

Jayne Darley

From: Phil Dowding
Sent: 11 January 2015 11:05
To: LDF
Subject: RE: PLAN Selby initial consultation deadline

Response to PLAN SELBY

From:
 P N Dowding

I have reviewed the document Plan Selby and provide the following comments.

1. **AIM** - To make Selby District a great place to do business, to enjoy life and to make a difference in the Corporate Plan

I see little evidence of how Plan Selby intends to change the quality and availability of business in the Selby District. Its one thing to say we need more housing based on various demographic factors but unless there is good long term business in the area the housing will be irrelevant

What business is to be attracted to the district ?

What is the Selby District - Strategic Business aims? to be come a centre for Digital Technology, Energy Technology, Transport Technology ?

to be part of a Resource Hub linked to York and Leeds ?
 to build a self sufficeint economy within the district ?
 to attract some Foreign Companies to the area ?

The document reads like if we have some more houses and it feels good then business will be attracted to the area !

2. **Appraisal of Plan (Page 10)**

There are many Aim 1 and Aim 2 items with no answer or no relation between objectives ?
 I question the value of this table ?

So we have some 2 - Aims and 7 Objectives which have a poor or unknown coverage against the 17 - SA (Sustainably Apprraisals)

It looks like much time and effort has been consumed in producing 17 Sustainability Appraisals but their relevance is unclear

This raises a concern that Plan Selby looks more like something based on hope than a clear Strategy

Either we are building more housing to reduce unemployment(Business) , increase local revenues (Business)

or we are building more housing because there is a shortage(Investment), and some areas need updating (Investment)?

3. **Core Strategy - Delivering 7200 new homes by 2027**

It is not clear in the document about the level of Housing Stock for the period to 2027 ?

What is the stock level today

Where is this stock

What type of stock

What is condition of the stock

Is the 7200 new homes additional stock

How much housing stock in empty and not used today (waste)

How much existing housing stock could be improved/changed to give more accommodation

How much housing stock contributes to Council Tax

How many MOD sites do we have in the District that are not in use

How much other industrial stock do we have that could be changed to housing

4. The Sites and Policies Local Plan

The main concern I have is that we continue to put more houses into Tadcaster, Sherburn in Elmet and Selby when the infrastructure does not support this type of growth

The shopping, parking and access to these three centres has not changed significantly to support increased volumes or to attract more people to visit them as opposed to Leeds or York

Thank you

P N Dowding

11.01.2015

From: LDF [<mailto:ldf@selby.gov.uk>]

Sent: 08 January 2015 16:59

To:

Subject: PLAN Selby initial consultation deadline

Dear Phillip Dowding

Selby District Local Development Framework

PLAN Selby – The Sites and Policies Local Plan – Final chance to give your comments!

PLAN Selby is the Sites and Policies Local Plan which the Council is developing to deliver the strategic vision outlined in the Core Strategy that was adopted in 2013. When adopted, PLAN Selby will form part of the Local Plan for the District against which planning applications will be assessed.

The initial consultation closes on Monday 19 January at 5pm. We have organised some additional consultation events to give people the opportunity to speak to a Council Officer about the plan and ask any questions they may have. Our remaining events are as follows:

Selby Town Hall drop in- Saturday 10 January, 10am-2pm

Selby Town Hall drop in- Wednesday 14 January, 5pm-8pm

Access Selby Office drop in- Thursday 15 January, 12-1pm

PLAN Selby needs to be based on appropriate evidence and take into account views from interested parties. This consultation is the first stage in our on-going dialogue with you. If you would like to give comments you can view the full document and submit comments on our website www.selby.gov.uk/PLANSelby

Many Thanks,
Esta Innes on behalf of the Policy and Strategy Team

