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## Questionnaire and Comments Form for the Core Strategy Issues and Options Development Plan Document May 2006

This form can be used to submit comments on the Council's Issues and Options Report for the Core Strategy published in May 2006.

### How to make Comments

- Please complete the form in black ink or typescript.
- Comments should be sent to Mr T Heselton, Planning Policy Manager, Planning Policy, Selby District Council, Civic Centre, Portholme Road, Selby, YO8 4SB.
- You may alternatively download a form from [www.selby.gov.uk](http://www.selby.gov.uk).
- **Please submit your comments by 5pm on the Friday 23 June 2006.**

Please note that responses will be available for public inspection together with a summary of responses.

a) Personal Details		b) Agent Details (if applicable)	
Name:		Name:	
Organisation:		Organisation:	
Address:		Address:	
Postcode:		Postcode:	
Tel:		Tel:	
Fax:		Fax:	
E-mail:		E-mail:	

### Questionnaire and Comments

Overleaf is a series of questions about the Core Strategy Issues and Options Report, which we would like you to consider. If there is not enough space for your responses please attach extra sheets. You may also include additional comments. If you have specific comments on individual sections or paragraphs of the Issues and Options Report please indicate which paragraph your comments relate to and whether you support the proposals or how you would like to see them changed.

Please tick boxes  as appropriate:

## VISION AND OBJECTIVES

Q1. Do you agree with the vision statement and objectives? Yes  No

If NO, what would you add to, or remove from them?

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## ISSUES FOR THE CORE STRATEGY

### 1. THE ROLE OF SELBY DISTRICT

Q2. What should the role of Selby District be in the Leeds City Region and the York Sub Area?

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Q3. Do you agree that the further growth in commuting from the District to neighbouring towns and cities should be limited and if possible be reduced? Yes  No

If NO please give your reasons

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## 2. SUSTAINABLE COMMUNITIES

### Issue 1. Market Housing

#### *i) Managing Housing Market*

Q4. Do you have any comments/evidence on the definition of housing markets within the District?

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Q5. Do you have any comments/evidence on the influence of externally based sub-regional housing markets within Selby District?

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#### *ii) Windfall Policy*

Q6. Do you consider that windfall development on previous developed land should be supported and given greater priority?

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Q7. Should windfall development on previously developed land be limited to the more sustainable settlements – market towns or market towns and larger villages?

Limited to market towns only  Limited to market towns and larger villages  Not limited

Q8. Should a more restrictive approach to development within residential curtilages be developed?

Yes  No

Comment \_\_\_\_\_

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Q9. Are there any circumstances in which development on 'greenfield' windfall sites should be supported?

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#### *iii) Residential Density*

Q10. Do you consider that the pursuit of higher densities in the interests of more efficient use of land should not be at the expense of the existing form and character of existing villages? Yes  No

Q11. Do you consider that it would be appropriate to differentiate between housing densities in the three towns and the remainder of the District? Yes  No

Comment \_\_\_\_\_

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## Issue 2. Local Needs Housing

### *i) Affordable Housing*

Q12. Do you agree that the Council should aim to remove the backlog of affordable housing need within the next five years, or as soon as practical thereafter?      Yes       No

If NO please give your reasons

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Q13. The Council's current policy is to require developers to provide affordable housing on sites of 15 dwellings or more. Do you agree with this threshold or should lower thresholds apply to smaller villages? If so, what size threshold should be used and what size of settlement should it apply to?

Yes  lower thresholds should be applied to smaller villages      No

If YES

What lower threshold should be used? \_\_\_\_\_

What size of settlement should it apply to? \_\_\_\_\_

Q14. Should small 'exceptions' sites exclusively for local needs housing be identified in smaller settlements?

Yes       No

If NO please give your reasons

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### *ii) Lifetime Homes*

Q15. Do you agree that a proportionate provision of Lifetime Homes within all new housing developments should be sought?      Yes       No

If NO please give your reasons

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Q16. Is a target percentage of 25% about right? If not, what percentage do you consider appropriate?

Yes       No  If NO what percentage do you suggest? \_\_\_\_\_%

### 3. JOBS AND BUSINESS

#### Issue 1. Amount of Employment Land

Q17. What proposals could be included in the Core Strategy to assist the District in capitalising on employment growth associated with the increase in knowledge based and other service employment sectors which are currently centred on Leeds and York?

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Q18. Are there any other planning policies or proposals which might be helpful to the economy of the District in the future?

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#### Issue 2. Rural Diversification

Q19. a) Do rural communities want higher levels of commercial activity? Yes  No

b) Should the size of buildings be limited? Yes  No

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c) How should large, isolated redundant commercial/industrial areas be treated in planning terms?

Comment \_\_\_\_\_

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#### Issues 3. Existing Industrial/Commercial Areas

Q20. Do you consider that the Council should adopt a more flexible approach to employment land or should specific sites be designated and safeguarded for specific uses?

Yes  No

If NO please give your reasons

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## 4. ENVIRONMENT

### a) Protection and Enhancement of the Built and Natural Environment

Q21. Should the Core Strategy contain a general environmental protection policy setting out a strategic approach to protection and enhancement of both the built and natural environment? Yes  No

If NO please give your reasons

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Q22. If so, should reference be made in the policy to local distinctiveness? Yes  No

If NO please what alterations would you make? Please give your reasons

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### b) Climate Change

Q23. Apart from minimising the need to travel, energy efficiency and renewable energy are there any other areas where Core Strategy policies could contribute to reducing greenhouse gas emissions?

Comment \_\_\_\_\_

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Q24. Apart from flood risk management, are there any other areas where new planning policies are required to accommodate the impacts of climate change on the District?

Comment \_\_\_\_\_

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### c) Encouraging Renewable Energy Generation

Q25. Should the Core Strategy contain a strategic policy on Renewable Energy and should this contain a target for production? Yes  No

If NO please give your reasons

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Q26. Are specific policies required about certain types of development such as windpower? Yes  No

If NO please give your reasons

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Q27. Should there be a new policy requiring a percentage of the energy to be used in large new residential, commercial or industrial developments to come from on-site renewable sources? Yes  No

If NO please give your reasons

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If YES what percentage do you consider appropriate? \_\_\_\_\_%

**d) Flood Risk Management**

Q28. Do you consider that development should be directed to areas with the lowest probability of flooding regardless of other sustainability criteria? Yes  No

or:

Q29. Should significant importance be attached to regeneration and sustainability objectives when developing the spatial strategy for future growth, provided robust mitigation measures are incorporated in the design and layout of new development to minimise the risk? Yes  No

Additional Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**e) Development in the Countryside**

Q30. Should the Core Strategy adopt a very restrictive approach to development in the countryside or should there be scope for small scale local needs housing and local employment/service opportunities?

Very Restrictive  or Small Scale Local Needs

Q31. Should the Core strategy contain a strategic policy on major development in the countryside?

Yes  No

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**f) Green Belt**

Q.32 Do you agree there is no requirement to review Green Belt boundaries?

Yes  No

Comments \_\_\_\_\_  
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\_\_\_\_\_  
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## 5. TRAVEL AND ACCESSIBILITY

Q33. Do you agree with the general approach to parking proposed for town centres as described in Draft RSS Policy T2? Yes  No

If NO please give your reasons

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Q34. Would you like to see any changes to parking arrangements within the centres of Selby, Tadcaster and Sherburn? Yes  No

If YES please state what changes you would like.

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Q35. Do you have any views on the park and ride facilities required at rail stations within the District to encourage greater use of rail services?

Comment

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## The Distribution of New Residential Development CORE STRATEGY OPTIONS

Q36a. Do you have a preference for any of the options 1-4 If so please tick one.

Option 1  Option 2  Option 3  Option 4

Q36b. Would you prefer a combination of elements form more than one option? Yes  No   
If so please outline.

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Q36c. Are there any other options? Yes  No  If so please outline.

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**If you have any queries please contact the Planning Policy Team on 01757 292063  
or by Email to: [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)**

*Signed* ..... *Date* .....

Please return this form to: The Planning Policy Manager  
Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB

**To arrive by Friday 23 June 2006**