



Selby District Local Plan
Issues & Options
Public Consultation
24 January to 6 March 2020
COMMENTS FORM

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Comment Submission Statement

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. Further details are set out under the Planning Policy Privacy Statement - <https://www.selby.gov.uk/planning-policy-privacy-notice>

By submitting a comment on the Local Plan Issues and Options Consultation, you confirm that you agree to this and accept responsibility for your comments.

Signed

J.C. Janik

Dated

5 MARCH 2020

Completed comments must be received by the Council no later than 5pm on Friday 6 March

Online Consultation Portal: <https://selby-consult.objective.co.uk/kse>

Email: localplan@selby.gov.uk

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

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 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

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Question 1: Levels of Economic Growth

What levels of economic growth should we be planning for?

(please select one answer)

Option 1: The levels of growth that are forecasted in our emerging Housing and Economic Development Needs Assessment

Option 2: A higher level of growth in order to attract inward investment opportunities

Please give reasons for your preferred approach

Option 2 is more likely to appropriately accommodate more growth in suitable areas should government targets and expectations be increased within the duration of the plan. Option 1 may result in undesirable urban sprawl and the loss of power to refuse applications.

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Question 2: Supporting a diverse local economy and thriving Town Centres

Have we identified all the key issues and opportunities which the Local Plan should seek to address?

No...

Are there other issues or opportunities which we have missed? Please outline what other issues and opportunities need to be addressed in the Local Plan

Planning for accessibility and inclusion.

The future development in the Town Centre must enable access for all and regard should be given to this from the outset so that it is planned in – not added on as an afterthought.

Making the most of the benefits that the existing roads and transport links infrastructure offers to businesses should also include ensuring that the demands placed on it are within its capabilities and do not impact adversely on the quality of life of those living there.

Question 3: Providing the right infrastructure to support local communities

Have we identified all the key issues and opportunities which the Local Plan should seek to address?

No.

Are there other issues or opportunities which we have missed? Please outline what other issues and opportunities need to be addressed in the Local Plan

The Plan should also consider to what extent the Local Authority itself could provide the right infrastructure, in terms of public transport, and to explore potential options for the provision of public transport by means other than the private sector.

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Question 4: Creating high quality places to live

Have we identified the key issues and opportunities that the Local Plan should seek to address?

No.

Are there other issues which we have missed?

Hambleton Parish Council believe the Local Authority should give active consideration to the role it could play as a house builder in ensuring a sufficiency of appropriate housing stock.

Question 5: Levels of Housing Growth

What levels of housing growth should we be planning for?

(please select one answer)

Option 1: Plan to provide for the standard methodology figure of 7,300 new homes (365 dwellings per annum)

Option 2: Plan to provide sufficient land for the development of approximately 8,200 homes in order to support economic growth (410 dwellings per annum)

Option 3: Plan to provide sufficient sites to meet the housing requirement which is set out as a range. The base of the range will be set using the standard method. The top of the range will be set using the economic led figure, plus an additional 5% in order to provide flexibility

Option 4: An alternative approach. Please describe the approach and explain why you consider it is a more suitable option.

Please give reasons for your preferred approach

To enable flexibility, yet still retain control of what development is taking place, where and when.

Options 1 and 2 could lead to a similar situation already seen where there was not enough land supply and there were no grounds for refusing inappropriate developments.

Question 6: Maintaining a High Quality Natural Environment

Have we identified the key issues that the Local Plan needs to address?

Yes.

Are there other issues which we have missed?

Question 7: Spatial Employment Options

Which do you think is the best way to meet future economic growth?

(please select one answer)

Option 1: Focus new development in locations which are in close proximity to existing large scale employment hubs

Option 2: The re-use of brownfield sites for development

Option 3: Focus new employment development in close proximity to settlements along strategic transport corridors

Option 4: Focus new employment development in close proximity to key transport hubs

Option 5: Mix of the above options

Option 6: An alternative option. Please describe the approach and explain why you consider it is a more suitable option

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Please give reasons for your preferred approach

It is the option which again offers the most flexibility. No single option will suitably or realistically meet demand, therefore being able to consider a range of options will be the most appropriate solution.

Question 8: Settlement Hierarchy

What services and facilities do you think it is important for villages to contain?

- Housing that meets the local needs
- Education provision
- Transport links
- Medical services
- Leisure facilities indoor and outdoor e.g recreation area/sports pitches
- ATM
- Post Office
- Adequate Parking
- Community Centre or similar
- Green Spaces
- Variety of shops

Do you think we should consider a different approach to our settlement hierarchy and provide greater emphasis on the way villages interact with each other to help secure their future sustainability. Please set out reasons for your response.

Shared facilities can be a benefit if they are actually considered 'shared' by both communities. Greater interaction between adjoining villages and shared community resources could improve the sustainability of those individual settlements for the future.

In providing shared facilities, the villages must still be able to maintain their individuality.

Question 9: Criteria for choosing a location for a new settlement

Do you agree with the criteria outlined above as a means to identify the most suitable location for the development of a new settlement to deliver 5,000 new homes?

Yes.

Are there any other considerations you feel would be necessary?

None.

Question 10: Spatial Housing Options

Which do you think is the best way to meet future housing growth?

(please select one answer)

- Option 1: New housing development to be dispersed across all settlements
- Option 2: Focus development in towns and larger villages which have a number of key facilities and have good rail and highway connections
- Option 3: Focus new housing development in close proximity to future employment sites, through the expansion of villages in these locations
- Option 4: Development along strategic transport corridors
- Option 5: Provision of a new settlement
- Option 6: Mix of options. Do you think the best approach is a mix of all the options presented above?
- Option 7: An alternative option. Are there alternative options to meet housing growth? Please explain what these are and why this approach is a more suitable option

Please give reasons for your preferred approach

Hambleton Parish Council believe that Option 2 will mitigate the possibilities of urban sprawl across the board – focusing on towns and larger villages that have good infrastructure and transport links to support new residents who may need to commute to the surrounding cities.

It is not possible to assume that residents of the houses will work at the nearby employment sites, or whether employees will be able to afford the nearby homes (as per option 3)

Question 11: Green Belt

Should we review the Green Belt to support more development around villages? In what circumstances do you think this should be considered?

No, the Green Belt should not be reviewed.

Development in Green Belt should be a last resort and only considered if the area is supported by transport hub such as a railway station and good bus links to reduce additional car use and to minimize additional infrastructure needed.

Question 12: Development Limits

Should we consider the removal of Development Limits in the smaller settlements to support the right scale of development? This would replace the Development Limits with a criteria based approach.

Yes this should be considered as long as suitable criteria is proposed.

Question 13: Strategic Countryside Gaps

Should we continue to protect the Strategic Countryside Gaps? Please outline the reasons for your response.

Yes, strategic country gaps are important to villages.

They provide visible divisions between villages, which is important for maintaining individualism. Identity promotes community.

They provide environmental benefits and essential habitat for wildlife.

They preserve the character of individual settlements.

Question 14: Any Other Issues?

Are there any other issues we need to address through the Local Plan which we have missed? Please outline why these issues need to be addressed.

Ensuring a joined up approach where all authorities work closely to provide the best options for the residents in the district, specifically with regards to transport and the NYCC Local Transport Plan.

Support and protection of the local agriculture and farming