



**Selby District Council
Local Plan Consultation**

"PLAN Selby"
(The Sites and Policies Local Plan)

Initial Consultation Comments Form

"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.

This consultation is the first stage in our on-going dialogue with you and we hope that you will take time to respond to it and help us move forward. The responses to this consultation will help inform our work and shape the District for the future.

Comments are therefore invited as part of this Initial Consultation.

Please use this form to make your comments.

Please read the main document PLAN Selby and associated papers, which are available on the Council's website at www.selby.gov.uk/PLANSelby and at local libraries and Public Council offices.

You will need to see what is in PLAN Selby in order to make your comments. It contains a wide range of issues and specific questions on which we would like your views. Please make sure you are clear about which part of PLAN Selby you are commenting on and ensure we have your full contact details so we can take your comments into account and so that we can contact you about the next stages.

**Completed comments forms must be received by the Council
no later than 5pm on Monday 19th January 2015**

Contact Details - Please provide contact details and agent details, if appointed

	Personal Details	Agent Details (if applicable)
Name	<input type="text" value="Mr Christian Melton"/>	<input type="text"/>
Address	<input type="text"/>	<input type="text"/>
Postcode	<input type="text"/>	<input type="text"/>
Telephone no.	<input type="text"/>	<input type="text"/>
Email address	<input type="text"/>	<input type="text"/>

It will be helpful if you can provide an email address so we can contact you electronically

Comment(s)

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

Topic / Chapter	Base data for growth	
Question no.	Q7	Paragraph

I disagree with the calculation for the minimum requirements for growth base data also I consider windfalls should not be added into the base requirement. The amount of growth is unsustainable. New home of 7200 plus windfalls will bring excessive burden on infrastructure links to from Selby. e.g 7200 homes may equate to c 15000 additional cars on the roads and a significant number of commuters which the roads & rail links outside of the Selby jurisdiction will not be able to cope with. Additional rail commuter growth as a result of housing growth of 7200 would excessively exceed the demands Network rail and the Train operating companies expect in the 30 forecast of passenger demand. Despite planned improvement to rail infrastructure it would not cater for the council's expected growth of Selby. Commuter roads to Leeds & York also cannot cope with peak periods and bottlenecks and provision of dual carriageways on A19 would need to be considered as well as the ability of York to cater for increased flows

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Topic / Chapter	Provision of Housing Sites	
Question no.	Q8	Paragraph

I object to the method of assessment of land availability which under the SHLAA has simply canvassed landowners whether they would be willing to sell land. This method was completely unacceptable (I have personal strong objections overland site at Brayton/003/008/010/018). I also have strong objections about similar land being made available outside the existing Brayton Village limits. This has allowed undesirable and powerful construction companies to run roughshod over locals to apply to build basic quality housing on productive arable greenfield land. This is completely at odds with the environmental sustainability approach recommended by the Selby Core Strategy Sustainability report.

Extract of my letter regarding proposed Barratts development at Brayton outside the village limits sent to the Selby LDF: see following sheet

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Comment(s)

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

Topic / Chapter Provision of Housing Sites

Question no. Q8 continued Paragraph

My concern is that current Strategy promotes undesirable outcomes e.g. Barratt Homes are proposing to build on land identified as a potential site in the Selby Strategic Housing Land Availability Assessment SHLAA2011 (PHS/20/018). However the land being proposed for development is greenfield (agricultural)land outside the Brayton Development Limits identified on the SHLAA maps. Additionally the SHLAA also makes it clear that any land identified as an area that could be built on, also emphasises that it does not mean it should be built on. There has been no public debate on the ethics and impact on building on this productive agricultural land. Development of green field land is ranked lowest in the hierarchy of Sustainability, and therefore least favourable for development in environmental and economic terms. It must only be considered as a last resort as Selby council are obliged to consider more sustainable options first for development. It also goes without saying that every field lost to development offsets the amount of food production available to the population. I am concerned that the SHLAA is being used as a means to promote unwanted development to meet targets which are environmentally unsustainable and furnish the pockets of opportunistic land owners & developers with scant regard to the existing population. Extract: "The SHLAA is a technical exercise intended to inform the LDF. It does not allocate land for development, but examines the extent to which possible sites, including those suggested by developers, landowners and other parties are suitable, available and achievable over a given time frame. The inclusion of sites within the SHLAA should not be taken to imply that the sites will be allocated for housing or looked upon favourably when determining planning applications."

"Selby Core Strategy Sustainability Appraisal Report (E5072-100.R-3.4.1-KA)
"The decline in agriculture has contributed to the weakening of the rural economy of the District and there is a recognised need for diversification of the sector. However, it is important to protect the countryside from new development"

It should also be noted that new developments do not contribute significantly to the wealth of the local economy as studies show that the majority of wealth generated by the local population is not spent in the Selby area, nor would the development provide long term employment to the local population. Bus transport in the area is poor and schools in the area are already operating at or near capacity

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Topic / Chapter Percentage growth in Designated service villages

Question no. Q9 Paragraph also para 3.98

It is not acceptable to do a simple split and spread of growth by percentage and allocate to each designated service village.

The SHLAA should have considered the environmental appraisal report first an look at land that is brownfield first, previously deveoped land next and other land within the existing Designated service villages. It should not have allowed greenfield land outside current village limits to be included in the SHLAA as there is the likelihood that developers will cherrypick desirable land on greenfield rather than be steered towards the more sustainable options. Also there is no control over the choice of developer by the community and the quality of homes that will be built.

The split should consider the sustainable land development opportunities. The Council should also challenged to accuracy of growth that is expected by 2027.

Wider Highway and railway constraints must be taken in account when considering growth in the DSVs aswell as Selby as a whole. Stimulating growth in Selby is counterproductive as it will create bottlenecks outside the immediate selby area which will have a knock on effect on other authorities as well as York Council. A comprehensive demand analysis modelling and infrastructure bottlenecks outside the immediate Selby area and outside local control must be considered e.g. A19 capacity, Bottlenecks at MacArthur Glen, Network rail forecasts for passenger growth may not satisfy the Selby Council 2027 forecast forcing more traffic on road (and limited station parking expansion opportunities). The will be no scope for new Stations to be provided e.g parkways in the life of the Selby Plan.

Development limits. 3.98 - Development outside existig village boundary limits must be strongly opposed and developers & landowners should not be encouraged by giving them opportunity to make windfalls in greenfield land development at the expense of sustainability and run roughshop of desires of the existing local community

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Additional Comments - Please provide any additional comments you may wish to make.

(Text is limited to the available area to ensure all text is visible. Continue on a separate sheet if necessary)

Comment Submission Statement

All comments must be made in an email or in writing 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.

Signed

Christian Melton

Dated

14th January 2015

Please ensure you save a copy of your completed comments form to your computer before sending by email

**Completed comments forms must be received by the Council
no later than 5pm on Monday 19th January 2015**

Email: **ldf@selby.gov.uk**

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