a strategic location on the south western edge of the town of Selby. The site comprises flat, featureless agricultural land and is well contained by the Hull-Leeds railway line, residential properties to the east and to the south by Brackenhill Lane. The land lies within a sustainable location within easy reach of a range of services and facilities including schools, post office and several shops, all within a short walking distance of the site. The town centre of Selby is only 2.4 kilometres away with its range of services including major retailers, schools and colleges. Brayton is also served by regular public transport services.

The Council has recognised that the land lies within flood zone 1 which is low flood risk and that the recognisable physical limits to development of the site is a key advantage. Indeed, the proposed housing site would not encourage ribbon development or the scattering of the existing settlement pattern; it would logically and sensitively extend it.

The Council consider that the site forms part of the Strategic countryside gap between Selby and Brayton which is currently protected from development by Policy SG1 in the Selby District Plan. As such, it is inconsistent with the general approach set out in the existing Local Plan. However, it should be acknowledged that this site was also the subject of debate at the inquiry into the Selby District Local Plan between 1999 and 2001. Indeed, at that time the inspector accepted that the proposed development would have no effect on the Conservation Area and, contrary to the suggestion in this document; there was no issue in terms of the setting of the church. The inspector concluded that whilst the site should remain in the Strategic Countryside Gap at that time, the situation may need to be reviewed in the future when housing needs were re-examined. The whole issue of the use of strategic gap and green wedge policy has been the subject of a national debate as set out in the 'Strategic gap and green wedge policies in structure plans: main report' published in 2001. Clearly, this is a matter which will need to be further debated through the LDF process.

In addition, it is argued that in fact, this site does not provide a key contribution to the 'value' of the existing gap. Retaining the separate identity of Selby and Brayton can still be achieved with the development of site 'F', as it is argued that this land is not integral to the separation of the two settlements. In addition site 'F' is flat and featureless and does not provide an attractive 'Strategic Gap'. Development of this site with associated landscaping could in fact provide an attractive feature to this location on the edge of Selby. It is further argued that the key areas of the Strategic Gap are to the West and East of the A19 around the church and the area identified as 'E' in the consultation document. The protection of these areas would prevent the coalescence of the two settlements.

A Phase I Environmental Assessment has indicated that there are no significant environmental constraints restricting the development of the site. An assessment of the site's history does not indicate significant potential for contamination and in terms of its present use the site does not pose any significant environmental hazard and/or liability. Examination of historical maps does not indicate any features of significant archaeological interest in the general vicinity of the site.

In respect of the four other strategic growth options that have been put forward, it is considered that sites A, B and C to the north of the town should not be considered as viable development options as they have no natural limit to development and are subject to potential flood risk.

Site D, although brownfield, is of high flood risk (Flood Zone 3a) and following national guidance, set out in PPS25, would be subject to the Exceptions Test. Paragraph 17 of PPS25, states that "in areas at risk of river or sea flooding, preference should be given to locating new development in Flood Zone 1". The statement goes on to outline that the Exceptions Test should only be applied when 'more vulnerable' development- such as residential schemes- cannot be located in Zones 1 or 2 (D10, Annex D).

As the Council are in the position to consider other viable and sustainable strategic urban extensions lying in Flood Zone 1, such as site F, it follows that this site should be prioritised against those that are of greater flood risk.

Question 4

Do you agree that market housing should only be allowed in the Principal Town (Selby), Local Services Centre (Sherburn in Elmet and Tadcaster) and the 20 Primary Villages? If not, please explain why.

It is considered that whilst the majority of market housing should be focused in and around the Principle Town of Selby, it is important for an element of market housing to be developed in the more self-contained settlements of the district. Despite recognising the need for affordable housing increases, we feel it important that new residential development should be allowed to provide a range of housing types and tenure in order to achieve truly balanced and sustainable communities, in line with the principal objectives of PPS3.

Question 5

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

We agree, in principle, with having a sliding scale for providing affordable housing however it is considered that producing affordable houses is more complicated issue. It is therefore suggested that each site should be judged on its own merit in respect of the percentage of affordable housing it should provide. In addition there should be a cap on the ratio of affordable housing that can be demanded - for example, the Council should not be able to ask for more that 40% affordable housing on any one site. It is important for the policy to state that any figures used in the document are there to reflect the targets as a guide, and that the provision of affordable housing required on individual sites will be determined through negotiations. The affordable housing to be provided on a particular site has to take into account the following:-

- Any abnormal development costs
- The viability of the overall development
- The amount of other contributions being sought towards education, infrastructure, etc.

Question 6

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 evidence from the Strategic Housing Market Assessment should be used to inform the policy making process and therefore the Council should await the evidence which will be provided by SHMA before they draw up their affordable housing policy.

Question 8

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.'

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

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

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

A - Yes

B - Yes

C - Yes

D - Yes - new housing should be provided as a priority with the aim to balance it with employment. Developing both housing and employment sites in and around Selby will help meet the requirements set out in the RSS and the ELS

which will enable Selby (as a principle town) fulfil its role within the Leeds City Region.

Question 9

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 energy requirements would have to be assessed in the context of the overall viability of the development. It is important to note that by the time the Core Strategy is adopted, Code Level 3 of the Code for Sustainable Homes will be a requirement for all new housing developments, therefore the Council should not be asking home builders for 10% on-site renewable energy.

Question 10

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

Broadband

Community facilities

Cycling and walking infrastructure

Education

Green infrastructure

Health

Public Realm

Rail and bus infrastructure

Recreation Open Space

Recycling

Road infrastructure

Other (please specify).

The funds received from the CIL should be focused towards the infrastructure needs of local communities however the priorities for the infrastructure should be Community Facilities, Education and Road Infrastructure to help provide and maintain a sustainable environment, encouraging self sufficiency, for the people living in the District.

Question 11

Do you have any views on opportunities to enhance or create green infrastructure?

It is not a duty upon the Council to implement a CIL. If the Council wish to implement such Levy it is important for the Council to illustrate that the infrastructure being costed is necessary to support the development.

In terms of its featureless character and location, it is considered that development of Site F does present a good opportunity to provide green infrastructure in an area which is an otherwise unattractive/barren landscape.

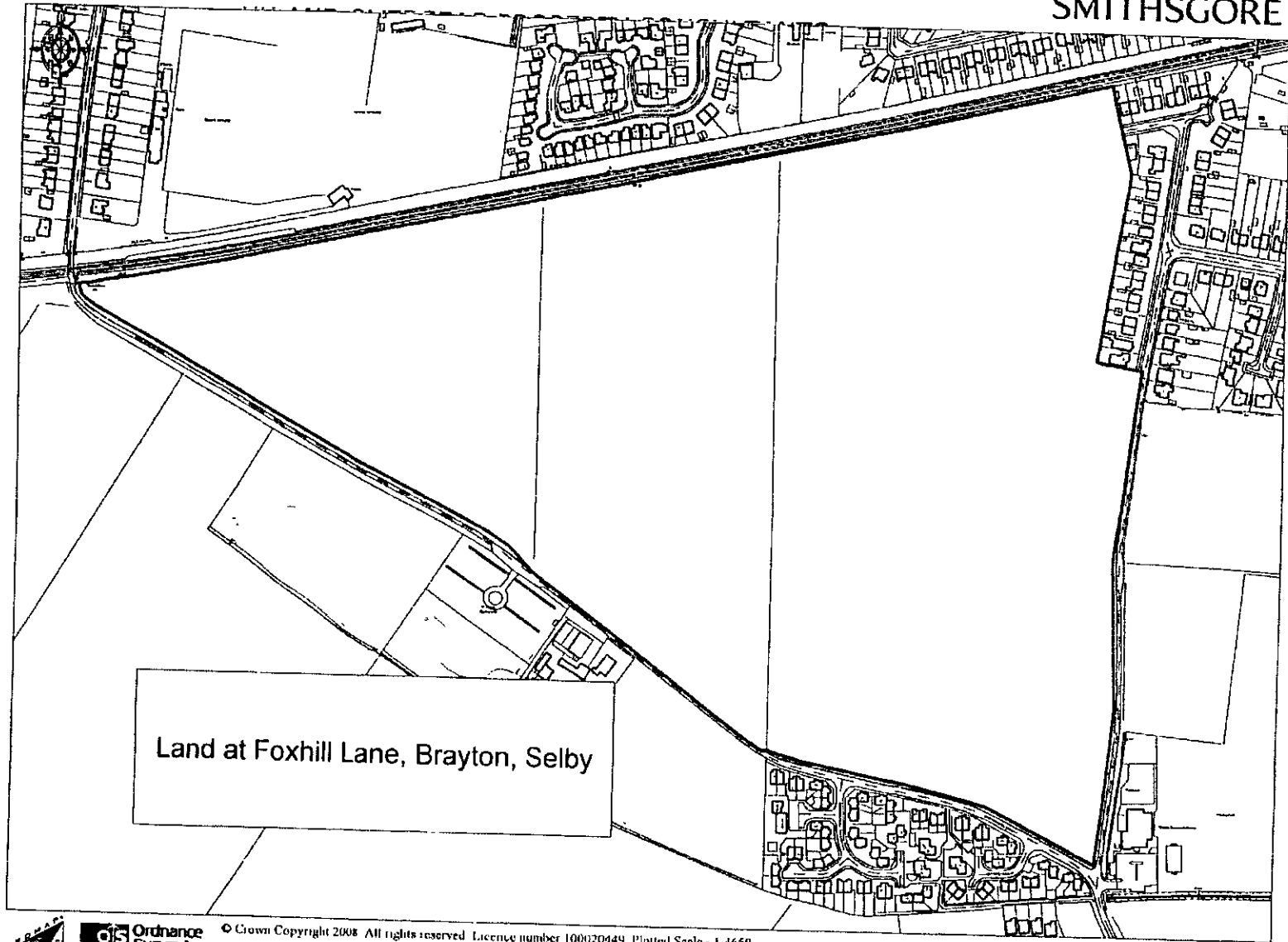
Question 12

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?***

It is considered that there should be a good mix of housing. This will help to provide a sustainable settlement providing dwellings for all family types, whether a single person or large family. With most of the new residential development been suggested to be in and around the Principle Town of Selby it should be viable to provide a generous mix of dwellings. Notwithstanding this, a Strategic Housing Market Assessment should identify the exact housing need of the District. This evidence base should help determine the housing mix policy.

SG
SMITHSGORE



Land at Foxhill Lane, Brayton, Selby



Ordnance Survey

© Crown Copyright 2008 All rights reserved Licence number 100020449 Plotted Scale - 1:4650

The plan is published for convenience only. Although thought to be correct its accuracy cannot be guaranteed and it does not form part of the contract.

victoria lawes

From: Alyson [REDACTED]
Sent: 18 December 2008 13:09
To: ldf
Cc: South Milford Parish; 'Bill Hobman'
Subject: Selby District Core Strategy Questionnaire & Comments Form Dec 08
Importance: High
Attachments: Final Questionnaire CS DEC 08.doc

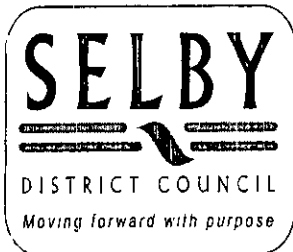
Vicky

Thank you for your support with this matter. As discussed, if you could return an email saying you have received the document that would be great.

Regards

Alyson

Cllr A Upton
South Milford Parish Council



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



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ID No 116

Introduction

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

a) Personal details		a) Agent details if you are using one	
Name	Ann Rowling	Name	
Organisation	South Milford P C P C Clerk	Organisation	
Address	Stewards House Butts Lane Lumby	Address	
Postcode	LS25 5JA	Postcode	
Tel	[REDACTED]	Tel	
Fax		Fax	
Email	[REDACTED]	Email	

Housing

Scale and Distribution of New Housing: (see para 3:1 – 3:31)

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

It must be stated that South Milford has in recent times taken a proportionately large amount of new housing development, and should be allowed to adjust before further developments are considered.

Understand that Lumby is considered a Secondary Village and it's the Councils intention not to make more housing allocations but affordable housing is not in keeping with the Village Design Statement

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**

As previously stated, South Milford has in recent times taken a proportionately large amount of new housing development, and should be allowed to adjust before further developments are considered. The percentage housing should not be applied.

There should be more in Selby, Sherburn In Elmet, Tadcaster and less in Primary Villages.

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

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

Please explain why in each case.

The difference in infrastructure and purpose of Service Villages compared with Primary Villages is enormous and defines Service Villages as the only candidates for any further large scale developments.

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

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

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

Any other comments?

No comment as not our area

Managing Housing Supply (see para 3.42 – 3.45)

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

The larger conurbations are better equipped to cater than some of the Primary Villages. Introducing large scale market housing beyond the Service Villages will simply spread problems and needs, many of which are best addressed in large settlements where resources can be more easily focussed.

Affordable Housing (see para 3:46 – 3.59)

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

Yes, but if the quantity of affordable housing is lower than required/mandated the quickest way to overcome the problem is to establish a small number of large developments in the larger conurbations. The larger conurbations are better equipped to cater for the wider needs of affordable housing populations. Some affordable housing designs do not meet Village Design Statement criteria and more information is required on the "exception sites" policy.

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

Yes – as long as the points within this document regarding affordable housing are taken into consideration. Should the market housing developments be suppressed for the affordable housing just because of a percentage?

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?

Road infrastructure along the A63/A162 is deficient.

G.W. ok as rail main depot.

Employment Land (see para 4.13)

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

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

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

Any other comments?

***B – unless for housing**

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?

Issues of visual environmental impact – windmills & Pylons

Also there is a need to include all renewable technology, including ground source heat pumps and heat recovery systems to reduce the need for 'externally supplied' energy of any source. Pylons are a huge issue and we need a policy to reduce them as part of any new energy initiative.

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)

Not sure how much money is going to be raised or how it is to be distributed or who is going to manage the process

Green Infrastructure

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

Support & enforce Greenbelt.
Positively maintain distances between Service and Primary and Secondary Villages.

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**

Mixture of both – depending on requirement and Village Design Statement for the area, currently more (b).

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.
- 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.

Any sites selected should meet rigid guidelines as do more permanent developments.

Travelling Showpeople

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

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

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

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

The South Milford Parish Area has, over the course on many years, changed and developed to meet the needs and quality of life aspirations of its residents.

Throughout all this change and development, one primary characteristic is that it offers a rural environment and the people who choose to live in the area look to preserve this key ingredient.

The key to successful future sustainable development must hold this rural focus as a matter of priority, otherwise the unique character of the area will erode and be replaced with a more urban outlook.

Maintenance of the rural character will not happen by default and one key factor is housing development policy.

Consequently, we look to the Selby District Cored Strategy to recognise and support the preferences of the people of South Milford Parish Area to preserve its character and value to the District and beyond.

Notification

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

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

Signed **B. Hobman & A. Upton - On behalf of South Milford Parish Council**

Dated **18/12/08**

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

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

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

victoria lawes

From: Dyfan Jones [djones@nlpplanning.com]
Sent: 18 December 2008 14:07
To: ldf
Subject: Selby: Core Strategy Further Options consultation
Attachments: Representations on behalf of Hogg Builders _York_ Ltd.pdf

I attach representations submitted on behalf of Hogg Builders (York) Ltd to the Core Strategy Further Options consultation.

Please confirm safe receipt.


Kind regards
Dyfan

Dyfan Jones
Senior Planner
Nathaniel Lichfield and Partners
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Company Profile

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Nathaniel Lichfield and Partners

Planning Design Economics

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

SELBY DISTRICT COUNCIL PLANNING	
19 DEC 2008	14 JAN 2009
DATE RECEIVED & LOGGED	LAST REPLY DATE

3rd Floor
One St James's Square
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T 0161 837 6130
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manchester@nlplanning.com
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Date: 18 December 2008
Our ref: NE21060/DJ/yh
Your ref:

Dear Sir/Madam

SELBY: CORE STRATEGY – CONSULTATION ON FURTHER OPTIONS

I enclose a hard copy of representations submitted electronically on behalf of Hogg Builders (York) Ltd.

Yours faithfully



DYFAN JONES
SENIOR PLANNER
Encs

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

Office use
 Ackd
 ID No 117

Introduction

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

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

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

a) Personal details		a) Agent details if you are using one	
Name	Mr P Hill	Name	Michael Watts
Organisation	Hogg Builders (York) Ltd	Organisation	Nathaniel Lichfield and Partners
Address	Red Mayne Lodge Park Gate Strensall York	Address	Third Floor One St James's Square Manchester
Postcode	YO32 5YL	Postcode	M2 6DN
Tel		Tel	0161 837 6130
Fax		Fax	
Email		Email	mwatts@nlplanning.com

Housing

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

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

No response

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

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

Please explain why in each case.

The commentary at paragraphs 3.11-3.14 of the draft Core Strategy emphasises the sustainability aspects of Sherburn in Elmet where it is accessible by a range of modes of transport and includes a range of employment opportunities. Growth should therefore reflect the status of the settlement as a Local Service Centre and its sustainable characteristics.

Sherburn in Elmet performs an important function in providing local services and facilities. RSS Policy YH6 requires such facilities to be protected and enhanced as attractive and vibrant places. Sherburn is therefore placed to accept further growth than the 6% allocated to it in Table 1.

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 1st highest, 6 = lowest)

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

Any other comments?

No response

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. Whilst the Principal Town, Local Service Centres and Primary Villages should be the main location, limited open market housing should be permitted in other settlements to maintain their viability as places to live.

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. PPS3 paragraph 29 (4th sub paragraph), states that the national indicative site size threshold is 15. LPAs can set lower minimum thresholds, where viable and practical. Informed assessments should be undertaken of the economic viability of any thresholds and proportions proposed, including an assessment of the likely impact upon overall levels of housing delivery and creating mixed communities. This requirement of policy was re-enforced by a recent Court of Appeal decision in respect of Blyth Valley Borough Council's Core Strategy. In the absence of robust evidence to support the LPA's proposed approach to affordable housing, the proposed affordable housing policy is opposed, in particular a threshold of 5 dwellings in Sherburn in Elmet and Tadcaster and 3 elsewhere.

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

This approach is only supported where it can be justified by robust evidence and where it contributes to the creation of mixed communities in the local authority area. Housing delivery, and consequently the delivery of a mix of housing, will be adversely affected in circumstances where commuted sums make housing schemes commercially unviable.

In the absence of robust evidence (as required by PPS3 paragraph 29, 5th sub paragraph) to support the LPA's approach, this element of the proposed affordable housing policy is opposed.

Economy

Strategic Employment Sites (see para 4.3 — 4.12)

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

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

Have you any other suggestions?

No response

Employment Land (see para 4.13)

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

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

Any other comments?

No response

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 requirement for renewable energy should only apply to large sites and major development. The response to climate change should not be limited to on-site renewables. The response should acknowledge that energy can be saved through the use of higher standards and methods of construction and also include off-site renewable energy generation.

Sustainable Communities (see para 6.1 — 6.8)

Infrastructure Provision

Q 10 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)

Hogg Builders object to the introduction of a levy in the district unless robust evidence is produced to justify the need for its introduction. Without such justification it is inappropriate to consider the priorities for the funding received from the levy.

Green Infrastructure

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

No response

*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) **No**
or
b) More housing should be in the form of 3-4 bedroom family houses **Yes**

*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 response

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 response

*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 response

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

[Empty space for comments]

Notification

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

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

Signed *NATHANIEL LICHFIELD AND PARTNERS* Dated 18 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.

victoria lawes

From: Hardingham, Ruth [ruth.hardingham@yhassembly.gov.uk]
Sent: 18 December 2008 14:27
To: ldf
Subject: Assembly Response to Core Strategy - Further Options
Attachments: Selby Further Options Core Strategy Dec 08.pdf

FAO Terry Heselton

Terry

Please find attached the Assembly's response to the

- Core Strategy - Further Options

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

Regards

Ruth

Ruth Hardingham
Planning Officer
Yorkshire and Humber Assembly
18 King Street
Wakefield
WF1 2SQ

Tel: 01924 331593
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<<Selby Further Options Core Strategy Dec 08.pdf>>

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**YORKSHIRE
AND
HUMBER
ASSEMBLY**

The Regional Strategic Partnership

Head of Planning Delivery and Conformity
Jenny Poxon
jenny.poxon@yhassembly.gov.uk
01924 331601

Our ref: General 40b – Planning Conformity/final responses/local development frameworks/Selby, Further Options Core Strategy, Dec 08

18 December 2008

Terry Heselton
Principal Planner
Selby District Council
Civic Centre
Portholme Road
SELBY
YO8 4SB

Dear Terry

**Selby District Local Development Framework - Core Strategy
Consultation on Further Options**

The Yorkshire and Humber Assembly (as the Regional Planning Body) welcomes the opportunity to comment on the Selby Core Strategy – Further Options document and to continue its involvement in the development of a coherent spatial planning framework for the region. The comments offered in this letter are intended to be within the spirit of continued and productive joint working.

At this stage, the Regional Planning Body’s response to the consultation document is a set of officer comments. The aim is to highlight where issues related to general conformity with the Regional Spatial Strategy might arise. When the DPD is published prior to being submitted to the Secretary of State a formal Regional Planning Body view on its general conformity with the Regional Spatial Strategy will need to be requested (Regulation 29, 2008).

The following officer comments are made in relation to the current RSS – The Yorkshire and Humber Plan, which was issued by the Secretary of State in May 2008.

The Yorkshire and Humber Plan aims to achieve a more sustainable pattern and form of development, investment and activity across the region, putting a greater emphasis on matching needs across the region with opportunities and managing the environment as a key resource. There is a particular emphasis on achieving the regeneration and renaissance of the region's city and town centres by making them the focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region.

Key Points on the Core Strategy: Further Options

Below is a summary of the main points the Assembly wishes to raise with regards to the Core Strategy: Further Options document. Annex A provides further detail for each of these issues.

1. Need to set out the requirement for the Core Strategy to be in general conformity with the RSS (2008).
2. Welcome reference to the fact that the RSS (2008) sets an overall housing requirement for Selby but stress the need to see this figure as a 'floor' and not a 'ceiling'.
3. Welcome paragraphs 3.4 and 3.5 that highlight that the RSS (2008) directs that the focus of growth within the District should be Selby.
4. Pleased to see that the issue of affordable housing has been covered in the Further Options document.
5. Would welcome reference to Policy ENV1 of RSS (2008).
6. Would welcome a reference to renewable energy targets as set out in RSS (2008).
7. Encouraged that the issue of housing mix is covered in this document.
8. Note the use of your own Gypsy and Traveller Accommodation Assessment in deriving more locally representative figures.

I trust that the comments provided here, and expanded on in Annex A, are helpful to you as you continue to prepare the Core Strategy for submission. Clearly we wish to see the Core Strategy developing in general conformity with the Regional Spatial Strategy and we look forward to discussing the points we raise here further when we meet with you in the New Year.

Please do not hesitate to get in touch if anything is not clear. We look forward to working with you further on your Core Strategy and to commenting on the final document in due course.

Yours sincerely



Jenny Poxon
Head of Service
Planning Delivery and Conformity

Annex A

General Comments

As you know, the Planning and Compulsory Purchase Act 2004 introduced mechanisms to help ensure that Development Plan Documents (DPDs) drawn up by local authorities as part of the Local Development Framework (LDF) are in general conformity with the Regional Spatial Strategy (RSS). The intention is to ensure that DPDs are contributing to the delivery of the RSS and that the two strands of the Development Plan for an area (the RSS and DPDs) are mutually supportive and not in conflict.

There is a need to set out the requirement for the Core Strategy to be in general conformity with the RSS; it would be helpful if this were set out at the start of the document. The Assembly welcomes references made throughout the document to RSS (May 2008) and welcomes the regional planning policy context that is set out throughout the document. Paragraph 1.15 provides a sound explanation of the partial review of the RSS that is currently being undertaken by the Assembly.

Housing

Scale of New Housing

The Assembly is encouraged that **paragraph 3.2** makes reference to the fact that the RSS (2008) sets an overall housing requirement for Selby between the years 2004 and 2026 of achieving at least 9,480 dwellings. Table 12.1 in RSS (2008) sets an annual average net addition to the dwelling stock in Selby of 440 units between 2008-2026.

Paragraph 3.3 highlights that between 2004-2008 there was an overprovision of housing built in the Selby District. In calculating the Housing Trajectory for the Core Strategy you are right to 'start the clock' at the RSS base date of 2004 and take account of the housing delivery in the period 2004-8. However because Policy H1 of RSS (2008) is now effectively a floor target you are likely to be challenged if you seek to apply it as a ceiling, which is what you appear to have done. This aspect of the housing policy is set out in Policy H2 of RSS - Section B bullet point 5. We think you need to be more flexible and that your housing delivery should be informed by the opportunities there are to deliver development in locations that deliver the Plan's Core approach and sub area policies as set out in Policy H2.

In addition we are a little confused by the statement regarding unimplemented planning permissions. In your Core Strategy document you refer to unimplemented permissions for 2637 units yet in your Annual Monitoring Report return to us in October this year you included a figure of 1221. We need to know fairly urgently which is the correct figure? And does either figure include an allowance for permissions that expire without being implemented?

Distribution of New Housing

Policies in RSS (2008) seek to focus development on the region's town and city centres. The Core Approach (Policies YH1-YH9) makes it clear that most new development, and high trip generating uses, should be focused on Regional Cities and Sub-Regional Cities and Towns and that away from these sufficient development should be permitted in Principal Towns to enable them to fulfil their role as service centres. Selby is identified in RSS as a Principal Town. Policy YH5 of RSS states that Principal Towns should be the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region. Policy LCR1 A emphasises the importance of strengthening the service centre roles of Principal Towns of which Selby is identified as one. Policy Y1 also emphasises the importance of supporting the role of Selby as a Principal Town.

The Assembly is encouraged that **paragraph 3.4 and 3.5** clearly highlights that the RSS directs that the focus of growth within the District should be Selby, as the Principal Town, and that Local Service Centres should provide a focus for more locally orientated development.

The Assembly supports the proposed settlement hierarchy and development approach. **Paragraph 3.9** is welcomed which focuses new market housing in Selby and limits development in the remainder of the District. The document also rightly highlights Tadcaster and Sherburn in Elmet as Local Service Centres identified in RSS (2008) as locations where local services should be retained and improved, economic diversification encouraged and where local housing needs for both market and affordable housing should be met.

In **Paragraph 3.12** we welcome reference to the Regional Settlement Study that has clearly been used as a starting point for the proposed settlement hierarchy. We are encouraged that a clear and robust methodology that will feed into the evidence base has been used to assess the sustainability of the smaller settlements for future development in Background Paper No.5 – Assessing the Relative Sustainability of Smaller Rural Settlements in Selby District.

The Assembly is also encouraged that **paragraph 3.24** specifies that the Council's intention is not to make any more housing allocations within the Secondary Villages, other than those specifically to provide 100% affordable housing, to meet an identified local need. This is in accordance with the Core Approach in RSS (2008).

To reflect the above, the Assembly would have expected the % distributions in **Table 1** to be more skewed towards Sherburn in Elmet and Tadcaster than the primary and secondary villages.

We are pleased to see that the issue of affordable housing has been covered in the Further Options document. The Assembly welcomes **paragraph 3.50** that makes reference to the RSS affordable housing target for North Yorkshire. The Regional Housing Strategy 2005 identifies affordable housing need in the North Yorkshire districts as being 'high'. Policy H4 of RSS states that LDFs should set targets for the amount of affordable housing to be provided. Provisional estimates of the proportion of new housing that may need to be affordable in North Yorkshire are over 40%. **Paragraph 3.49** makes reference to the Strategic Housing Market Assessment that the Council is commissioning; this will be an important tool in helping to determine how the Core Strategy will be delivered.

Economy

The Assembly is encouraged that **paragraph 4.4** emphasises the need to foster regeneration and to strengthen and diversify the local economy in Selby. Policy Y1B of RSS (2008) emphasises the importance of delivering economic growth at Selby in line with its role as a Principal Town.

The Assembly is aware that the Burn Airfield site has been identified by Yorkshire Forward as a strategically important employment site and it is stated in the document that the site was put forward as a potential site for European Spallation Source (ESS) project – a high technology science based research installation. Since this specific end user is no longer going to take up the site, the Assembly would like concerns over its use as a general employment site to be noted given its location and flood risk issues. If it is retained on the portfolio as a regionally significant site for a single end user then its suitability should be reassessed if such an end user comes forward.

Environment/Natural Resources/Climate Change

The Assembly is encouraged that the document emphasises the need for the environmental policies to cover flood risk management. Flood risk is clearly a major issue for Selby so it will be imperative that reference is made to the recently published Strategic Flood Risk Assessment (November 2008) as this will be an important tool in helping to determine how the Core Strategy will be delivered.

It is also worth noting that Policy ENV1 of RSS (2008) emphasises that the region will manage flood risk pro-actively by reducing the causes of flooding to existing and future development and avoid development in high flood risk areas where possible. It also highlights that flood management will be required in Selby where there is little development land available outside high flood risk zones.

The document clearly identifies the need for the Core Strategy to contain environmental policies that support renewable energy projects. Policy ENV5 of RSS (2008) states the Region will maximise improvements to energy and efficiency and increase renewable energy capacity. Plans, strategies, investment decisions and programmes should promote and secure greater use of decentralised and renewable or low carbon energy in new developments, including through Development Plan Documents setting ambitious but viable proportions of the energy supply for new developments to be required to come from such sources.

The document states that the Core Strategy will ensure that a proportion of the energy needs of major residential/industrial/commercial/leisure proposals are derived from on-site renewables or through other genuine decentralised, renewable and low carbon sources. The Assembly supports Question 9, which provides that approximately 10% of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewables or low carbon supplies.

The Assembly would also encourage the document to make reference to renewable energy targets as set out in RSS (2008). Policy ENV5 of RSS (2008) sets North Yorkshire a target of at least 209MW by 2010 and 428MW by 2021 for installed grid connected renewable capacity. Table 10.2 recommends a renewable energy target in Selby of 14MW to 2010 and 32MW to 2021.

Sustainable Communities

The Assembly is encouraged that the issue of housing mix is covered in this document. Policy H5 in RSS (2008) emphasises the need for the current mix of housing in the Region to change so that it better supports the creation of more sustainable communities. The Policy recommends that plans, strategies, investment decisions and programmes should ensure the provision of homes for a mix that reflects the needs of the area, including homes for families with children, single persons, and older persons, to create sustainable communities.

The Assembly is encouraged that the Core Strategy addresses the issue of Gypsies and Travellers. The RSS (2008) recommends that the region needs to make additional provision to meet the needs of Gypsies and Travellers to address a shortfall of least 255 pitches. Policy H6 states that in the North Yorkshire district at least 57 pitches will be required by 2010 to address the shortfall in the region. Policy H6 also requires local authorities to carry out an assessment of the needs of Gypsies and Travellers by May 2008.

Policy H6 was therefore set as an interim policy until all local authorities had carried out their own local assessments. The estimates set out in Policy H6 will be superseded by the findings of local Gypsy and Traveller accommodation assessments which are expected to conclude that greater numbers of additional pitches will be required.

The Assembly welcomes the reference made in **paragraphs 6.11 and 6.12** to the *Gypsy and Traveller Accommodation Assessment – North Yorkshire Sub Region (May 2008)*, which identifies a need for 55 additional pitches in the North Yorkshire sub region in the period up to 2015, of which 20 are required in the Selby District. This overall North Yorkshire figure is clearly lower than that anticipated in the RSS.

The Assembly has commissioned consultants to review the local accommodation assessments that have been carried out by local authorities. When the final report is published we will be able to make further detailed comments on this issue.

Aerc 7/1/09 119

victoria lawes

From: Holm, Colin (NE) [colin.holm@naturalengland.org.uk]
Sent: 18 December 2008 15:04
To: ldf
Cc: Davies, Brian (NE)
Subject: SELBY DISTRICT LDF CORE STRATEGY FURTHER OPTIONS REPORT
Attachments: Selby Further Options DPD.doc

Dear Sir or Madam,

Please find attached Natural England's consultation response to the above document.

Kind regards,

Colin Holm

Adviser, Government and Planning

Government Team (West)

Natural England

Yorkshire and the Humber Region

Government Buildings

Otley Road

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18/12/2008

Date: 19 December 2008
Our Ref: YH1267
Your Ref:
Principle Planner (LDF Team)
Selby District Council



Government Buildings
Otley Road
Lawnswood
Leeds
LS16 4QT

T 0113 230 3507

F 0113 230 3790

By E-mail

E-mail: ldf@selby.gov.uk

Dear Sir/Madam

**SELBY DISTRICT LDF CORE STRATEGY
Consultation on further options**

Thank you for consulting Natural England on the above document.

Natural England's role is to conserve and enhance the natural environment, for its intrinsic value, the well-being and enjoyment of people and the economic prosperity that it brings.

Natural England has defined four strategic outcomes that will be used to focus our activities and resources, and our advice on the current consultation is set in the context of these outcomes:

- A healthy natural environment: England's natural environment will be conserved and enhanced;
- Enjoyment of the natural environment: more people enjoy, understand and act to improve the natural environment, more often;
- Sustainable use of the natural environment: the use and management of the natural environment is more sustainable;
- A secure environmental future: decisions which collectively secure the future of the natural environment.

Natural England would like to make a response in relation to **Questions 3, 7, 9, 10 and 11**. Our comments are set out below.

Question 3 – Please tell us whether you agree or disagree with the following options for strategic housing development on the edge of Selby

Natural England do not have an opinion on the location of sites listed, however we would advise that an assessment of the sensitivity of the landscape around Selby to change should be undertaken to evidence any decisions about preferred sites. Such analysis can be undertaken through landscape character assessment of the area, and, while we note that Selby has a landscape character assessment in place, we would advise that this does not feature any landscape sensitivity analysis. Further guidance on landscape character assessment can be obtained through the following link:

<http://www.countryside.gov.uk/lar/landscape/cc/landscape/publication/> . Guidance on the sensitivity and capacity of landscapes is covered at http://www.countryside.gov.uk/Images/LCA%20Topic%20Paper%206_tcm2-18220.pdf .

We note the presence of a 'strategic countryside gap' at sites E and F. We would enquire as to the reasons for considering this land, which may, if developed, result in urban coalescence. Building on such locations may isolate existing residents from access to the countryside around Selby and would require justification, including how adequate green infrastructure should be provided for the new development and existing residents who may become isolated from green space.

Development at any of the sites listed would require appropriate ecological studies to be undertaken before development is approved.

Question 7 – If a Strategic Employment Site is provided, which do you consider to be the most appropriate location?

Both of these sites are large sites with potentially significant landscape implications and, as with the Urban Extension Sites, we would urge assessment of Landscape Sensitivity to inform the decisions on which sites are preferable.

Question 9 – 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?

Natural England agrees that part of the energy requirements of major development schemes should be produced from on-site renewables or from other decentralised renewable or low carbon supplies. In line with good practice elsewhere, Natural England would support the figure of at least 10%.

Question 10 – The Government is introducing a Community Infrastructure Levy on new development. Please indicate your priorities for using the funding received from the Levy.

In relation to Natural England's remit, we consider the following to be priorities for using the funding received from the Levy:

- Cycling and walking infrastructure

- Green infrastructure
- Recreation open space

However, Natural England recognises that local priorities should be set by a systematic assessment of local needs and opportunities such as a PPG17 Open Space Assessment Study and / or a green space / infrastructure strategy.

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

Natural England would wish to see a specific green infrastructure policy in the Core Strategy. Specifically, the policy should require the provision, protection and enhancement of green infrastructure including public open spaces, green wedges and links, wildlife corridors and stepping stones. Green infrastructure planning is most effectively undertaken at local planning authority level, is ideally developed by local authorities in partnership with local stakeholders (including Natural England) and should build on opportunities and needs assessments. Green Infrastructure planning, delivery and management should secure a major step-change in the scale, quality and connectivity of green infrastructure to match the scale of planned new growth in Selby District, and provide a positive setting/image to help attract and retain inward investment. The Core Strategy should promote both the protection and enhancement of existing green infrastructure assets and the creation of new green infrastructure where deficits are identified, and public benefits can be secured.

Natural England's Communities Team is running a project to map green infrastructure with local authorities across Yorkshire and the Humber and will discuss opportunities for involvement with Selby in the coming year. I would be happy to provide you with further information on this project.

Natural England has no further comments to make in relation to the other questions. We trust that the above comments are helpful in assisting Selby District Council at this stage of the LDF process. Should you have any questions or require further information please do not hesitate to contact me.

Yours faithfully



Colin Holm
 Advisor - Government and Planning
 Government Team West
 Direct dial: 01132 303 507
 Email: colin.holm@naturalengland.org.uk

Aek 7/1/09 120

victoria lawes

From: Bernadette Woods [Bernadette.Woods@indigoplanning.com]
Sent: 18 December 2008 15:29
To: ldf
Cc: Doug Hann
Subject: Selby Core Strategy Further Options Report November 2008 Representations
Attachments: reps cover letter.pdf; core strategy report.pdf

Dear Sir/Madam,

Please find attached representations for the Selby Local Development Framework - Core Strategy DPD – Further Options Report – November 2008 consultation.

Should you have any queries, please do not hesitate to contact us.

Regards,

Bernadette

Bernadette Woods
Assistant Planner
bernadette.woods@indigoplanning.com

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18/12/2008



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Dear Sir/Madam

**SELBY DISTRICT COUNCIL LOCAL DEVELOPMENT FRAMEWORK –
CORE STRATEGY DEVELOPMENT PLAN DOCUMENT – FURTHER
OPTIONS REPORT – NOVEMBER 2008**

We write on behalf of Connaught Services LLP, in respect of the Council's Consultation on the Core Strategy Development Plan Document – Further Options Report November 2008.

Please find enclosed our comments on this stage of the Core Strategy consultation.

Yours faithfully



Doug Hann

- Enc: Comments on Core Strategy Further Options Report Consultation Questionnaire and Comments form for consultation on Further Options - November 2008
Site Location Plan
- cc: Connaught Services LLP

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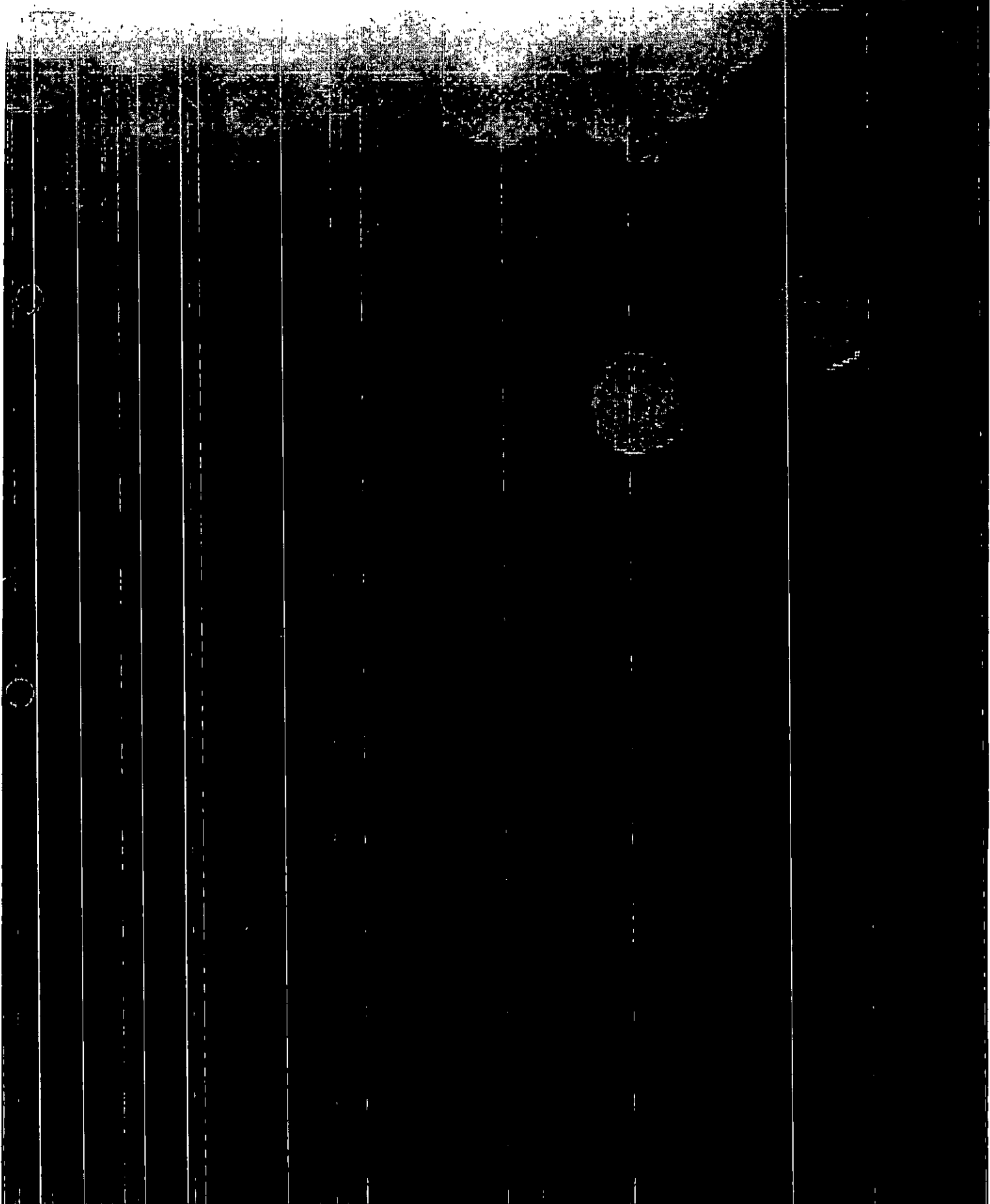
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Core Strategy Further Options Report Consultation



Core Strategy Further Options Report Consultation

December 2008

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Core Strategy Further Options Report Consultation

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Core Strategy Further Options Report Consultation

Appendices

Appendix 1
Questionnaire

Appendix 2
Hodgson's Lane site - Site Location Plan

1. Introduction

- 1.1. We write on behalf of our client, Connaught Services LLP, to make representations to the Core Strategy Further Options Report (November 2008). Please find attached the Questionnaire and Comments Form (**Appendix 1**) which together with this report provides our detailed comments on this stage of the Core Strategy.
- 1.2. Our comments primarily focus on the distribution of residential development. We seek Sherburn in Elmet (hereafter referred to as Sherburn) to be allocated a larger proportion of the housing distribution than proposed commensurate with its status, employment provision, and strategic location for the reasons set out in this report.

2. Background

- 2.1. Our comments on the Core Strategy Further Options Report are made further to representations submitted to the Strategic Housing Land Availability Assessment (SHLAA) seeking residential development at land at Hodgson's Lane in Sherburn which is owned by Connaught Consultancy Services LLP. We enclose a site location plan for your reference (**Appendix 2**).
- 2.2. To summarise those representations, the Hodgson's Lane site is located to the edge of the 'development limit' of Sherburn and is bound by Hodgson's Lane to the west and the A162 to the north and east. It is allocated 'Safeguarded Land', Policy SL1 in the Selby District Local Plan (SDLP). The location and site surroundings offer a natural extension to the town within the limits of the A162 which provides a natural barrier to any planned extension.
- 2.3. Sherburn is a sustainable location for future housing growth as the town has a range of shops, leisure and finance services, two business parks, two primary schools and a high school and a variety of employment opportunities. It has good transport links to the wider area by road and by train.
- 2.4. Overall we consider that the Core Strategy Further Options Report does not distribute sufficient future housing to adequately reflect the sustainability of Sherburn to accommodate growth in accordance with RSS and the availability of land.

3. Core Strategy Questionnaire Comments

3.1. With respect to the Core Strategy Questionnaire we have the following comments to be read in conjunction with the completed forms. We refer to those questions relevant to our client's interests.

Question 2 – Housing Distribution

3.2. The overall distribution of housing does not place sufficient emphasis on Sherburn as the second main centre in the borough and a sustainable self sufficient town suitable for accommodating significant future housing growth.

3.3. The share of housing to be delivered in Sherburn should be increased from 6% to at least 15-17% for the following key reasons (which explain the proposed percentage):

Spatial Planning and Sustainable Growth

3.4. The housing distribution methodology used to calculate the allocation of housing numbers is flawed and at odds with regional and national planning policy. LDF Background Paper No.3 acknowledges that the three options for distribution using; affordable housing needs; previously developed land; and maximising growth around Selby, are all in their own way not acceptable.

3.5. If using affordable housing needs, the data is unreliable and would see most development pushed to the rural villages which is at odds with RSS and sustainable development principles. Using previously developed land as the focus again is at odds with RSS which identifies a target of only 45% use of brownfield sites in acknowledgement that the borough has a limited amount of brownfield land being a rural borough, with brownfield sites not matched to areas of development need. Again this pushes almost half of future development to primary and secondary villages at odds with RSS. The final option of maximising development in Selby itself would not meet the needs of the borough or address the unsustainable travel to work patterns set out later in this representation.

3.6. The chosen approach is an amalgam of all three which has then been manipulated. By following this approach the methodology ignores other important planning considerations and is thus at odds with guidance. The approach with respect to Sherburn uses the affordable housing needs justification for only allocating 6% of dwellings to the town. This is too simplistic a means of spatially planning the borough as it fails to address a number of key issues, namely; RSS policy, co-locating employment and housing, travel to work, sustainable development, and socio-economic regeneration. We deal with these in this report.

3.7. RSS Policy YH6 is clear that Local Service Centres (including Sherburn) should be enhanced as attractive and vibrant places to live and work. RSS is clear that plans should support locally generated needs for both market and affordable housing, support economic diversification and retain services. New development is required to achieve this.

3.8. Given Sherburn's status as the second largest centre in Selby (which has only 3 main centres), with a strong employment base, strong service and retail centre (subject to improvement plans) and strategic public transport and highway connections, the town which is deemed of sub regional importance should be prioritised for new development. The proposed 6% allocation is disproportionate and will not allow the town to develop sustainably and enhance its status as set out in RSS.

3.9. Allocating more housing to Sherburn continues the current local plan policy which confirms

Sherburn as the second main centre in the borough where development is to be focused, hence the safeguarding of land (including the Hodgsons Lane site).

- 3.10. Given this the housing allocation to Sherburn ought to be increased to at least 15-17% to reflect the strategic status of the town. RSS is clear that 55% of development can utilise greenfield sites, and therefore use of Greenfield land at Sherburn is fully acceptable to support new housing and other development to enhance the sustainability of the town.

Location of Employment and Housing

- 3.11. Sherburn is the second most important employment location in the borough, with the town and immediate surrounding area employing according to the LDF Background Paper No.1 5,919 people. Data from the Council's Economic Development team indicates that there are approximately 110 companies in Sherburn itself and one million sq.ft of vacant employment land. The Council's Economic Development team are in detailed pre-application discussions with several large companies looking to locate in Sherburn, therefore it is clear that Sherburn offers an extremely valuable asset for the Borough, and that many more jobs will be created at these employment parks in the future.
- 3.12. National and regional planning policy seeks to co-locate homes and jobs to reduce the need to travel and build sustainable communities. The Core Strategy should therefore seek to locate new housing as a priority close to employment areas. Accordingly Sherburn should be prioritised for new housing.
- 3.13. Selby itself is the largest and most sustainable town given its size and employment creation. However, Sherburn has 5,919 jobs compared to Selby which has 14,129. On this basis Sherburn has a round a third of the employment and thus the proposed 57%% to 6% split in future housing allocation is clearly disproportionate. Increasing Sherburn's allocation to at least 15-17% would more closely reflect its size and status in comparison to Selby. Indeed, it is also worth mention that Sherburn provides around a third more jobs that Tadcaster, yet is proposed as having only 1% more housing allocated to it. This imbalance needs redress.
- 3.14. The proposed allocation of 24% of housing to rural villages where there is a limited amount of employment, will clearly add to commuting and less sustainable patterns of development. Accordingly a large proportion (half) of this ought to be transferred to Sherburn to accord with RSS.
- 3.15. There is a clear and compelling rationale to increase the allocation to Sherburn and take this from the smaller village.

Commuting and the Need for Sustainable Land Use

- 3.16. Selby as a district has a high level of out-commuting (49%) which is higher than any other authorities in the region. Such travel patterns are unsustainable and thus should be addressed through the Core Strategy and land use allocations. In the Sherburn area, as set out in the LDF Background Paper No.1, there is 55% out-commuting. Only 35% of the working population live and work in the immediate area, with 55% of residents working outside the district (mainly Leeds, Wakefield, York and Harrogate).
- 3.17. Interrogation of in-commuting data shows that in Sherburn 39% (2,343 jobs) are taken by in-commuters from outside the district, and 16% (967) from outside the town. The majority come from Leeds, Wakefield, York and Harrogate. With more housing provided in Sherburn, there will be greater opportunities for people to live closer to work, aiding the sustainability of the town and justifying increased housing provision in Sherburn. The 6% share proposed will provide only 546 dwellings which is not sufficient to provide homes to help reduce in-commuting to existing employment, let alone new employment. A 15-17% share would provide 1,422 to 1,612 new dwellings which still accounts for only around half of the in-commuting employees.

- 3.18. The proposed allocation methodology is plainly flawed and needs manipulation as the Background Paper suggests that as sub area 3 is deemed more sustainable than Sherburn it is allocated housing, yet it is plainly of less significance as it provides significantly fewer jobs than Sherburn. Putting more housing to rural villages is not appropriate. For this reason Option 2 at the Issues and Options Stage is a preferable way forward on housing distribution and is in accordance with RSS. RSS is clear in stating that the majority of new homes in 'rural' districts such as Selby should be in the main centres not villages where the current proposal places a quarter of all dwellings.
- 3.19. The journey to work data clearly shows that whilst Selby should be prioritised for new housing development as it is the most sustainable centre, Sherburn is the next most sustainable centre so should be given a greater housing share. The town is a very important employment location and is at a strategic location, thus in order to address the towns in-commuting position more homes are required. This will also be essential in attracting new economically active people to assist and grow the town's economic base.
- 3.20. Furthermore, there will be a need to increase housing provision to enable the delivery of more affordable units in Sherburn.

Suitability of Sherburn for Additional Growth

- 3.21. Sherburn has an excellent range of local facilities, services and employment providing adequate infrastructure to accommodate further housing growth and employment.

Community Infrastructure

- 3.22. Sherburn High School is located in the south west of the town and has capacity for approximately 1000 pupils from ages 11-18 years. The school also offers community uses including sports and music clubs and adult learning facilities. There are also two primary schools in the town and a doctor's surgery, dentist and library and a range of shops including Tesco, Spar and Co-op. The local centre is the subject of regeneration and improvement proposals to consolidate the town.

Transport Infrastructure

- 3.23. The town benefits from well developed transportation links with railway connections to Selby, York, Leeds and Hull and access to local and regional road networks including the M62, A1 and A162.

- 3.24. Given the range of facilities, Sherburn is an ideal town for future housing growth and promotes sustainable development in accordance with national policy, particularly PPS3 which states housing should be developed in locations which offer a range of community facilities with good access to jobs, key services and infrastructure (para. 36).

- 3.25. Sherburn's suitability for new development has previously been recognised by the SDLP which allocates two thirds of new housing to Selby and Sherburn and states 'these are the largest centres of population and employment, and physically and environmentally are best able to accommodate significant additional growth' (para. 2.29).



- 3.26. As a result, allocating just 6% of new housing development to Sherburn does not reflect the suitability of the town to accommodate housing growth and on this basis the percentage should be increased.

Employment

- 3.27. As set out above, Sherburn is the second largest employment location after Selby with two business parks, Moor Lane Trading Estate and Sherburn Enterprise Park. Sherburn Enterprise Park has been the focus of a significant amount of industrial development over the last plan period and now supports a wide range of industrial and logistical businesses.



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KEY  Location of site	Project Land off Hodgson's Lane, Sherburn in Elmet	LPA Stockport MBC	Indigo Planning Limited Lowry House 17 Marble Street Manchester M2 3AW
	Title Site Location Plan	Date: September 2008 Project No: 1170001 Drawing No: 1170001/001 Drawn by: KN	Scale 1:2,500
	Client Connaught Land Limited		

APPENDIX 2



[Empty box for additional comments]

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

Please see accompanying letter for further information and comments.

Notification

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

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

Signed _____ Dated _____

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.

Housing Mix (see para 6.9 – 6.10)

Q12 Do you consider that

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

Housing mix should be considered on a site specific basis taking into consideration local housing need and the surrounding character of the area.

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

Gypsies and Travellers

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

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

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

(Agree/Disagree) Option C – Expanding the existing sites

N/A

Q14 Do you agree or disagree with the following options:

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

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

(Agree/Disagree) Option C – A combination of A and B; one site of between eight and twelve pitches plus individual pitches.

N/A

Travelling Showpeople

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

(Agree/Disagree) Option A – In or close to the towns of Selby, Tadcaster or Sherburn in Elmet?

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

N/A

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?

Any renewable energy policy needs to consider site specific constraints and viability issues and should be flexible in relation to each site to ensure deliverability.

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?

N/A

Affordable Housing (see para 3.46 – 3.59)

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

Any affordable housing policy need to take account of site specific constraints and viability issues to ensure housing development is deliverable.

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

N/A

Economy

Strategic Employment Sites (see para 4.3 – 4.12)

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

Site G - Olympia Park (land adjoining Selby Bypass)

Site H – Burn Airfield

Have you any other suggestions?

N/A

Employment Land (see para 4.13)

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

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

Any other comments?

Existing employment sites should be protected to safeguard employment opportunities across the borough. Further housing development in Sherburn in Elmet will balance with the existing employment areas.

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

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

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

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

Please explain why in each case.

See accompanying letter.

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

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

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

Any other comments?

Disagree with the strategic sites for the reasons outlined in the accompanying letter.

Managing Housing Supply (see para 3.42 – 3.45)

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

Yes (see letter)



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



Office use
Ackd
ID No

Introduction

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

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

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	James Bromhead	Name	Charlotte Blinkhorn
Organisation	Connaught Consultancy Service LLP	Organisation	Indigo Planning Ltd
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Tel	[REDACTED]	Tel	0161 836 6910
Fax	[REDACTED]	Fax	0161 836 6911
Email		Email	Charlotte.blinkhorn@indigoplanning.com

Housing

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

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

N/A

APPENDIX 1



The Council's Employment Land Study (GVA Grimley, July 2007) considers Sherburn Enterprise Park a strong location for warehouse and distribution uses with strong market interest. The study also notes that the vast majority of 75,000 sq metres of B2 and B8 development in the borough in 2005-06 was located in Sherburn.

- 3.28. Given the large amount of employment in Sherburn and the market strength of the Enterprise Park, 6% of housing does not tally with such levels of employment. Further residential development located in Sherburn will support recent employment development and encourage more sustainable travel to work patterns by promoting a mix of residential and employment development. Future residential growth will sustain the Enterprise Park and assist in maintaining its market demand.

Availability of land

- 3.29. Sherburn has sufficient land available and suitable for housing development to accommodate 15-17% of the borough's housing share. Land, such as Hodgsons Lane, is well related to the urban area, available and deliverable. Land in the rural villages is unidentified and likely to rely on substantial windfalls. PPS3 is clear that LDF's should identify allocations to deliver development and not rely on windfalls, as such with identified and tested sites Sherburn should have its allocation increased.

The suitability of alternative growth locations - Tadcaster and Primary Villages

- 3.30. Sherburn is a more suitable location for growth than Tadcaster and the primary villages and this is not reflected in the proposed housing distribution. Tadcaster does not have the range of facilities and employment that Sherburn possesses and it is physically constrained to accommodate further growth. The town is limited by the Green Belt, the A64 Bypass, the floodplain of the River Wharfe and the surrounding high quality agricultural land. Further, due to its location between Leeds and York it is more of a dormitory town, so will see more commuting if expanded. As such, a greater emphasis should be placed on Sherburn as an area for future residential development building on its employment and other services to enhance its self sufficiency.

- 3.31. Furthermore, a reduced amount of housing should be allocated to the primary villages in order to distribute more growth to Sherburn. The amount of housing proposed to be allocated to primary villages, at 24% (a quarter) of the total number, is not sustainable or compliant with the RSS and national planning policy. RSS seeks to prevent development in the open countryside and dispersed development with new development only at a level to support village communities. We consider 24% of housing in the primary villages is disproportionate and would see enhanced pressure on villages for infilling and see housing delivered beyond local needs. Dispersed development will not meet strategic regeneration needs and locate housing close to employment to reduce travel.

- 3.32. Therefore, at least half of this housing should be re-allocated to Sherburn to accommodate growth in a sustainable manner building on the social and economic infrastructure already in place in Sherburn (existing facilities, employment opportunities and transport connections).

Overall housing allocation

- 3.33. Overall, given the need to deliver new homes there is a case for allocating more land than strictly required to meet the housing requirement as past experience tells that a reasonable proportion will not come forward. As such the proposed 10% slippage figure is unrealistic and a 20% figure ought to be applied to increase the overall housing allocation for the borough.

Question 3 – Strategic Housing Sites at Selby

- 3.34. Although RSS places emphasis on Selby for housing growth and a large amount of development will be focused in Selby as part of the favoured spatial option, all of the

strategic options shown for urban extension and employment are significantly constrained. Given these constraints, it would be more appropriate to allocate some of the housing to Sherburn with sites such as Hodgson's Lane able to accommodate this in the short to medium term.

- 3.35. Site A, B and C are all open countryside and extensions to the existing urban settlement. They have no natural boundaries and therefore will encourage sprawl into the open countryside. The Hodgson's Lane site in Sherburn as previously identified is more appropriate for development given that a natural barrier to further extension is provided by the A162.
- 3.36. With regard to site D, the Core Strategy Report states it would require substantial infrastructure costs including a new bridge. The Hodgson's Lane should be considered ahead of such sites as it is deliverable and developable without such infrastructure requirements.
- 3.37. Site E and F currently provide separation to the village of Brayton. If they were to be developed the village would merge into the Selby settlement.

Additional Comments to Other Questions

- 3.38. With regard to **Question 4**, we broadly agree that market housing should only be allowed in Principle Towns, Local Service Centres and Primary villages in order to restrict dispersed and unsustainable development. However we reiterate the need for the bulk to be located in Selby and Sherburn.
- 3.39. With respect to **Question 5**, we consider that the 40% affordable housing split does not accord with PPS3 guidance. The split does not reflect an '*assessment of the likely economic viability of land for housing in the area, taking account of risks to delivery and draw on informal assessments of the likely levels of finance available for affordable housing*' (PPS3 para 29). This position has been confirmed by recent appeal decision and the review of the Blyth LDF. The split ought to be assessed on each site's own merits.
- 3.40. Employment land allocations should be protected to ensure the employment needs of the Borough are safeguarded and residents have access to job opportunities (**Question 8**). Given the good employment sites in Sherburn, including Moor Lane Trading Estate and Sherburn Enterprise Park, additional housing will continue the balance of employment and housing development together with the excellent local facilities and services.
- 3.41. With respect to **Question 9**, the requirement for 10% of energy to be from on-site renewable energy will inhibit new development. It should be an aspiration only as there are many site specific factors which dictate whether it can be achieved or not.
- 3.42. We do not believe that there should be a stated preference on housing mix as this should be considered on a site specific basis to reflect local need and the character and appearance of the surrounding area and taking account of housing needs and Strategic Housing Market Area Assessments (**Question 12**).

4. Conclusion

- 4.1. The proposed distribution of new housing does not accord with sustainable development principles of RSS and national policy guidance and places too much emphasis on primary villages. It should be revised to increase housing allocation to Sherburn from 6% to 15-17%, with this diverted from the rural villages. Sherburn has identified sites which are suitable and deliverable for new housing so will give certainty to future provision without relying on windfalls in rural villages.
- 4.2. Sherburn is a sustainable town with all the facilities to make a self sufficient community. Additional distribution of the housing will encourage reduced travel and balance employment and housing to sustain services and help create a community. Sherburn has the services, infrastructure and land suitable to accommodate further growth.
- 4.3. We trust you are in agreement and that the Hodgson's Lane site can deliver sustainable development and be reflected in emerging policy.

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

The core strategy should include policies to govern the type, size and location of development to ensure a continued supply of housing, retail, leisure and employment land. Allocations will be identified through the Core Strategy and released through other development plan documents and the preparation of a supplementary planning document.

The Clariant UK site, located at Bawtry Road, Selby, has recently closed down, leaving a redundant underused site. The site should be considered within the Core Strategy as an opportunity for redevelopment. The 14 hectares site is part brownfield and part greenfield. It is within 400m of Selby train station and approximately 700m south of Selby's primary shopping core. The area is surrounded by a variety of uses including housing, retail, leisure and industrial employment. The site is suitable for a variety of uses including those listed above. The site should be considered by the Council as suitable and available for residential and mixed use development, and should be considered before the release of proposed strategic sites.

Policy YH5: Principle Towns of the Yorkshire and Humber Plan (May 2008) emphasises the main focus for housing, employment, shopping, leisure, education, health and cultural activity and facilities should be the principle town e.g., Selby. The role of Selby is to act as an accessible and vibrant place to live, work and invest. In this regard, Selby should be the main focus of new development. In this regard improving the facilities in Selby on sites such as Clariant should assist this proposal.

Core Strategy Background Paper No. 1 highlights Selby District as having almost half of its population (49%) work outside the district. Selby is currently the most self-contained in the District with 37% out commuting of workers travelling outside the district. If the amount of out commuting is to reduce or at least remain constant, employment opportunities need to be created in the town.

The Clariant UK site provides a very sustainable location within the settlement boundary and should be considered by the Council as suitable for a variety of uses.

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 18 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.

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**

Neither agree nor disagree. A combination of the Strategic Housing Market Assessment (SHMA) and developer's knowledge and experience should be utilised to produce the best housing mix for each site.

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)?

Any other comments?

Whilst developing and encouraging to Selby District new business, the focus should be creating of a range, type and size to accommodate different types of business use, and not restricting to small/medium sized business space and general industrial.

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?

Requirement to provide 10% of energy requirements of major development schemes may prohibit future development. The Council should 'encourage' 10% renewable rather than set a specific target. Council must seek acknowledgement that there will be sites which are difficult to bring forward for redevelopment and that these would benefit the community through redevelopment and improved infrastructure. If a flat threshold requirement is set then this would prevent more difficult sites being brought forward.

Sustainable Communities (see para 6.1 – 6.8)

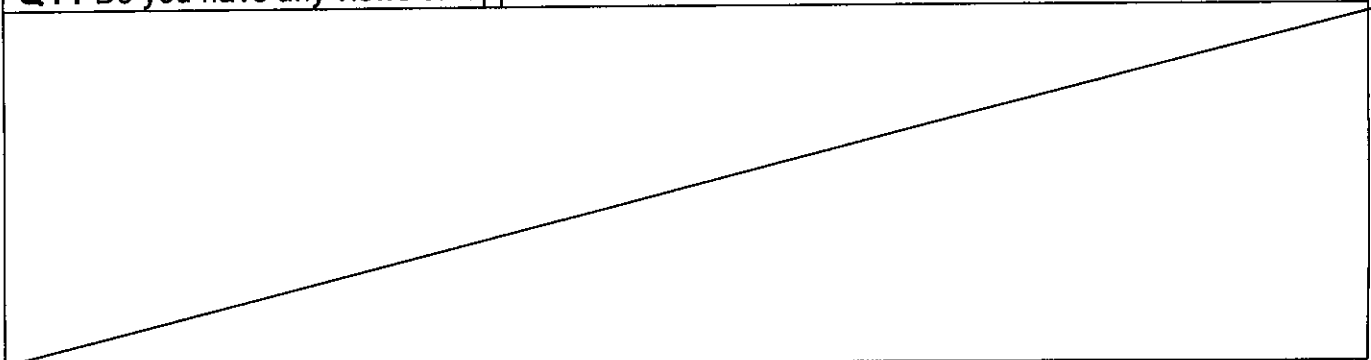
Infrastructure Provision

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?



Managing Housing Supply (see para 3.42 – 3.45)

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

Agree – market housing should be located in the most sustainable locations. There is a recognised need for market housing development outside of the Principle Town to meet the demand and housing need in those areas. As the ‘Principle Town’ Selby should be identified as providing the greatest proportion as the most sustainable location within the District, followed by local service centres.

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.

Setting a policy requirement for a 60/40 market affordable split does not accord with PPS3 guidance. The split does not reflect an ‘assessment of the likely economic viability of land for housing in the area, taking account of risks to delivery and draw on informal assessments of the likely levels of finance available for affordable housing’ (PPS3 Para. 29). The 60/40 split across all sites is too generic and will prevent previously developed land proposals being brought forward in the most sustainable locations. Each site should be assessed on its own merits.

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 be listed as a possible alternative to onsite provision across all thresholds and not just limited to use on housing schemes below proposed thresholds. There must be a clear strategy set out by the Council on how commuted sums will be used and implemented to provide 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 aspirational approach to economic growth aligns with RSS Policy and Selby’s status as a ‘Principle Town’. The first focus for employment sites should be the existing employment sites, re-use and development of previously developed and greenfield sites located within and on the edge of the Selby development boundary (e.g., Clariant land, Bawtry Road). The redevelopment of these opportunities first will create a more sustainable employment development approach.

Employment Land (see para 4.13)

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

- A - Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward.’ (Agree/Disagree) - **AGREE**
- B - ‘Existing employment premises should be protected from redevelopment where there is evidence of market need.’ (Agree/Disagree) – **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) - **DISAGREE**
- D - ‘New housing development should be balanced with an appropriate level of new business development.’ (Agree/Disagree) – **AGREE**

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

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

NO – Selby is the ‘Principle Town’ and in accordance with RSS Policy YH5, it should be the main focus for housing, employment, shopping, leisure, education, health and cultural activities. The percentage split of new housing in Selby should be 65-70%. This split would more closely support the Regional Assembly view that the majority of new housing should be located in Selby. The higher percentage will more closely reflect the balance of the districts distribution options (B and C) discussed In the Core Strategy Background Paper No. 3.

To increase the percentage in Selby will require redistribution of housing numbers which could be taken from the primary village percentage.

This change in distribution will encourage the re-use of previously developed land and support Greenfield development of new housing in the most sustainable locations within the District.

- b) In particular, should there be more or less housing in Tadcaster? **More/Less**
No Comment
- c) In particular, should there be more or less housing in Sherburn in Elmet? **More/Less**
No Comment

Please explain why in each case.

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

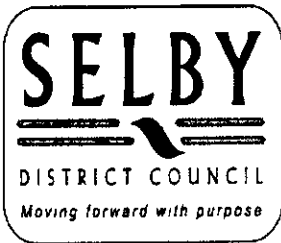
Q3 Please tell us whether you agree or disagree with the following options for strategic housing development on the edge of Selby (please number in preference order 1= highest, 6 = lowest)

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

Any other comments?

Further information is required on the sites suitability, which would facilitate an informed choice on the strategic site preferences. Paragraph 4.8- 4.12 of PPS12 emphasises the need for evidence of what physical, social and green infrastructure is needed to enable the strategic development proposed. Whilst some initial evidence is provided, information on phasing and infrastructure should be provided in future consultation.

The strategic opportunities within the Core Strategy should be identified as phased development and their implementation linked to an identified shortfall of supply coming forward on land within the settlement boundaries of Selby. Opportunities currently exist within the settlement boundary of Selby, e.g., the Clariant site (Bawtry Road). Sites such as this are able to provide the most sustainable forms of development and should be identified as the primary location for future development, the strategic housing sites should only be developed later than these sites, and not until all other development opportunities are exhausted.



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



Office use
Ackd
ID No 121

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 Stephen Parkinson	Name	Andrew Laing
Organisation	Clariant Production UK Ltd	Organisation	Indigo Planning Limited
Address	c/o Agent	Address	Lowry House 17 Marble Street Manchester
Postcode		Postcode	M2 3AW
Tel		Tel	0161 836 6910
Fax		Fax	0161 836 6911
Email		Email	Andrew.laing@indigoplanning.com

Housing

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

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

(This area is currently blank and crossed out with a diagonal line.)

general industrial land. The report encourages the Council to maximise the development of high quality employment development such as 'Business and Professional Financial Services' (BPFS). The report states that maximising the potential of B1 development will contribute to reversing the trend of out commuting from the district. The site is suitable to help meet these requirements as a whole or as part of a mixed use scheme.

Given the site's location and size there is potential that it can meet future retail and leisure requirements of Selby Town to complement provision within the town.

The site is also suitable for residential led mixed use development which will assist the council in maintaining a flexible, continuous supply of deliverable sites for housing (PPS3 Para. 59).

We would welcome the opportunity to discuss the potential of the site further, and to understand how Clariant can assist the Council in the preparation of the Core Strategy documents including future revisions to the SHLAA.

Indigo on behalf of Clariant wishes to reserve the right to comment further in due course should the Council wish to amend the Core Strategy in light of comments made.

We look forward to hearing from you shortly in this respect.

Yours sincerely



Andrew Laing

Enc: Plan
Representations to Core Strategy Development Plan Document –
Further Option Report November 2008

cc: Mr S Parkinson, Clariant Production UK Ltd
Mr S Croft, Eddisons



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

By email
ldf@selby.gov.uk
Our ref. BD/AL/228012

18 December 2008

Dear Sir/Madam

**SELBY DISTRICT COUNCIL LOCAL DEVELOPMENT FRAMEWORK –
CORE STRATEGY DEVELOPMENT PLAN DOCUMENT – FURTHER
OPTIONS REPORT - NOVEMBER 2008**

We write on behalf Clariant Production UK, in respect of the Council's Consultation on the Core Strategy Development Plan Document – Further Option Report November 2008. Clariant UK has operated from land at Bawtry Road for many years but has, unfortunately, recently stopped production.

The submission includes comments on the content of the consultation document and the identification of Strategic Housing Sites and the inclusion of the land at Bawtry Road (see attached plan) as a future development opportunity which should be developed before the release of the proposed strategic housing sites.

The land at Bawtry Road, Selby, is circa 14 hectares in size, it is located within 400m of Selby Train Station and approximately 700m south of Selby's primary shopping core. Within close proximity of the site are Three Lakes Retail Park, Bawtry Road Industrial Estate and south east of the property there is a large new build residential development known as Staynor Hall.

Plant and machinery at the Clariant site is now being dismantled and decommissioned. The site will be vacated by April 2009. The northern section currently accommodates various multi level production areas, offices, stores, laboratories, warehousing, plant rooms, switch rooms, workshops and ancillary space. The southern half of the site is Greenfield and has an extant planning consent for employment use.

Located within the settlement limits of Selby which is the Districts 'Principle Town' as set out in the Yorkshire & Humber Plan - May 2008, the site is suitable for redevelopment for a variety of uses, including offices, light industry, retail, leisure and residential.

The GVA Grimley Employment Land Study (July 2007), prepared as background paper to the LDF preparation remarks there is an over provision of

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BA(Hons) DipTP MTP MRTPI

Also in London, Leeds and Dublin

victoria lawes

From: Andrew Laing [Andrew.Laing@indigoPlanning.com]
Sent: 18 December 2008 15:51
To: ldf
Subject: Selby District Council Core Strategy Development Plan Document
Importance: High
Attachments: Let-clariant-Selby District LDF Core Strat-AL-18-12-08.pdf; Final Questionnaire - completed 18.12.08.pdf; site location plan 001.pdf

To LDF Team
Selby District Council,

We enclose supporting letter and consultation representations made on behalf of Clariant Production UK, in respect of the Council's Core Strategy Development Plan Document – Further Option Report November 2008.

The submission includes comments on the content of the consultation document, the identification of Strategic Housing Sites and the inclusion of the land at Bawtry Road (see attached plan) as a future development opportunity which should be developed before the release of the proposed strategic sites.

Please confirm receipt of email and attachments.

Yours faithfully

Andrew

Andrew Laing
Associate
andrew.laing@indigoPlanning.com

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Cumulative impact and preferred options

From an educational perspective we have no comments to make in this response about the strategic employment sites.

We can see from the comments in the section above that any mix of residential sites will bring challenges to the sufficiency of school places in either the primary or secondary sector.

Barlby generally already experiences capacity issues and so If Option D, Olympia Park, is chosen alongside any other alternative then this would have significant impact on both sectors and may give rise to reorganisation of provision and a possible new primary school site.

Any combination of the remaining five sites (A, B, C, E and F) would impact on the same two secondary schools (Brayton College and Selby High) and so from the perspective of secondary school place sufficiency we would not have a preferred combination.

Impacts on the primary sector in Brayton would be felt particularly if the larger of the two Brayton sites (Option F Brackenhill Lane) were to be approved. Potentially the existing schools could accommodate the majority of the pupil yield from Option E (Baffam Lane) but only if this were to be the only development in Brayton. If that is unlikely, and you expect other Brayton SHLAA sites to be included then we would have no preference between Options E and F.

Impacts on the primary sector in Selby, as we have described earlier, would be seen regardless of which strategic sites or combination of sites to the north of the town (Options A, B and C) were to be approved. Given that Selby CP in north Selby is a priority for our capital programme we may have more scope to plan and add additional capacity in this school than we would have in others elsewhere in Selby, Brayton or Barlby. Ultimately for that reason our preference would be for any two from options A, B or C to be chosen.

Other issues

At the moment as you know the normal arrangements are for developer contributions to be sought purely for provision of additional school places and this response has concentrated on that area. However there are wider issues regarding provision for children and young people such as provisions for children's centres, early years, youth and children's social care which need to be factored into infrastructure planning. We would ask you to note that we may wish to explore the proposed wider application of Community Infrastructure Levy as a means of securing developer contribution for these areas.

We would appreciate being kept informed of progress with regard to the core strategy. As proposals are formed on the combination of sites to be supported, both strategic and others, we will be in a position to more closely examine the shortfall of school places and begin to quantify the levels of developer contribution that are likely to be sought. Please do not hesitate to contact me should you require further information.

Yours sincerely



Andrew Dixon
Strategic Planning Officer

Given the above it is possible, should the majority of the 2774 new dwellings fall within Selby itself, that a new primary school site would need to be developed to the north of the town. This would be particularly likely if a combination of sites A and C, Cross Hills Lane and Monk Lane, were approved and provided in excess of 2000 dwellings. We ask that possible need for a new site is noted in your planning of development approvals for the area.

Thorpe Willoughby - Primary school places

Thorpe Willoughby CP School is forecast to reach capacity in the coming years without factoring in pupil yield from the 18 outstanding permissions or from the significant SHLAA sites which we have previously commented upon.

Should additional development arise then we would need to increase capacity and seek developer contributions in respect of additional pupil places.

The village school is relatively unaffected by development in Selby and Brayton given that it is slightly more removed geographically. Some pupils do travel here from outside of the village but not in significant numbers. So we would not expect any of the six strategic options A – F to impact greatly upon the school. It may be that some parents residing in future on Cross Hills Lane or Brackenhill Lane would prefer to access a school place in a village school and therefore choose Thorpe Willoughby, but this is difficult to quantify.

Again, the size of the redevelopment / extension required would depend upon the total number of approvals in the Thorpe Willoughby area. Further investigations of our existing school site is required and may reveal a threshold level beyond which expansion on the site becomes impossible and which would give rise to major redevelopment or a replacement site having to be identified. We would welcome the opportunity to comment again on the position in Thorpe Willoughby if significant approvals are proposed.

Brayton, Selby & Thorpe Willoughby - Secondary school places

Brayton College and Selby High School collectively serve these areas although each school also has a distinct rural area which forms part of its overall catchment.

Both schools currently have capacity for additional pupils and are forecast to be able to accommodate the pupil yield arising from outstanding permissions in both their wider rural areas and Selby town.

In addition it is considered that they would continue to have capacity even if all 2774 new dwellings were approved for sites in Brayton, Selby and Thorpe Willoughby rather than them being split with Barby.

The unknown factor at this stage is the level of development proposed for 'primary villages' which form part of the schools areas namely, Brotherton , Byram , Camblesforth, Carlton, Cawood, Church Fenton, Eggborough, Escrick, Fairburn, Hambleton, Kellington, Monk Fryston, South Milford and Wistow. If most of the primary village development occurred in these areas, at a scale of some of the SHLAA sites we have seen, then there is the possibility that additional secondary school places could be required for which we would seek developer contribution. We would welcome the opportunity to review our position once proposals are formed for the combination of strategic sites and primary village development.

Brayton – Primary school places

The forecast data shows that the three schools which serve the immediate Brayton area (Brayton Infant and Brayton Junior plus St Mary's Catholic Primary which serves a wider area) would have sufficient capacity to accommodate the pupil yield arising from the 87 outstanding permissions. They would not however have the capacity to accommodate pupil yield arising from anything greater than 300 units. Therefore should options E or F be approved for Baffam Lane or Brackenhill Lane (or both), and possibly be added to by SHLAA sites in Brayton, then options to increase capacity would need to be explored. NYCC would seek developer contributions in respect of additional pupil places.

Again, the size of the redevelopment / extension required would depend upon the total number of approvals in the Brayton area. Further investigations of our existing school sites are required and may reveal a threshold level beyond which expansion on the sites becomes impossible and which would give rise to a replacement site having to be identified. We would welcome the opportunity to comment again on the position in Brayton primary schools if proposed development, by any mix of locations, exceeds 300 units.

Although Brayton pupils may access Selby Longman's Hill it has been left out of these considerations for the reason stated below.

Selby - Primary school places

The position in the urban area of Selby is more difficult to judge because of parental preference which means that many pupils will attend a school which is not the normal school for the area in which they live. In most instances the planning of sufficient school places requires us to look at capacity across several schools serving the area.

Three of the four schools serving the town area (Selby Abbey, Selby CP and Selby Barwic Parade) have current capacity for additional pupils. Selby Longman's Hill does not and is forecast to require expansion without further development in the area. NYCC would therefore seek developer contributions in respect of additional pupil places arising from sites in the area served by Longman's Hill.

Overall the capacity of the four schools could not accommodate anything more than pupil yield from approximately 400 dwellings. Therefore additional pupil places and developer contributions will be required in terms of the 1486 outstanding permissions and any other LDF approvals for Selby.

The urban extension options A, B and C would mainly impact separately and collectively on the schools serving the north of the town namely Selby CP and Selby Abbey.

Selby CP is included as a priority within the LAs Primary Capital Programme for future refurbishment and redevelopment. There may be some scope to increase capacity in future years on the existing site although this will require further investigation and assessment.

Selby Abbey School is subject to a current plan to relocate it to a site adjacent to the Civic Centre. Any new Selby Abbey School will have the same capacity as the current buildings and future expansion opportunities would be limited given the restrictive nature of the proposed new site.

Generally speaking the current school organisation would have insufficient capacity to accommodate the proposed scale of development for Selby and the immediate area. Developer contributions for additional school places would therefore be required, through either the existing s.106 agreement mechanism or the proposed Community Infrastructure Levy. However there are differences across the area and between the primary and secondary sectors.

Barlby – Primary school places

The forecast data for the area shows that Barlby CP School and Barlby Bridge CP School are both expected to have insufficient capacity to accommodate pupil yield arising from any significant development in Barlby.

Option D (Olympia Park) falls within the normal area for Barlby Bridge CP School although we would expect that children would access both Barlby schools. 700 dwellings would equate to a forecast pupil yield of 175 pupils so an extension of facilities at one or both schools would be required. The site at Barlby Bridge CP is quite restrictive and this would limit our development options. NYCC would seek developer contributions in respect of additional pupil places.

It is possible based on 700 units that the LA would look to provide a new primary school in Barlby. We are also aware that several other SHLAA sites, in addition to the Olympia Park strategic site, are possibilities for development. If development approvals in Barlby exceed 700 units then it will become more likely that a review of the organisation of primary school provision would be required. Consultation on options would possibly include a new school site which could involve relocation of one of the existing schools, most probably Barlby Bridge CP given its age and other limiting factors. Clearly identification of a new site will not be easy in such a densely populated area but may be possible within the new strategic site. We therefore ask that this be noted in your planning of development approvals for the area. Your letter asked for costs but of course this would largely depend on what response was required. Typically a new primary school of average size could cost upwards of £4m but this may not be the option that would ultimately be pursued.

Barlby – Secondary school places

The forecast data for the area shows that Barlby High School is expected to have insufficient capacity to accommodate pupil yield arising from any significant development in Barlby.

When planning secondary school places we have to take account of proposed development in the wider catchment area. In this case that includes the 'primary villages' of Escrick and Riccall. Outstanding permissions in areas served by Barlby High School number around 100 and the school is forecast to have sufficient capacity to accommodate the resultant pupil yield. However additional capacity would need to be added to accommodate the 700 unit Olympia Park development and indeed any further development over approximately 300 units. NYCC would seek developer contributions in respect of additional pupil places.

Clearly, once again, the size of the redevelopment / extension required would depend upon the total number of approvals in the Barlby area, over and above Option D. We would welcome the opportunity to comment again on the position of Barlby High School if additional Barlby sites are actively considered.



North

Yorkshire County Council

Children and Young People's Service

Cynthia Welbourn, MA, FRSA
Corporate Director - Children and Young People's Service

Bernadette Jones
Assistant Director, Strategic Services
County Hall, Northallerton
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18 December 2008

Dear Mr Heselton

Selby District Core Strategy – Selby Area Strategic Housing Sites

I write in response to your letter dated 27 October 2008 and ask that you note this response as part of your consultation.

The impact on school provision depends on many factors including the type of housing provided, changing patterns of parental preference and relative popularity of individual schools, all of which fluctuate over time and affect our forecast data. In particular, it is important to note that the later years of your plan fall outside the time-frame for our planning and forecast data.

For the purpose of this response we have not factored in all the SHLAA sites in the 'primary villages' that we were consulted upon. We recognise that at this stage we cannot predict the location or volume of development in these areas but equally growth in a number of these villages would impact on demand for school places in Selby, Brayton and Barby. We have included a comment on the 'primary villages' in the section on school capacity.

We have however, taken account of your outstanding commitment numbers, as at 31 March 2008, of 1604 dwellings (Barby 12, Brayton 87, Selby 1486, Thorpe Willoughby 18) and the proposed 2774 dwellings outlined in your letter. Hopefully we are correct in restricting these current considerations to 4378 dwellings i.e. 1604 committed and 2774 new.

In considering the impact of the projected LDF growth, we have used existing forecast data and applied our standard factor which indicates pupil yield equivalent to 1 primary age child for every 4 dwellings and 1 secondary age child for every 8 dwellings.



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DX 27408 Selby

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North Yorkshire County Council.

ACK 7/1/09 122

victoria lawes

From: terry heselton
Sent: 18 December 2008 16:16
To: victoria lawes
Subject: FW: Core Strategy - housing commitments

Attachments: 081217 Selby Core Strategy.doc



081217 Selby Core
Strategy.doc...

Terry Heselton
Principal Planner (LDF team)
Selby District Council

Tel: 01757 292091
Fax: 01757 292090
E: theselton@selby.gov.uk

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

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

From: Andrew Dixon [mailto:Andrew.Dixon@northyorks.gov.uk]
Sent: 18 December 2008 09:25
To: terry heselton
Subject: Re: Core Strategy - housing commitments

Hi Terry

Please ignore yesterday's version, we found a couple of minor things we wished to change.

This is the final version and a hard copy will follow.

Regards
Andrew

>>> "terry heselton" <theselton@selby.gov.uk> 16/12/2008 15:53 >>>

Hi Andrew

I understand you have requested some housing commitments information to supplement my previous letter. Info as follows Brayton - 88 Barlby and Osgodby - 12 Thorpe Willoughby -18 Selby - 1486 These are for the administrative area covered by the respective parish / towns as at 31 / 3 / 08 Kind regards Terry

Terry Heselton
Principal Planner (LDF team)
Selby District Council

Tel: 01757 292091
Fax: 01757 292090
E: theselton@selby.gov.uk

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At Darringfield the location benefits from the interconnection of the M62 and A1 at a point at which a heavy freight rail line is close by. Moreover, there are significant areas of brownfield land which will be surplus to requirements within the next few years. This offers the opportunity to provide at least 5 million sq ft of rail connected distribution warehousing with significant potential to create thousands of new jobs in the District. My company believes that this opportunity is unique, not only for Selby, but within the wider Yorkshire & Humber region.

My other observations are as follows:

- I wish to support Proposal G (Olympia Park) since this is well related to Selby and the town's bypass and offers a sustainable, mixed use opportunity with Proposal D, the strategic housing option.
- I have reservations with Proposal H (Burn Airfield), especially in view of the withdrawal of the Spallation project. Burn does not connect well with either the strategic or local highway networks and, in the absence of any clearly identified use or occupier, ought to be considered for rejection.

I trust that my comments and observations can be properly considered by the Council and that my company's proposals for development at Darringfield can be accommodated within the future Core Strategy. I would be happy to supply further details and information if this would help. Alternatively, I would be delighted to meet with officers and/or councillors to discuss the scheme further.

I will look forward to continuing my involvement in the Council's LDF process.

Kind regards,

Yours sincerely,

Nigel J Chambers

Email - 

I have a number of comments which I wish to make:

A. Housing -

- It is not clear how the proposed future housing numbers are split between Selby and the adjoining villages of Brayton, Thorpe Willoughby and Barlby. Whilst the options report suggests that around 50% of future housing is to be accommodated within this "enlarged" Selby area an unduly high proportion appear to be located in the villages rather than the town.
- There seems to be an imbalance between the housing numbers proposed for Sherburn and Tadcaster (11%) and the 20 primary villages (13 ½ %). I would have expected to see a higher proportion of housing in the 2 towns rather than the villages.
- I wish to support the proposals at Olympia Park which represent a good approach to strategic planning and is a well contained and mixed use regeneration scheme which relates to Selby.
- I wish to express a major concern with proposals A-C and E-F, as major urban extensions to Selby. Three of the proposals have, in the Council's own submission, "No natural limits to development" and the other two, again acknowledged by the Council, are situated in a "Strategic Countryside Gap". The approach would lead either to the coalescence of Selby and Brayton/Thorpe Willoughby or to urban sprawl, both of which can be avoided by undertaking a different approach to accommodating future housing growth in the District.

B. Employment -

The options report appears to make little attempt to consider how the District might achieve transformational change to create new sources of employment in order to reduce the significant out migration of residents to jobs elsewhere in the region. There is no recognition in the options report of the role which distribution could play in the future employment pattern of the District. Selby is located at a pivotal point between the East Coast Ports and the main west and south Yorkshire conurbation. Moreover, it is situated alongside the M62 between the A1 and M18 motorways. This location is unique in both the Yorkshire & Humber and Leeds City Regions. My company believes that a Strategic Railfreight Interchange (SRFI) could form a major component in achieving the transformational change to employment creation if located within the District.

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

18 December 2008

Dear Mr Heselton,

SELBY DISTRICT LOCAL DEVELOPMENT FRAMEWORK (LDF) – CORE STRATEGY CONSULTATION ON FURTHER OPTIONS

Further to your letter of 6 November 2008 I have now had the opportunity to consider the above document. Accordingly, I enclose a completed questionnaire on behalf of my company.

My company would like to suggest that the Council gives due consideration to a major mixed use housing and employment scheme at "Darringfield" on the Selby/Wakefield boundary in the form of an "Eco-Community", together with a Strategic Railfreight Interchange (SRFI). As you may be aware, my company submitted a proposal to the Department for Communities & Local Government (DCLG) last year for the development of an "Eco-Town" at Darringfield. We are still in dialogue with both the DCLG and the Leeds City Region (LCR) in support of this proposal.

Having considered the options report it is clear that its preparation pre-dates the more recent submission by the LCR to the DCLG of the "Urban Eco Settlements" report. Whilst the issue of "Eco-Towns" is considered in your options report the wider potential of an "Eco Settlement" somewhere in the District is not. I would urge the Council to give consideration to such a project as part of its Core Strategy exercise.

My company's main comments and observations on the Core Strategy consultation focus on the housing and employment sections of the work. Our main concern of the approach adopted is that it seeks merely to reinforce the status quo of the existing settlement pattern and does not consider whether or how a more creative approach might lead to a transformational change in the performance of the District.

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 Council's website: (please add extra sheets)

Please refer to attached letter.

Notification

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

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

Signed

[Redacted signature]

Dated 17 December 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.

Housing Mix (see para 6.9 – 6.10)

Q12 Do you consider that

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

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

Gypsies and Travellers

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

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

Q14 Do you agree or disagree with the following options:

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

Travelling Showpeople

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

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

Climate Change Issues (see para 5.1 – 5.5)

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

Sustainable Communities (see para 6.1 – 6.8)

Infrastructure Provision

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

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

Green Infrastructure

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

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.
Each proposal should be considered on its merits.

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?

My company would like to suggest that the "Darrington" area on the Selby/Wakefield boundary be considered for the development of a "Strategic Railfreight Interchange" (SRFI). This would comprise a road/rail interchange facility together with major distribution warehouse units.

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?

Consideration should be given to a new "Eco-Community" at Darrington comprising significant new housing & a SRFI create a sustainable, well-balanced mixed-use community.

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

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

No

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

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

Please explain why in each case.

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

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

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

Any other comments?

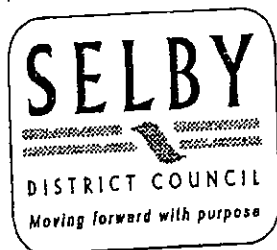
Olympia Mills is the only suitable strategic option for housing development on the edge of Selby.

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.

Consideration should be given to the potential of an "Eco-Community" within the District.



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



Office use
Ackd
ID No

Introduction

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

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

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	Nigel J Chambers	Name	
Organisation	Tangent Properties	Organisation	
Address	7 Greenside Gardens Hoylandswaine Sheffield	Address	
Postcode	S36 7LG	Postcode	
Tel	[REDACTED]	Tel	
Fax	[REDACTED]	Fax	
Email	[REDACTED]	Email	

Housing

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

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

[REDACTED]

Aek 7/1/09 123

victoria lawes

From: nigel [REDACTED]
Sent: 18 December 2008 16:17
To: ldf
Subject: Selby LDF - Core Strategy Consultation

Attachments: 20081218155957665.pdf; DarringfieldSelbyLDF01.doc



2008121815595766DarringfieldSelbyLD
5.pdf (986 KB)... F01.doc (55...

Please find attached representation. A copy will follow in the post.

Regards.

N J Chambers