



Pool of Sites Comments Form

Ref:

(for official use only)



Selby District Pool of Sites Consultation

What's happening?

The Council is preparing a Site Allocations Local Plan. It will identify enough land for the homes and jobs and other development needs in the District over the next 10 years.

This Pool of Sites consultation document forms part of the process and asks for views on a wide range of sites, to ensure everyone has an opportunity to be involved in developing the detailed approach and helping decide exactly which sites we will need to allocate at the next stage.

This consultation is not a draft plan - the full Draft Site Allocations Local Plan will be published next year for consultation.

Consultation

The consultation starts on 2 October 2017 and ends on 27 November 2017.

All comments must be made in writing (printed copies or email) if they are to be considered. Your comments will be acknowledged either via email or in writing.

**Written comments must be returned to the Council no later than
Noon on Monday 27 November 2017.**

Please return your comments by:

Email to: localplan@selby.gov.uk

Post to: **Planning Policy Team, Selby District Council, Civic Centre,
Doncaster Road, Selby, YO8 9FT**

This comments form has 4 pages, please complete all pages.

It is split into two parts –

Part A – Personal Details.

Part B – Your comment(s).

Please complete a separate sheet (page 3) for each comment you make

Part A – Personal Details

Please provide contact details and agent details (if appointed)

	Personal Details	Agent Details <i>(if appropriate)</i>
Title	Mrs	Mrs
First name	Julia	Katie
Surname	Marley	Atkinson
Organisation <i>(if relevant)</i>	Campaign for the Protection of Rural England – North Yorkshire (CPRENY)	KVA Planning Consultancy
Address Line 1	c/o Agent	8 Acres Close
Address Line 2		Helmsley
Address Line 3		North Yorkshire
Address Line 4		
Postcode		YO62 5DS
Telephone No.		07734 953236
Email address		katie@kvaplanning.co.uk

You only need to complete this page once. If you wish to make more than one representation, attach additional copies of Part B (Page 3) to this part of the comments form.

Following your response, we will add your contact details to our database so that we can keep you informed of progress. It will be helpful if you provide an email address so we can contact you electronically.

Please ensure you read and sign the comments submission statement on page 4 of this comments form.

Part B – Comment(s) or New Site proposed

Please ensure you provide reference to the Question or Topic area or Paragraph number for each comment you wish to make.

Question No.	
Topic/Chapter	Ensuring appropriate distribution across the Designated Service Villages
Paragraph No.	2.33

CPRENY recognises the work that has been undertaken to calculate the current 6.4-year housing supply position for Selby District. With that in mind, CPRENY welcomes the fact that there will not be a requirement for further housing delivery in the Designated Service Villages other than where there are already existing planning permissions.

(Please complete additional copies of this page for each comment you wish to make)

Part B – Comment(s) or New Site proposed

Please ensure you provide reference to the Question or Topic area or Paragraph number for each comment you wish to make.

Question No.	1
Topic/Chapter	Providing a contingency for the supply of housing
Paragraph No.	

Whilst this is an emotive subject – CPRENY can see the benefit of contingency planning in order to ensure flexibility of deliverability in line with paragraph 47 of the NPPF and to ensure a delivery of the 5-year housing land supply. However, it must be ensured that development does not occur for developments sake which can lead to over-development. Whilst it is important to recognise that the Core Strategy provides minimum housing targets, permissions should not necessarily be approved on allocated sites once these targets have been reached. Some sort of trigger mechanism would be required to ensure that there remains flexibility for all the phases of the plan period and for each year to ensure the maintenance of a 5-year housing land supply.

CPRENY would favour the allocation of the additional land to be directed towards the principal town of Selby in line with Option 2 of paragraph 2.38 which would be consistent with the settlement hierarchy set out in the adopted Core Strategy and where possible on sites that are found on the Brownfield Register (it is noted that there are currently 39 sites on the Register and that 21 of these have the benefit of planning permission).

CPRENY also believe it is imperative that the Local Plan should determine appropriate numbers and types of affordable housing to be required for all development to adequately ensure the correct mix is delivered to meet the need throughout the district.

(Please complete additional copies of this page for each comment you wish to make)

Part B – Comment(s) or New Site proposed

Please ensure you provide reference to the Question or Topic area or Paragraph number for each comment you wish to make.

Question No.	3
Topic/Chapter	Employment
Paragraph No.	

CPRENY concur with the proposed methodology put forward by the Council that only sites to meet the needs identified to meet the Core Strategy requirements will be specifically allocated in the Site Allocations Local Plan due to the large amount of Employment Land that has already been allocated in the District – namely at Olympia Park. Further opportunities for employment options should be dealt with via the usual planning process on a case by case basis.

CPRENY do, however, have concerns that some of the brownfield land, whilst benefitting from being allocated within previous policy documents and having planning permission on them are being delivered at a slower rate than expected, including Olympia Park – there is also some confusion as to whether this is a brownfield site as identified on the brownfield register and plan (ID9) or whether it is 'largely greenfield as shown on the potential sites assessment matrix.

(Please complete additional copies of this page for each comment you wish to make)

Part B – Comment(s) or New Site proposed

Please ensure you provide reference to the Question or Topic area or Paragraph number for each comment you wish to make.

Question No.	5
Topic/Chapter	Selby
Paragraph No.	

CPRENY believe it would be appropriate to allocate land in phase 3 as a contingency measure should the allocated sites in Tadcaster not be developed in phases 1 and 2, which would support the settlement hierarchy and hopefully prevent the release of Green Belt Land.

(Please complete additional copies of this page for each comment you wish to make)

Part B – Comment(s) or New Site proposed

Please ensure you provide reference to the Question or Topic area or Paragraph number for each comment you wish to make.

Question No.	7 & 8
Topic/Chapter	Tadcaster
Paragraph No.	

Whilst it is recognised and understood that a third phase of housing delivery may be required in order to deliver the housing allocation in Tadcaster, CPRENY do not support a localised Green Belt Review, unless all other options have first been exhausted and a compensatory equivalent area of land can be found to replace any such future loss of Green Belt. It is considered that should the required housing targets not be delivered in Tadcaster, housing should be redirected to Selby under the Core Strategy Policy SP6 or other settlements as required as set out in the settlement hierarchy.

The pool of sites shows a large number of potential development opportunities in the town and it is therefore considered that landowner/developer willing there should be sufficient sites available without the need for a Green Belt review.

(Please complete additional copies of this page for each comment you wish to make)

Part B – Comment(s) or New Site proposed

Please ensure you provide reference to the Question or Topic area or Paragraph number for each comment you wish to make.

Question No.	
Topic/Chapter	Sherburn in Elmet
Paragraph No.	2.80

CPRENY welcomes the continuing use of the Infrastructure Delivery Plan as set out in this paragraph.

However, there are concerns amongst members surrounding the ability of the transport infrastructure to cope with the future housing development in and around Selby town in particular and the impact on the A19 to towards York which is already congested at certain peak periods. CPRENY are therefore concerned that the levels of general infrastructure required to satisfy the sustainable development objectives, as set out in the Core Strategy, may not be achieved without considerable financial investment and scheme of improvements.

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Part B – Comment(s) or New Site proposed

Please ensure you provide reference to the Question or Topic area or Paragraph number for each comment you wish to make.

Question No.	13
Topic/Chapter	Development Limits
Paragraph No.	

CPRENY believe that the Council’s suggested approach to the review of development limits is appropriate in that it is only necessary to alter Development Limits in the Site Allocations Local Plan to accommodate development needs in those locations where allocations are proposed to be made; including existing planning permissions; and to reflect existing built development.

This approach is supported as since the previous consultations it has been evidenced that the development needs of the Core Strategy can largely be met by completions and existing deliverable permissions - with only new allocations needed in Selby and Tadcaster towns (subject to the proposed ‘contingency element’), therefore the reviewing of development limits any where other than Selby and Tadcaster is not necessary. Any development proposals that are made any other location, should therefore be assessed on a case by case basis and if located outwith the development limits be treated as an application for development within the open countryside.

(Please complete additional copies of this page for each comment you wish to make)

Part B – Comment(s) or New Site proposed

Please ensure you provide reference to the Question or Topic area or Paragraph number for each comment you wish to make.

Question No.	
Topic/Chapter	Green Belt
Paragraph No.	4.7

CPRENY welcomes the fact that a District-Wide Green Belt Review is not required and understands the reasons as to why a localised review may be considered necessary due to special circumstances which may arise in Tadcaster. However, as explained in response to questions 7 & 8, CPRENY believe that allocating a contingency third phase for development around Selby would be more appropriate as the main town, in line with the settlement hierarchy, rather than undertake a localised review and potential release. A review should only occur when all other possibilities have been exhausted and suitable compensatory land has been made available for replacement designation.

In general, CPRENY welcomes the support given to the appropriate existing methodologies and policies in place to protect and enhance the Green Belt in the areas of the west and north of the district including the need to prevent urban sprawl in the protection of the setting of the City of York.

(Please complete additional copies of this page for each comment you wish to make)

New site proposed

If you have a site you wish to submit to us for potential inclusion as an allocation for new development, please complete all the sections above as well as a site submission form and attach a site location plan identifying the site in red.

The site submission form can be found on the Site Submissions webpage – www.selby.gov.uk/site-submission-form

Comment Submission Statement

All comments must be made in writing by email or by post if they are to be considered. Your comments and some personal identifying details will be published in a public register and cannot be treated confidentially. Where practical, personal identifiers may be redacted, however Selby District Council cannot guarantee that all identifiers will be removed prior to publication of consultation records.

Your personal information will only be used for the purpose for which it was given, which is to ensure your comment is recorded, to contact you regarding your comments and to keep you informed of the preparation of the Council's Local Plan and of further opportunities to get involved.

By submitting a comment on the Pool of Sites Consultation, you confirm that you agree to this and accept responsibility for your comments.

Signed	Katie atkinson
Dated	23/11/17

Next Steps:

The Council will consider all comments received which, alongside ongoing technical work, will inform final decisions to be taken next year on what site allocations are included in a Draft Site Allocations Local Plan document for publication for formal consultation in Summer 2018.

Completed comments forms must be received by the Council no later than Noon on Monday 27 November 2017

Email: localplan@selby.gov.uk

Post: Planning Policy, Selby District Council, Doncaster Road, Selby, YO8 9FT