

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

Appendix A Pubic Participation Stage (April 2006)

A (i) Individuals and Organisations Consulted with full set of documents.

- Elected members of Selby District Council
- Parish and Town Councils
- Internal departments within the District Council.
- The following stakeholders:

NAME	TITLE	ADD1	ADD2	ADD3	ADD4
Mr I Smith	Regional Land Use Planner	English Heritage	37 Tanner Row	York	YO1 6WP
Mr M Feist	Countryside Agency	(Yorkshire & Humberside Regional Office)	2 nd Floor Victoria Wharfe	Embankment IV Sovereign Street	LEEDS LS1 4BA
Ms Woolven	English Nature North & East Yorkshire Team	Genesis 1	University Road	Heslington	York YO10 5ZQ
Ruth Middleton-Powell	Head of Planning, Transport & Environment	Yorkshire Forward	Victoria House 2 Victoria Place	Leeds	LS11 5AW
Mr N Campling	County Archaeologist	North Yorkshire County Council	County Hall	Northallerton	DL7 8AH
Mrs C Bird	County Education Officer	North Yorkshire County Council	County Hall	Northallerton	DL7 8AH
Director of Estates	North Yorkshire Ambulance Service	Ambulance Headquarters	Fairfield	Shipton Road	York YO3 6XW
Dr Sue Ross	Selby & York Primary Care Trust	Sovereign House	Kettlestring Lane Clifton Moor	York	YO3 4XF
Emergency Planning Officer	West Yorkshire Metropolitan Ambulance Service	Threelands Bradford Road	Birkenshaw	Bradford	BD11 2AH
FAO: Mike Pearson	Planning and Development	Yorkshire Water Services Ltd	PO Box 201	Broadacre House Vicar Lane	Bradford BD1 5DZ
Ms J Lowe	Planning Liaison Officer	Environment Agency - Dales Area Coverdale House	Amy Johnson Way Clifton Moor	York	YO3 4UZ
Home Builders	Northern Office	1 Brooklands Court	Tunstall Road	Leeds	LS11 5HL

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

NAME	TITLE	ADD1	ADD2	ADD3	ADD4
Federation					
Sport England	4 th Floor	Minerva House	East Parade	Leeds	LS1 5PS
Mr L Cruddas	Chief Executive	York & North Yorkshire Chamber of Commerce	Arabesque House	Monks Cross Drive Huntington	York YO32 9WU
Mr S Vendy	Cunnane Town Planning	Adamson House Towers Business Park	Wilmslow Road	Didsbury	Manchester M20 2YY
J Beeson Strategic Land Manager	Persimmon Homes (York) Limited	Persimmon House	Fulford	York	YO1 4FE
All Parish Councils (67)					
Director of Development Services	City of York Council	9 St Leonard's Place	York	YO1 2ET	
Director of Planning	East Riding of Yorkshire Borough Council	Planning, Environment & Technical Services	County Hall	Beverley	HU17 9BA
Director of Planning	Yorkshire & Humber Regional Assembly	18 Kings Street	Wakefield	West Yorkshire	WF1 2SQ
Head of Planning and Economic Policy	Leeds City Council	Development Department	Leonardo Building	2 Rossington Street	Leeds LS2 8HD
Mr N Ford	Spatial Policy Manager	City of Wakefield MDC	Regeneration & Housing Services	PO Box 92 Newton Bar	Wakefield WF1 1XS
Mr S Smales	Assistant Director	Planning and Countryside Services	Environmental Services North Yorkshire County Council	County Hall	Northallerton DL7 8AH
Planning Policy Manager	Harrogate Borough Council	Knapping Mount	West Grove Road	Harrogate	HG1 2AE
Rachel Wigginton	Development Frameworks & Local Plans Team	Government Office for Yorkshire and The Humber	City House PO Box 213	City Square	Leeds LS1 4JD

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

A (ii) Individuals and Organisations sent letters of Notification Only.

NAME	TITLE	ADD1	ADD2	ADD3	ADD4
Crown Estates Commissioners	13-16 Carlton House Terrace	London	SW1Y 5AH		
Department for Culture, Media and Sport	2-4 Cockspur Street	London	SW1 5DH		
Department for Education and Skills	5 th Floor City House	PO Box 213	New Station Street	Leeds	LS1 4US
Department of Constitutional Affairs	Selborne House	54 Victoria Street	London	SW1E 6QW	
Dr D Fraser Rural Director	DEFRA	Government Office for Yorkshire & The Humber	PO Box 213	City House New Station Street	Leeds LS1 4US
FAO: Mr G Glaister Deputy Director (Transport)	Government Office for Yorkshire and The Humber	Housing Planning Transport Directorate	City House	City Square	Leeds LS1 4JD
FAO: Mr J Melhuish	Defence Land Agent	Ministry of Defence Gough Road	Catterick Garrison	North Yorkshire	DL7 3EJ
Government Office for Yorkshire and The Humber	Department of Trade and Industry	25 Queen Street	Leeds	LS1 2TW	
Home Office	50 Queen Ann's Gate	London	SW1H 9AT		
Office for Government Commerce	Roseberry Court	St Andrew's Business Park	Norwich	Norfolk	NR7 0HS
Regional Development Agency (Yorkshire Forward)	Victoria House	Victoria Place	Leeds	LS11 5AE	
Regional Housing Boards	City House	New Station Street	Leeds	LS1 4US	
Regional Public Health Group - Yorkshire and The Humber	5 th Floor	City House	PO Box 213	New Station Street	Leeds LS1 4US
The Forestry Authority	Great Yorkshire Conservancy	Wheldrake Lane	Crockey Hill	York	YO1 4SG
FAO: Mr P Broomhead Group Engineer - Development Control	Environmental Enhancement	Environmental Services	North Yorkshire County Council	County Hall	Northallerton DL7 8AH

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

NAME	TITLE	ADD1	ADD2	ADD3	ADD4
Mr R Fairholm	Corporate Asset Manager - NYCC	Mount View	Standard Way	Northallerton	DL6 2NY
Ms K Maddocks Ecologist	Heritage	Environmental Enhancement	North Yorkshire County Council	County Hall	Northallerton DL7 8AH
Appleton Roebuck & Copmanthorpe IDB	c/o J S Stephenson	York Livestock Centre	Murton	York	YO1 3US
British Waterways	Fearns Wharf	Neptune Street	Leeds	LS9 8PB	
Estates and Property Manager	York Health Services Trust	Groves Chapel	Union Terrace	York	YO3 7ES
Jim Shanks Architectural Liaison Officer	North Yorkshire Police	c/o Safety York Partnership	PO Box 246	York	YO1 9YX
Knottingley-Gowdall IDB	c/o W Chisem Esq	The Close	Knottingley	West Yorkshire	
North & East Yorkshire and North Lincolnshire Strategic Health Authority	Suite 1.33 The Innovation Centre	York Science Park	York	YO10 5DG	
North Wharfe, South Wharfe and Acaster IDB's	c/o Mr K J Pratt	Deputy Clerk to the Board	Derwent House	Cockey Hill	York YO19 4SR
North Yorkshire Family Health Services Authority	3 rd Floor	Ryedale House	Piccadilly	York	YO1 1PE
North Yorkshire Health Authority	Sovereign House	Kettlestring Lane	Clifton Moor	York	YO3 4XF
North Yorkshire Police	Divisional Headquarters	Portholme Road	Selby	YO8 4SB	
Ouse & Derwent IDB	Derwent House	Cockey Hill	York	YO1 4SR	
Planning and Development	Yorkshire Water Services Ltd	PO Box 201	Broadacre House	Vicar Lane	Bradford BD1 5DZ
PPC1185 Sarah Priestley	Support Inspectorate	Fulford Road Police Station	Fulford	York	YO10 4BY
Selby & District Primary Care Group	Raincliffe Street Clinic	Raincliffe Street	Selby	YO8 4AN	
Selby Area IDB	12 Park Street	Selby	North Yorkshire	YO8	
Sue Ross	Selby & York Primary Care Trust	37 Monkgate	York	YO31 7PB	
Went IDB	c/o Grantham Brundell & Farron	Consulting Engineers	Pillar House	20 South Parade	Doncaster DN1 2DP
York Health Services	NHS Trust	Bootham Park Hospital	York	YO30 7BY	

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

NAME	TITLE	ADD1	ADD2	ADD3	ADD4
York Waterworks plc	Landing Lane	York	YO2 4RH		
Commission for Racial Equality	Yorkshire Bank Chambers	Infirmity Street	Leeds	LS1	
CPRE	York & Selby Branch	Woodstock House	Barkston Ash	Tadcaster	LS24 9PJ
Cyclists Touring Club	North Yorkshire District Association	6 Howard Drive	York	YO3 6XB	
Dr G Woolley	CPRE York and Selby Branch	Woodstock House	Church Street	Barkston Ash	Tadcaster LS24 9PJ
Friends of the Earth	26-28 Underwood Street	London	N1 7JQ		
Health & Safety Executive Regional Office	Marshalls Mill	Marshall Street	Leeds	LS11 9YJ	
Jill Stephenson	Network Rail	Level 3 Arena Point	1 Hunts Bank	Manchester	M3 1RT
Mr A Stewart	Selby College	Abbots Road	Selby	North Yorkshire	YO8 8AT
Mr D Hirst	Keep Eggborough Rural Association	Highfield House	High Egg borough Lane	Goole	DN14 OPX
Mr E Pomfret	Public Relations Officer	The Woodland Trust	Autumn Park Dysart Road	Grantham	NG31 6LL
Mr M Gent, Estates Manager	Selby College	Abbots Road	Selby	North Yorkshire	YO8 8AT
Mr Seipman	Civil Aviation Authority	Safety Regulation Group	Aviation House	Gatwick Airport South West Sussex	RH6 OYR
Ms K Adderley Planning Advisor	The British Wind Energy Association	Renewable Energy House	1 Aztec Row, Berners Road	London	N1 OPW
National Town Planning Manager	Post Office Property Holdings	9 th Floor, Impact House	2 Edridge Road	Croydon	CR9 1PJ
North Yorkshire Playing Field Association	William House	Shipton Road	Skelton	York	YO3 6XW
Raymond Cole	National Playing Fields Association	NPFA Fields Office, Midland Sports Centre	Cromwell Lane	Coventry	CV4 8AS
Social Services	North Yorkshire County Council	County Care	Manor Road, Easingwold	York	YO61 3AY
The Coal Authority	22 Lichfield Lane	Mansfield	Nottinghamshire	NG18 4RG	
The Diocese of York	Diocesan House	Aviator Court	Clifton Moor	York	YO30 4WJ

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

NAME	TITLE	ADD1	ADD2	ADD3	ADD4
The Housing Corporation	1 Park Street	Leeds	LS3 1EP		
Yorkshire Tourist Board	312 Tadcaster Road	York	North Yorkshire	YO24 1GS	
Yorkshire Wildlife Trust	1 St George's Place	York	North Yorkshire	YO24 1GN	
Cllr J Ashton	1 Rosemary Court	Tadcaster	LS24 8HR		
Cllr J Duggan	1 Lucerne Close	Riccall	York	YO19 6RU	
Cllr J Snowball	6 Orchard Close	South Milford	Leeds	LS25 5BQ	
Cllr J Vause	1 Weeland Bungalows	Main Street	Hensall	DN14 ORS	
Cllr S Shaw-Wright	28 Armoury Road	Selby	YO8 4AY		
Diana Wallis MEP	PO Box 176	Brough	East Riding of Yorkshire	HU15 1UX	
Linda McAvan MEP	Consultancy Office	79 High Street	Wath Upon Deame	South Yorkshire	S63 7QB
Mr C Metcalfe MEP	17 West Mount	Tadcaster	LS24 9LB		
Mr E McMilan-Scott MEP	Wick House Farm	Wick	Pershore	Worcester	WR10 3NU
Mr J Grogan MP	58 Gowthorpe	Selby	YO8 4ET		
Mr R Corbet MEP	22 William Henry Street	Saltaire	BD18 4PP		
Mr T Kirkhope MEP	Beechwood Farm	Scotton	Knarsborough	North Yorkshire	HG5 9HY
Selby Post	Room 6	11 The Crescent	Selby	YO8 4PD	
The Editor	Yorkshire Evening Press	20 Gowthorpe	Selby		
The Editor	Selby Times	74/76 Gowthorpe	Selby		
Wetherby News Ltd	9 Westgate	Wetherby	West Yorkshire	LS22 6LL	
York & County Secretary	76/86 Walmagte	York	YO1 1YW		
Yorkshire Post Newspapers Ltd	Wellington Street	Leeds	LS1 1RF		
Access Advisory Group for Selby	Mr B Stubbs	Wayside	20 Main Road	Hambleton	Selby
Advisory Council for Education of Romany and other Travellers	Moot House	The Stow	Harlow	Essex	CM20 3AG
Age Concern North Yorkshire	Claremont House	Victoria Avenue	North Yorkshire	HG1 5QQ	
Ancient Monuments Society	St Ann's Vestry Hall	2 Church Entry	London	EC4V 5AB	
Arriva Yorkshire Ltd	Cowie Drive	Ousegate	Selby	YO8 8BG	
British Chemical Distributors and Trade Ass	Lyme Building	Westmere Drive	Crewe Business Park	Crewe	CW1 6ZD

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

NAME	TITLE	ADD1	ADD2	ADD3	ADD4
British Coal Property	Yorkshire Office	Brodsworth Court	Layland Road	Doncaster	DN11 8DB
British Gas Property	Aviary Court	Wade Road	Basingstoke	Hants	RG24 8GZ
British Geological Survey	Kingsly Dunham Centre	Keywort	Nottingham	NG12 5GG	
Civic Trust for North East	Blackfriars	Moat Street	Newcastle Upon Tyne	NE1 4XN	
Commission for Architecture and the Built Environment	Policy Advisor (Inclusive Design)	1 Kemble Street	London	WC2B 4AN	
Commission for New Towns and English Partnerships	Allerton Bywater, Faribur House	Park Lane	Allerton Bywater	West Yorkshire	WF19 2AT
Confederation of British Industry	Arndale House	Crossgates	Leeds	LS15 8EU	
Council for British Archaeology	Bowes Morrell House	111 Walmgate	York	YO1 2UA	
Dee, Atkinson and Harrison	11 Market Place	Beverley	East Yorkshire		
Department for Education and Employment	Caxton House	6-12 Tothill Street	London	SW1H 9NF	
Disability Rights Commission	Freepost	Mid 02164	Strafford Upon Avon	CU27 9BR	
Disables Persons Transport Advisory Committee	Zone 4/24	Great Minister House	76 Marsham Street	London	SW1P 4DR
Dr J A Smith	Yorkshire Derwent Trust Ltd	69A Park Road	Guiseley	Leeds	
English Partnerships	Allerton Bywater	Fairburn House	Park Lane	Allerton Bywater	WF10 2At
Equal Opportunities Commission	Arndale House	Arndale Centre	Manchester	M4 3EQ	
Farming and Wildlife Advisory Group	South Parade	Northhallerton	DL7 8SL		
Future Energy Solutions AEA Technology	Harwell Business Centre	Didcot	Oxfordshire	OX11 0QJ	
Freight Transport Association	Springwood House	Low Lane	Horsforth	Leeds	LS18 5NU
Gypsy Council	European & UK Office	8 Hall Road	Aveley	Essex	RM15 4HD
Help the Aged	207/221 Pentonville Road		London	N1 9UZ	
Institute of Directors Yorkshire	MLS Business Centre	107 Headrow	Leeds	LS1 5JW	
Laurie Norris	National Farmers' Union North East Region	Agriculture House	207 Tadcaster Road		
Learning and Skills Council	7 Pioneer Business Park	Amy Johnson Way	Clifton Moorgate	York	YO30 4TN

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

NAME	TITLE	ADD1	ADD2	ADD3	ADD4
Miss D U Fairburn	Regional Director	Country Land & Business Association	Old Toll Booth, Market Place	York	YO61 3AB
Motor Recreation Development Officer	LARA	PO Box 9	Cannock	Staffs	NS11 2FE
Mr A Bower	Renewables Developer	NPOWER Renewables	Hamire Enterprise Park, Barnard Castle Co	Durham	DL12 8BN
Mr C Bennett	Minerals Manager (North) RJB Mining (UK) Ltd	Harworth Park	Blyth Road	Doncaster	DN11 8DB
Mr D G Bramley	Yorkshire Naturalists Union	C/O Doncaster Art Gallery and Museum	Chequer Road	Doncaster	DN1 2AE
Mr D Ingram	Consents Manager	Yorkshire Electricity Plc	Wayleave Manager, Operations South	98 Akerton Road, Castleford	WF10 5DS
Mr G Gordon	Selby Chamber of Trade & Commerce	C/O SWAT Security	Corunna House	42/44 Ousegate	YO8 4NH
Mr J Carr	Selby Industrial Association	C/O Westmill Foods	The Quay	Selby	YO8 4Eg
Mr J P Bedford	Knottingley District Civic Society	18 Ferry bridge Road	Knottingley	West Yorkshire	
Mr L Ford	Trans Pennine Trail Office	Planning Dept Barnsley MBC	Central Office Kendray Street	Barnsley	S76 2TN
Mr M Grant	Ramblers Association	THE Old Chapel	Sutton Howgrave	North Yorkshire	DL8 2NS
Mr P E Milsom	Selby Civic Society	29 Spring Walk	Brayton	Selby	YO8 9DS
Mr T Hart	Transport 2000	21 Wolviston Avenue	Osbalwick	York	YO1 3BB
Mr T Wake	Dept of Property Services	NYCC	County Hall	Northallerton	DL7 8AH
Mrs P W Brown	York Georgian Society	Kings Manor	YORK	YO1 2EW	
Mrs S Spence	Yorkshire Local Councils Ass	William House	Shipton Road	York	YO3 6XW
Mrs Welsh	Honary Secretary	Tadcaster Civic Society	10 Wetherby Road	Tadcaster	
Ms A Tomlinson	Rural Housing Trust	Bishop Meadows Farm	Babthorpe	Hemingbrough	YO8 6EH
Ms L Parkinson	Access Advisory Group	32 Main Street	Escrick	York	YO19 6LQ
National Grid	Land & Development (B1)	National Grid House	Warwick Technology Park	Warwick	CV34 6DA
Northern Electric	Carloli House	Market Street	Newcastle upon Tyne	NE1 6NE	
Property Support Manager	BT Group Property Management pp BC1	Telephone House	Charter Square	Sheffield	S1 1BA

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

NAME	TITLE	ADD1	ADD2	ADD3	ADD4
Rail Freight Group	17 Queen Ann's Gate	London	SW1H 9BU		
Road Haulage Association	Roadway House	Littlewood Drive	West 26 Industrial Estate	Cleckheaton	BD19 4TQ
Royal Society for nature Conservation	The Kiln	Waterside	Mather Road	Newark	NG24 1WT
RSPB	North of England Rural Office	7 Whitehouse Rise	York	YO24 1EE	
Rural Housing Trust	North Regional Office	The Deal Enterprise Centre	21 The High Street	Bradford	BD23 3RP
RWE npower	Trigonos	Windmill Hill Business Park	Whitehill Way	Swindon	SN5 6PB
Selby District AVS	Abbey Yard Centre	Abbey Yard	Selby	YO8 4PN	
Society for the Protection of Ancient Buildings	37 Spital Square	LONDON	E1 6DY		
Tadcaster Chamber of Trade & Commerce	24 Dorchester Road	Tadcaster	LS24 9JY		
The Georgian Group	6 Fitzroy Square	London	W1P 6DX		
Traveller Law Reform Coalition	C/O Friends, Families and Travellers	113 Queens Base	Brighton	East Sussex	
Victorian Society	1 Priory Gardens	Bedford Park	London	W4 1TT	
Women's National Commission	1 Victoria Street	London	SW1H OET		
York England	20 George Hudson Street	York	YO1 6WR		
YRCC	William House	Shipton Road	Skelton	York	YO3 6XW
A Thomas	Tadcaster & Villages CIP	The Ark	33 Kirkgate	Tadcaster	LS24 9AQ
Annette Elliott	Strategic Planning Manager	United CO-Operatives Ltd	Wood House	Stoke on Trent	ST1 5NW
CB Richard Ellis Ltd	Cornwall Court	19 Cornwall Street	Birmingham	B3 2DT	
Chair of the LSP Community Safety Partnership Sub Group	Martin Connor				
Chair of the LSP Economy Sub Group	L Cruddas	York and North Yorkshire Chamber of Commerce	Arabesque House Monks Cross Drive	York	YO32 9WU
Chair of the LSP Environment Sub Group	Ken Taylor	Groundwork	1 st Floor Chantry House 123 Kirkgate	Wakefield	WF1 1JG
Chair of the LSP Social Sub Group	Gill Cashmore	Selby AVS	C/O Ward Associates 4 Park Street	Selby	YO8 4PW

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

NAME	TITLE	ADD1	ADD2	ADD3	ADD4
Cll M Davis	Selby CIP	17 Doncaster Road	Selby	YO8 9BS	
England & Lyle	Chartered Town Planners	Morton House	Morton	Darlington	DL1 4PT
G Morley	Sherburn & Villages CIP	11 Orchard Close	South Milford	Nr Leeds	LS25 6QU
GVA Grimley	5-7 St Paul's Street	Leeds	LS1 2JG		
H Graham	Highfield Residents Association	19 Highfield Villas	Sherburn-in-Elmet	LS25 6AJ	
Ian Baseley Associates	The Studio	Church Farm	Mansfield Road	Nottingham	NG21 9NJ
Ian Moore	IWA West Riding Branch	2 Eric Street	Bramley	Leeds	LS13 1ET
J Allerton	Chair of Abbots Road Tenants & Residents Association	13 Hardy Street	Selby	YO8 8DG	
JT Wood & Sons	Manor Farm	Doncaster Road	Whitley Bridge	Goole	DN14 OHY
JVH Town Planning Consultants	Houndhill Courtyard	Marchington	Nr Uttoxeter	Staffordshire	ST14 8LN
Miss R Patterson	Devplan UK	13 South Clifton Street	Lytham	Lancs	FY8 5HN
Mr A Bowe	Senior Planner	Storeys:ssp	8/32 St Paul's Street	Leeds	LS1 2PX
Mr B Farrall	Eastern CIP	Beechdale, Main Street	Hemingbrough	Selby	YO8 6QU
Chief Executive	Potter Group	Green Lane	Melmerby	Ripon	HG4 5HP
Mr D Tredgett	Southern CIP	The Spaniels	Field Lane	Hensall	DN14 ORB
Pubs Presentation Officer	Campaign for Real Ale	York Branch	15 Beagle Ridge Drive	York	YO24 3JH
Mr G Spencer	Administrator Tadcaster Town Team	Bradwell	Ouston Lane	Tadcaster	LS24 8DP
Mr G Staddon	Lafarge Aggregates Ltd	PO Box 36	Retford Road	Worksop	S81 7YU
Mr I Butter	Rural Solutions	Stable Court Yard	Broughton Hall	Skipton	BD23 3AE
Mr I Cyhanko	Barton Wilmore Partnership	Suite 10E	Josephs Well, Hanover Walk	Leeds	LS3 1AB
Mr J A Outhwaite	Turnhead Farm	Barlby	Selby	YO8 5JZ	
Mr J Bate	Flaxley Road Tenants & Residents Association	11 Barker Drive	Selby		
Mr J Collins	Hallan Land Management	Banner Cross Hall	Sheffield	S11 9PD	
Mr J Dimmock	15 Barmoor Close	Scarborough	North Yorkshire	YO13 ORZ	
Mr K Bradshaw	The Granary	4 Norseman Close	Riccall	York	YO19 6RZ
Mr K D Waddington	Glenside Cottage	Askwith	Otley	LS21 2JQ	

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

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Mr B Farrall	Eastern CIP	Beechdale, Main Street	Hemingbrough	Selby	YO8 6QU
Mr k Sinclair	50 Fernback Drive	Armthorpe	Doncaster		
Ms S Dixon	Bellway Homes	2 Deighton Close	Wetherby	LS22 7GZ	
Shepherd Homes Limited	89 The Mount	YORK	YO2 2BL		
TW Strategic Developments	Taylor Woodrow Developments	Century Way	Thorpe Business Park	Leeds	
W A Hare and Sons Ltd	Main Street	Kelfield	York		
Wilson Connolly Northern	Wilson Connolly House	Midland Way	Barlborough Links	Chesterfield	S42 4XA
Yorvik Homes	MJ Gath	The Old Stables	Rear of Moorlyn	292 Tadcaster Road	York
Doncaster Metropolitan Borough Council	2 nd Floor	Danhum House	St Sepulchre Gate	Doncaster	DN1 1UB
Planning Manager	Highways Agency	Network Strategy, Yorkshire & The Humber	9 th Floor East, City House	New Station Street	Leeds
Parish Clerk to Aberford PC	Glebe Bungalow	Field Lane	Aberford	Leeds	
Parish Clerk to Acaster Malbis PC	Sunny Bank	36 Drome Road	Copmanthorpe	York	YO23 3TG
Parish Clerk to Airmyn PC	Rivendell	Hall Close	Airmyn	Goole	DN14 8LQ
Parish Clerk to Askham Richard PC	Matchams	The Green	Askham Richard	York	YO23 3PT
Parish Clerk to Asselby PC	East End Farm	Asselby	Goole	DN14 7HB	
Parish Clerk to Bamby on the Marsh PC	West End Farm	Bamby on the Marsh	Goole	DN14 7HU	
Parish Clerk to Bilton in Aisnty with Bickerton PC	Stonecroft	Tomcat Lane	Bickerton Lane	Wetherby	LS22 5ES
Parish Clerk to Bramham cum Ogelthorpe PC	7 Prospect Bank	Braham	Wetherby	LS23 6RS	
Parish Clerk to Bubwith PC	The Hawthornes	Main Street	Bubwith	YO8 7LX	
Parish Clerk to Copmanthorpe PC	6 Wilstrop Farm Road	York	YO23 3RY		
Parish Clerk to Darrington PC	Sandal Croft	Old Great North Road	Darrington	WF8 3HS	
Parish Clerk to Deighton PC	27 Westbourne Road	Selby	YO8 9BZ		
Parish Clerk to East Cottingwith PC	The Bothy	South Ross Farm	Ellerton	YO42 4PX	

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

NAME	TITLE	ADD1	ADD2	ADD3	ADD4
Parish Clerk to Ellerton & Augton PC	The Hawthornes	Main Street	Bubwith	YO8 6LX	
Parish Clerk to Gowdall PC	10 Lodge Lane	Gowdall	Goole	DN14 OAR	
Parish Clerk to Ledsham PC	School House	Hollywood Lane	Ledsham	Leeds	
Parish Clerk to Long Marston PC	6 Saddlers Way	Long Marston	York	YO5 8LJ	
Parish Clerk to Micklefield PC	6 Churchville Avenue	Alwoodley	Leeds	LS25 4AS	
Parish Clerk to Moss and District PC	9 Denver Road	Norton	Doncaster DN6 9HN		
Parish Clerk to Naburn PC	Wisteria	Maple Grove	Naburn	York	YO19 4RY
Parish Clerk to Norton PC	15 Woodford Road	Bamby Dun	Doncaster	DN3 1BN	
Parish Clerk to Pollington PC	8 Gowdall Lane	Goole	DN14 OAU		
Parish Clerk to Rawcliff PC	Hall Farm	Boyton Drive	Rawcliffe	Goole	
Parish Clerk to Snaith & Cowick PC	Homlea	6 Butt Lane	Snaith	Goole	
Parish Clerk to Sykehouse PC	Popular Farm	Broad Lane	Sykehouse	Goole	
Parish Clerk to Thorp Arch PC	23 Thorp Arch	Wetherby	LS23 7Ap		

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

A (iii) Individuals and Organisations who submitted representations.

DCSPD

Ref DCSPD	Business	Address
01	Network Rail	Manchester M3 1RT
02	Yorkshire and Humber Assembly	Wakefield WF1 2SQ
03	South Milford Youth Club	South Milford LS25 5BU
04	English Heritage Yorkshire Region	York YO1 6WP
05	South Milford Parish Hall Committee	South Milford LS25 5BW
06	Westfield Conservation Group	South Milford LS25 5BW
07	English Nature North & East Yorkshire Team	York YO10 5ZQ
08	Drop In Centre South Milford Parish Hall	South Milford LS25 5BA
09	Yorkshire Forward	Leeds LS11 5AE
10	NYCC Planning, Countryside, Culture and Economic Development Unit	County Hall DL7 8AH
11	SDC External Funding Unit	Selby YO8 8BD
12	South Milford Playgroup	South Milford LS25 5AF
13	Environment Agency	York YO30 4GZ
14	SDC Policy & Partnership Officer (Housing)	Selby District Council
15	Highways Agency	Leeds LS1 4UR
16	Ramblers' Association	Dewsbury WF13 4HL
17	Dunlop Haywards Planning	Manchester M2 4QP
18	NYCC Children & Young People's Service	Northallerton DL7 8AH
19	Whitley Parish Council (Comments by Cllr Sue White)	Whitley DN14 0UZ
20	Whitley Parish Council (Comments by Cllr Jack Davie)	Whitley DN14 0UZ

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

Ref DCSPD	Business	Address
21	Barlby and Osgodby Parish Council	Barlby YO8 5UU
22	Spawforth Associates	Leeds WF3 2AB
23	K Waddington	Otley LS21 2JQ
24	NYCC Policy & Performance Officer Children & Young People's Service, NYCC	Northallerton DL7 8AH
25	Hambleton Parish Council	Hambleton YO8 9QW
26	Economic Development Unit	Selby District Council
27	Ouse and Derwent Parishes	
28	Dacre Son & Hartley	Ilkley LS29 9HS
29	Cunnane Town Planning	Manchester M20 2YY
30	Hambleton Play Area Association	Hambleton YO8 9JQ
31	Selby College	Selby YO8 8AT
32	Selby Town Council	Selby YO8 4AJ

Sustainability Appraisal

Ref SA/DCSPD-	Business	Address
01	Barlby and Osgodby Parish Council	Barlby YO8 5UU

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

Section/Paragraph	Issues Raised	Actions in response to issues raised
Note: The references are to the text of the Draft SPD.	Note: the text below is a mix of quotation and paraphrase of responses, depending on their nature, clarity and length.	Note: Paragraph numbers <u>inside</u> brackets refer to the <u>proposed Adopted DC SPD</u> ; those <u>not</u> in brackets refer to the paragraph numbers in the Draft SPD.
Part One Framework		
Paragraph 6.13	<p>The main purpose in providing SPD's is to provide clarity, certainty and transparency to the planning process. Consider that there is no benefit in such a list being provided if priorities can be altered at a later date without further consultation. This is detrimental to the smooth operation of the planning process for two reasons:</p> <ul style="list-style-type: none"> • The current wording of Paragraph 6.13 does not assist the DC Case Officer, as each proposal will have to be judged on its merits. As the list of priorities could change the DCO would have to continuously monitor which contributions developers would be expected to provide, which would be likely to result in unnecessary and unwelcome delays, where firm advice could be provided in the SPD. • The SPD is of limited assistance to applicants as the order of priorities is subject to continuous change. The assessment of potential development sites will be complicated by this lack of clarity and details on likely priorities. While these priorities may be explored, experience suggests that little information will be available from officers and the advice is not binding on the LPA. <p>Suggested Change – The SPD should contain a binding list of priorities in which contributions to be sought are ranked in order of preference.</p>	<p>It is acknowledged that clarity, reasonable certainty (involving consistency) and transparency are important in the planning process. In the opinion of the LPA the comments do not accurately represent how an application for a large scale development (where these issues are most likely to arise) would be handled.</p> <p>The priorities for contributions will normally be as set out in the SPD. For larger developments a Planning/Development Brief is prepared (e.g. Staynor Hall Farm), this would normally be an SPD, which would be subject to wide ranging consultation. Further consultation will take place at the application stage, including on the contents of a Section 106 obligation. At all stages during the process of considering a proposal negotiation would be continuing between the developer, the LPA and other key stakeholders,</p> <p>All cases do have to be judged on their merits, but subject to being in accord with the Development Plan unless material considerations indicate otherwise; the SPD would be a material consideration.</p> <p>Action – Add text to paragraph 6.13 (5.13) to clarify the fact that the order of priorities will normally apply and that</p>

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

Section/Paragraph	Issues Raised	Actions in response to issues raised
	preference.	where exceptionally they may be changed, there will be opportunities to negotiate with the developer and consult stakeholders and the public, e.g. Planning Briefs. Omit reference to order of priorities not being binding upon the LPA.
Paragraph 6.14	<p>The SPD states that the onus is on the developer to make a case for the reduction in the scale or scope of a contribution. This suggests that any request for contributions sought by the LPA is appropriate, justified and reasonable and not unduly burdensome.</p> <p>It is considered that the onus lies with the LPA to seek at the outset only justified and reasonable contributions. The LPA should not make it necessary for developers to bear the cost of demonstrating the unreasonableness of such requests.</p> <p>In addition the LPA should seek to continuously up-date developer contributions information and ensure that they are not overly burden some and are appropriate, justified and reasonable.</p> <p>Suggested Change – There should be a shared onus on the applicant and LPA to agree the best practicable solution to the quantum, location and extent of developer contributions. All requests should be fully justified, evidenced and reasonable at the outset of negotiations.</p>	<p>It is essential that the LPA seek to secure all the planning requirements necessary to make a proposed development acceptable, The LPA acknowledges in paragraph 6.13 (5.13) that there are many factors that will influence the nature and scale of contributions that will be sought from a developer in connection with a particular development. As outlined in paragraph 6.14 (as amended (5.14)) there will be opportunities at the earliest stages of a development proposal to deal with these issues through discussion and negotiation. Nevertheless, responsibility remains with the developer to investigate and take account of all potential planning requirements and the nature and likely scale of developer contributions (see new paragraph (5.15) also).</p> <p>The LPA agrees that only contributions that meet the ‘tests’ of reasonableness should be sought; though there will inevitably be differences of view on what is reasonable; it would be the intention of the LPA to negotiate and consult on this, e.g. at the pre-application and/or Planning Brief stage – see response to comment 29.1 above. It is accepted that sometimes the developer will wish to challenge LPA figures, including those put forward in documents like this SPD.</p> <p>The continuous up-dating of information would suggest that the</p>

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

Section/Paragraph	Issues Raised	Actions in response to issues raised
		<p>guidance in the SPD is constantly changing and not to be relied upon, If this approach were to be adopted the certainty and consistency sought by this respondent could be undermined.</p> <p>The LPA agree with the points made in the suggested change and consider that the established procedures and those set out in the SPD will achieve the objectives set out in this set of comments.</p> <p>Action – Add text to Paragraph 6.14 (5.14) and add a new Paragraph (5.15), to clarify the process for agreeing necessary and reasonable developer contributions; specifically stating that large developments will involve the preparation of Planning/Development Briefs.</p>
Part Two Detailed Guidance		
Paragraph 8.8 and Appendix 5	<p>Object to the statement that the scale of contributions will be updated from time to time in line with inflation and other changes. Also object to the use of the house price index as a basis for taking account of inflation for ROS contributions, as these are principally civil engineering works. Suggest that the Construction Price Index be used, as in Section 106 Agreements used in the District.</p>	<p>The LPA consider that the statement on up-dating in paragraph 8.8 (7.7) is sensible and reasonable. It is agreed that the house price index is not the appropriate basis for building in inflation for ROS works and land prices. – Action – Amend text at Appendix A b) of Appendix 5, relating to calculating contributions for ROS, to state how inflation will be taken into account through the appropriate indices for works and land.</p>
Sections 8 and 9 (and Appendices 5 and 7)	<p>The inclusion of Primary Health Care Facilities, Recreation Open Space and Community Facilities within the SPD is welcomed. In the Draft SPD consultation suggested that reference should be</p>	<p>It is considered that the SPD is not the appropriate LDF document in which broad objectives concerning the provision of educational, social and community services should be</p>

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

Section/Paragraph	Issues Raised	Actions in response to issues raised
	<p>made to the integrated children's services agenda and the critical importance of seeking the co-location of services where this will benefit the community. In response the LPA considered that only where large schemes are concerned could co-location of social and community facilities be realistically and reasonably be sought. It is still considered, even if contributions are not sought, that there should be a commitment to the principle that social and community services should be brought together no matter what the size of a development. In this regard it is suggested that reference be made to the primary objective for agencies to work together effectively to achieve a 'joined-up' approach to the provision of services. The following statement could be added to paragraph 1.12 of Appendix 7: "This may include the co-location of education and community based health activities or community facilities on school sites, through initiatives such as Children's Centres and Extended Schools."</p>	<p>expressed. However, it is agreed that the co-location of these services is a reasonable objective to be pursued in connection with new development. It remains the view of the LPA that it will be most likely that large scale developments will provide the best opportunities for pursuing this objective; however, through pooling arrangements there may be the occasional opportunity to put developer contributions towards community facilities aimed at improving children's services in a village or neighbourhood.</p> <p>The CSA may wish to consider taking a more positive stance in relation to proposed new development; for example in commenting on planning applications for new development, where they consider that there may be an opportunity to improve local services, particularly through the co-location of facilities. – Action – Add a new paragraph (9.11) to address the issue of co-location of local community services.</p>
<p>Paragraph 9.3 Section 8 and Appendix 5</p>	<p>The LPA state that there is no established methodology for contributions towards Community Facilities. Without this it is unreasonable to expect developers to contribute towards these facilities or provide a commuted sum. Text requiring such contributions should be removed from the SPD.</p>	<p>It is agreed that should be a clear, well-founded methodology for assessing the need for contributions towards providing Community Facilities. The LPA will deal with seeking contributions towards Community Facilities in a similar manner to ROS. But, because of the varied nature of the facilities that will be the subject of these contributions; the approach will not be as precisely defined as for ROS. It is considered that the process and methodology for negotiating and providing Community Facilities set out in the amended paragraph 10.8 (9.8) and the new paragraphs (9.11) and (9.14) is sufficiently clear and robust that, subject to reasonable negotiation and</p>

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

Section/Paragraph	Issues Raised	Actions in response to issues raised
		consultation where appropriate, a satisfactory system will be developed. Action – Add and amend text in paragraph 10.8 (9.8) and add new paragraphs (9.11) and (9.14) to amplify guidance on the methodology for seeking contributions for Community Facilities.
Section 9 and Appendix 6	Welcome section 9 of the SPD, and also Appendix 6 regarding Waste and Recycling facilities (particularly paragraph 4.2 in respect of waste storage for dwellings and where necessary and communal on-site facilities). It is important that these facilities can be easily and safely accessed to maximise use. It is, therefore, considered that the requirement to design and provide waste storage and segregation facilities is included in paragraph 9.2 of the SPD.	The general points are noted and it is agreed that the last point referring to the design and provision of waste storage and segregation facilities should be referred in the SPD. Action – the specific point in the last sentence is dealt with in new paragraphs (8.7) and (8.8).
Sections 9, 10 and 11	Find it hard to believe that contributions towards waste/recycling, health care and local employment skills could be necessary to make a development acceptable and overcome reasons for refusal. Such requirements are unlikely to meet Circular guidance tests on conditions and obligations. The thresholds for these matters are arbitrary and have not been adequately justified, confirming that these are a shopping list and not required in principle to make unacceptable development acceptable. In paragraph 10.8 it is stated that there is no established methodology for assessing whether or at what scale contributions will be sought towards Community Facilities.	The LPA consider that the matters identified by the respondent are material in the determination of planning applications and can properly be the subject of conditions and/or obligations aimed at mitigating the adverse impacts of development on the environment and community affected by the development. Further, failure to mitigate such impacts could constitute a reasonable basis for refusing planning permission. The thresholds are not considered to be arbitrary; they are based on reasoned judgements as to the appropriate threshold levels for different types of provision and contributions. A methodology in terms of assessment of need and consultation with local bodies, as is well established for ROS, is a sound methodology and is dealt with through amendments to

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

Section/Paragraph	Issues Raised	Actions in response to issues raised
		paragraph 10.8 (9.8). Action – Amend paragraph 10.8 (9.8) to make it clear that the methodology for dealing with contributions in respect of Community Facilities is based on the well-tried approach used for ROS.
Section 10	A definition of qualifying community facilities should be established, e.g. village halls. The Council will need to survey existing provision and agree levels of provision per head or household, potentially adjusted for location, e.g. urban or rural.	A list of the sorts of community facilities that might be appropriately sought is set out in paragraph 10.10 (9.10) of the SPD. The fact that an assessment of local need for community facilities will be necessary in each case is referred to in paragraph 10.9 (9.9). The District-wide survey of ROS is an important as an underpinning for the seeking open space provision in developments. It is acknowledged that the same approach to other community facilities would be desirable. Action – Add a new paragraph (9.14) referring to the possibility of a District-wide survey of community facilities being carried out, along the lines of that for ROS.
Section 10	Suggest, for clarification, that the three market towns are named in connection with the threshold for Primary School contributions.	Agreed; this would be a useful clarification. Action – Amend paragraph 10.3 (9.3) and Appendix 7 at paragraph 1.9.

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

Section/Paragraph	Issues Raised	Actions in response to issues raised
Section 10	The proposals in paragraphs 10.3 to 10.6 are considered to be satisfactory, though the threshold used to trigger a contribution for secondary education provision is high.	Noted – The threshold for secondary education has been set in consultation with NYCC, however, it is accepted that the explanation for adopting the higher threshold should be expanded upon. Action – Amendment to paragraph 10.3 (9.3) adding to reasons for higher threshold for seeking developer contributions towards Secondary Education Facilities.
Section 11	Want to see transport related contributions used for a wide range of provision, such as: off site car parking provision (as in the case of that secured for Selby Station in connection with the Staynor Hall permission); a subsidy for rural transport provision (especially when a development takes place outside Selby town); promotion of car sharing schemes.	It is agreed that developer contributions should be used for a wide range of transport related provision and that this should be made clearer in the SPD. Action – A new paragraph (10.3) plus additions and amendments to paragraph 11.6 (10.8) have been made to address this point.
Section 11	The justification would benefit from an additional paragraph to highlight the importance of developer contributions towards improving public transport facilities. Developments having the advantage of existing transport infrastructure should contribute towards enhanced passenger facilities at stations.	It is agreed that it is necessary to refer to public transport and other transport facilities and services as matters that should be the subject of developer contributions. Action – Add a new paragraph (10.3) after paragraph 11.2 (10.2) to refer to public transport and other facilities and services.
Paragraph 11.4	The threshold at which developer contributions are to be sought for public transport facilities should be substantiated by an additional sentence: “Contributions may be sought from a development that would result in a significant increase in passenger numbers, or reliance (in a Transport Assessment) upon existing public transport facilities.”	It is agreed that the suggested additional words should be included. Action – Change to paragraph 11.6 (10.8) to deal with this point; also covered through changes to paragraph 11.7 (10.9).
Paragraphs 11.4	Disagree with the view (stated in paragraph 11.4) that	The reason for making the statement referred to in paragraph

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

Section/Paragraph	Issues Raised	Actions in response to issues raised
and 11.5	contributions would only be negotiated for larger or more complex brownfield developments; it is also pointed out that this conflicts with the statement in paragraph 11.5. The EA do not have a policy on this issue, but it would be helpful if more guidance is provided in the SPD, by at least mentioning Appendix F and G of PPS25, which refer to developer contributions and drainage matters. Practice Notes to accompany the PPS might also provide useful reference material.	11.4 (10.5) is that on small sites the drainage infrastructure are almost always dealt with by physical provision as part of the proposal and are often dealt with through a straightforward planning condition. However, it is accepted that a minor change of wording in paragraph 11.5 (10.7) would add clarity. Action - Amended wording is included in paragraph 11.4 (10.5); “will usually be” replaces “is likely that only”, reflecting that developer contributions may be appropriate for small-scale development.
Paragraph 11.7	The last sentence of paragraph 11.7 should be amended to include “public Transport provider” as a party to be consulted with regard to specific contributions.	Agreed, but it is considered that the reference should be to ‘providers’ more generally. Action – An alteration is made to paragraph 11.7 (10.9) to add reference to “infrastructure, facility or service provider”
Paragraph 11.7	A particular welcome is given to the requirement for developer contributions to assist in the promotion of sustainable travel. Further improvements could be made by specifically identifying facilities for pedestrians and cyclists (such as designated routes) and by using the term ‘Travel Plans’ (as opposed to ‘Green Travel Plans’), as it is important for them to be seen as a mainstream requirement by the business community.	Note support; agree with points concerning facilities for pedestrians and cyclists and that the term ‘Travel Plans’ is to be preferred. Action – Amendments have been made to paragraph 11.6 (10.8) to address the points regarding pedestrian/cycle routes and Travel Plans.
Paragraph 11.7	Technical studies being sought to assess developer contributions are mentioned in paragraph 11.7; this could helpfully include reference to SFRA and FRA’s; the last sentence could usefully include mention of the EA as a party involved in agreeing methodologies for assessing contributions.	It is agreed that reference to FRA’s would be helpful; drainage authorities are referred to in the last sentence. Action – References to Flood Risk Assessments have been added (to paragraphs 11.7 (10.9) and 11.7 (10.9)) as examples of technical studies that will affect whether, how, what, when and where provision/contributions will be

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

Section/Paragraph	Issues Raised	Actions in response to issues raised
		appropriate and sought.
Section 11, Appendix 5 and the SA	In general the EA welcome the inclusion of the drainage topic in the SPD, but consider that specific reference should be made to flood risk management measures. The intention (paragraph 3.32 of the SA) to produce a separate document on flood issues is noted, but this does not appear in the LDS and thus it would be a missed opportunity not to include mitigating flood risk through improved drainage in this SPD	In including drainage infrastructure as a subject for consideration in the SPD, certain aspects of flood risk are covered, in so far as surface water run off is concerned, including methods of dealing with run-off through control infrastructure has a key impact on dealing with the issue of flood risk. The LPA decided not to deal comprehensively with flood risk in this SPD because a strategic FRA is to be prepared for the area and it is proposed that the results will inform policies in DPD documents. Action – A reference to Flood Risk Assessments, as a basis for judging whether developer contributions will be sought for drainage works, is added to paragraph 11.7 (10.9) and is included in a new paragraph (10.6).
Section 12	Particularly pleased to see the inclusion of the issue of enhancement of the public realm and local employment skills training in the SPD. Would like the section further enhanced by ensuring a direct connection with an established public realm strategy for the District. It is important that the LDF supports the development of a consistent and strategic approach to improving townscape, creating a sense of local identity by promoting the special characteristics of local areas.	Note support for the inclusion of these topics and agree that reference be made to linking planning policies for Enhancement of the Public Realm to other relevant strategies. Action – A new paragraph (11.19) has been added to the SPD relating the possibility of the issue of Enhancement of the Public Realm being linked to a District-wide strategy and/or strategies, such as Selby Towns Renaissance through the LDF process.
Section 12	Support the principle of developer contributions being sought for proposals to enhance the Public Realm as set out in section 12. The proposal that contributions will be sought for this purpose could make a direct contribution to NYCC's Cultural Strategy Plan. This establishes key priorities in relation to the importance	The support for the proposals relating to the Enhancement of the Public Realm are noted as is the advice relating to links to existing strategies, the need to take account of outside expertise and the possibility of gaining funding from the Art Council England.

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

Section/Paragraph	Issues Raised	Actions in response to issues raised
	<p>of cultural businesses and cultural tourism in bringing economic success to the area and to revitalising market towns and larger villages through creative involvement in the planning of public spaces. It will be important that such projects utilise the specialist knowledge and expertise involved in the commissioning and project management stages. This may not be available locally and may need to be costed into projects at the feasibility stage. Additional funding (up to £100.000 in exceptional cases) is available through the Art Council England's Grant for Art.</p>	<p>Action – A new paragraph (11.19) has been added in which the possible links between LDF policy for the Enhancement of the Public Realm and other policy frameworks and sources of grant aid are addressed.</p>
Section 12	<p>The need for employment skills training is recognised and the provision for building, civil engineering and related skills in the initial phases and for training related to the intended use of an industrial/commercial development is welcomed. In the former case, skills that local employers say are lacking in the [local] workforce should be addressed. It is noted that in the context of the Draft RSS annual house build figure of 400, the threshold of 150 dwellings is unlikely to generate funding for this purpose.</p>	<p>The support for the inclusion of this topic is noted. It is accepted that local employers and employment training agencies should be involved in identifying local skill shortages. This type of impact of new development on the community has not been addressed previously in the District and it is considered that only large developments, where an effect on employment opportunities in the community can be shown, should be considered for developer contributions. It is acknowledged that for the foreseeable future there will be limited opportunities for seeking contributions.</p> <p>Action – An amendment has been made to paragraph 12.17 (11.13) to address the point concerning consultation with local employers and employment training agencies.</p>
Paragraphs 12.10 to 12.12	<p>Suggest thresholds are reviewed. A contribution should be linked to the value of the development. The differentials in the thresholds for different categories of business (B1/Retail and B2/B8) are supported in relation to the skills of the end user, though the construction skills requirements will be the same. For residential developments a threshold of 50 dwellings is considered to be</p>	<p>It is agreed that the thresholds set in the Draft SPD should be reassessed. Though it considered that relating the contribution to the value of the development is a feasible approach, due to the uncertainties involved. It is considered that the levels were set in the Draft SPD such that they would rarely occur in a small District such as Selby. Though changes are considered</p>

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

Section/Paragraph	Issues Raised	Actions in response to issues raised
	<p>appropriate. Another option would be, for a developer who builds more than 150 dwelling units in the District over a two-year period, to start paying a contribution. Also the thresholds could vary according to the type of business development, for example they could be of the following two types:</p> <ul style="list-style-type: none"> • Bespoke company application: A new business contributes to the training of unemployed people in the skills the business requires, but linked to the available work force – this will require Job Centre Plus advice on the skills of the unemployed. • Speculative developments: a contribution to generic skills shortages. Will involve Job Centre Plus in identifying candidates for training courses and local training providers/industrial training boards on whether a contribution to support an apprenticeship would be a more sustainable approach. 	<p>appropriate it is necessary to ensure that the basis for determining thresholds is straightforward and robust. Thus the numerical approach of the Draft is maintained but the definitions of large scale are reduced. Developments of 50 dwellings for example, as suggested here, are large scale in the Selby context and will be likely to have significant impacts on the relatively small settlements found in the District. Action – Amend the definitions of ‘large scale’ in Paragraph 12.11 (11.8) to better reflect the likely impacts of development in the context of the small size of settlements in the District.</p>
Appendices		
Appendix 4	<p>At the time the Draft SPD was adopted for development control purposes, the guidance on affordable housing was taken forward in isolation from other financial issues and took priority. This is no longer the case and so the Draft SPD should not be used in this way. It is of concern that once the Affordable Housing provision has been sought there will be insufficient finance for other purposes and there is a danger that sites will be unviable, thus preventing the delivery of Affordable Housing.</p>	<p>The issue of priorities in negotiating developer contributions towards or provision of facilities when determining development proposals, in order to mitigate the effects of development on the environment and the community, has been addressed in the SPD, specifically in paragraphs 6.11 (5.11) to 6.14 (5.14). However, it is considered necessary to make clear that the onus is on developers/landowners to investigate and establish all the likely costs of making a development acceptable in advance of committing themselves to the purchase/sale of the land. Action – Add new paragraph (5.15) to make it clear</p>

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

Section/Paragraph	Issues Raised	Actions in response to issues raised
		that the onus is on developers to identify all the costs of developing a site, including LPA requirements, before committing themselves to purchasing the land.
Appendix 4	As a CSA responsible for the well-being of children and young people, consider that their housing needs, particularly those of vulnerable young people, should be mentioned in respect of special needs housing.	Agreed; it would be helpful to mention this example of Affordable Housing for special needs. Action – The words “vulnerable young people” are added in the ‘Key Points’ box following paragraph 6.9 in Appendix 4 and paragraph (6.19) of Appendix 4.
Appendix 4 Paragraph 3.6	Paragraph 3.6 line 4 should read “ both initially and in perpetuity ”	Agreed – Though the original wording repeats that in Policy H4 of the SDLP, in order to properly reflect the objectives for Affordable Housing in the emerging PPS3 and emerging development plan policies, the wording suggested here is accepted as being appropriate and the change justified. Action – Paragraph (3.6) of Appendix 4 has been amended to read “both initially and in perpetuity”.
Appendix 4 paragraph 7 i	This criterion sets out the first example of options involved in the transfer of ownership of Affordable dwellings from the developer to the RSL, “or similar organisation”; no definition is given of this term. A definition should be provided to assist the developer in finding a suitable organisation	It is expected that the great majority of Affordable Housing will, for the foreseeable future, be managed by RSL’s. However, there is no formal impediment to ‘similar organisations’ taking this role; It is agreed that it may be helpful to give examples. Action – Add text to Appendix 4 paragraph 7.1 to give examples of a ‘similar organisation’
Appendix 4 Paragraph 7.5	Object to assumption that a developer will build units to an RSL’s standards. This is contrary to advice in the ‘Golden Triangle Partnership’ affordable housing guidance. Affordable Housing should be built to the same standards as other units on the site, where no grant is available. This will assist with integrating Affordable Housing with the rest of the development and the	It is agreed that Affordable Housing provided as part of a larger development should be well integrated with the rest of the development. In general it is expected that the design of Affordable Housing will be the same as the general market housing on the site and will be basically the developer’s standard house types. However, because Affordable homes for

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

Section/Paragraph	Issues Raised	Actions in response to issues raised
	<p>community. This would tie in with Annex 4, where it is stated that the housing should be to 'SDS' where SHG is being used and where there is no SHG to a standard acceptable to the RSL. "There is no mention of an individual RSL's own standards and requirements."</p>	<p>rent are managed differently to housing for sale, RSL's will usually seek to negotiate amendments to the basic developer house types. This is primarily a matter for the RSL' and developers to resolve. It is noted that in Annex 4 that units to be managed by RSL's as Affordable Housing should be to a specification acceptable to the RSL. Action – Add text to Appendix 4 paragraph 7.5 to make it clear that, though it is expected that usually they will be based on the developer's standard house types, so as to integrate them into the overall development, where a developer builds the Affordable units for rent which will be managed by an RSL the design should be modified to the RSLs own standards. Further – Add text at (6.8) Appendix 4 after 6.7 to clarify the Council's expectations regarding types and sizes.</p>
<p>Appendix 4 Paragraph 9.4</p>	<p>Concerning the last point in paragraph 9.4. How are service charges to be shown to be 'reasonable and affordable'? Suggest reference be made to the multipliers of 25% and 33% outlined in paragraph 5.4. The mortgage/rent payment plus service charge needs to fall within this range.</p>	<p>Agreed Action – Reference to the suggested multipliers is added to the last bullet point of paragraph 9.4 of Appendix 4.</p>
<p>Appendix 5 Section 5.0</p>	<p>It is established and defined that any Commuted Sum derived from Section 106 Agreements should be used for the benefit of the Parish/Village where the development has taken place. Thus the definition of provision of "use elsewhere (Section 1.0 (b) (iii) and (iv) on page 76) is at variance with the statement above.</p>	<p>See above at comment 25.3, made by Hambleton Parish Council for a response to this comment – Action – A new paragraph (7.9) has been added, in which it is emphasised that the objective of the LPA is to ensure that ROS is located on or close to the development site wherever possible.</p>
<p>Appendix 5, at Appendix B within</p>	<p>Although it is acknowledged that the District Council, as the LPA, has the legal responsibility to administer, collect and distribute</p>	<p>It is agreed that the LPA has the legal responsibility as outlined but that Parish Councils, often together with other local</p>

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

Section/Paragraph	Issues Raised	Actions in response to issues raised
the ROS guidance	<p>Commuted Sum payments, it is important that Parish Councils and local organisations are involved and kept advised at all stages; at present this is not the case. It is noted that provision to advise Parish Councils is contained in Appendix B (v) (Page 85), but there is no reference to local organisations that have a vested interest in the Commuted Sum. In many areas the Parish Council does not own the ROS facility. Often these facilities are provided and administered on behalf of the local community by Trustees of local groups and association. In many cases funders will not accept grant applications from PC's but will from local groups and associations. Commuted Sums provide a sound basis for 'match funding' and it is important that written proof of availability is given to local Groups and Associations to support grant applications.</p>	<p>organisations, should play a crucial role in the decisions on where funding should go and on what moneys should be spent. If PC's wish to involve local organisations the LPA will be very willing to engage with such stakeholders. The Parish Open Space Fund is directed at giving elected Parish Councils the central role locally. Playing Field Associations are mentioned and it is recognised that PC's may wish to give delegated responsibility to other bodies for the management of facilities. Improvements in the Community Involvement process at all stages of the planning and implementation processes, including when planning applications are proposed and submitted will be actively pursued by the LPA and specific constructive suggestions from partners for improvements will be welcomed.</p> <p>Action – Add new Paragraph (7.9); firstly, to clarify that locating ROS on the development site is the fundamental aim; secondly that though the preferred owner/manager of ROS should be the Parish Council, a body/organisation nominated by the PC may have the ownership/management responsibility. Also add text to Appendix 5 at Appendix B point vi and to indicate that where match funding can be attracted by local groups and associations and where they can meet strictly defined conditions, they can receive support from the fund of commuted sums.</p>
Appendix 6 Section 8	<p>The provision of Waste and Recycling Facilities could easily be dealt by planning condition, which would be quicker, simpler and more cost effective than S.106 Agreements and undertakings.</p>	<p>The LPA agree with this point. Though for larger more complex schemes Planning Obligations are likely to be appropriate. – Action – Add text at Paragraph 8.1 of Appendix 6 and add new Paragraphs 8.5 and 8.6 to set out simpler and cheaper ways of securing Waste and Recycling contributions.</p>

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

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Section/Paragraph	Issues Raised	Actions in response to issues raised
Appendix 7	The basis for calculating contributions for Primary and Secondary School Facilities has been updated. The figures as at April 2006 are £11450 and £17293 respectively.	Each year the NYCC update these figures to reflect increasing costs. Action – The figures have been amended in the SPD at Appendix 7, paragraph 1.5.

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

(Note: see 28 November 2006 Policy and Resources Committee Report for full schedule of responses)

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Appendix C

How main issues raised through public participation addressed in the adopted DC SPD

General

Add a Note about the Consultation Statement and Sustainability Appraisal documents.

Move text to clarify the primary function of the SPD, quoting an extract from the DCSPD 'profile' in the LDS.

Expand text relating to the relevance of SDLP Policy ENV1 to the SPD.

Add text to clarify the fact that the order of priorities will normally apply and that where exceptionally they may be changed there will be opportunities to negotiate with the developer and consult stakeholders and the public, e.g. Planning Briefs. Omit reference to order of priorities not being binding upon the LPA.

Add a new paragraph to clarify the process for agreeing necessary and reasonable developer contribution; specifically stating that large developments will involve the preparation of Planning/Development Briefs that will usually be SPDs.

Add new paragraph to stress that the onus is on the Developer and/or landowner to investigate all costs of developing a site, including likely 'planning requirements before entering into contracts and before making a planning application.

Add new paragraph give further guidance on pooling contributions in accordance with guidance in Circular 05/2005.

Add text to explain more fully that contributions cannot be avoided by phasing development on an area of land.

Update the DC SPD in order to properly cross-reference the new PPS3 (published November 2006) within the SPD before publication (by officers through agreement with the chair). This does not involve any significant modification to the guidance.

Affordable Housing for Local Needs

Add text to clarify and emphasise the basis for the proposed changes to thresholds and proportion in the up-to-date Housing Study of June 2005.

Add text to expand on the explanation of circumstances the LPA would take account of in negotiating the provision of Affordable housing for local needs.

Recreation Open Space

Add text to include examples of provision of ROS on a non-residential site.

Add text to make it clear that ROS provision or contributions should arise directly out of the development or be required to mitigate the local impacts of development.

Add text to explain more fully that contributions cannot be avoided by phasing development on an area of land.

Add new paragraph emphasising the intention to locate ROS provision on or close to the development site wherever possible.

Add text to indicate that in certain exceptional circumstances bodies other than Parish Council's may receive payments from the Parish Open Space Fund.

Waste and Recycling Facilities

Add text to explain more fully that contributions cannot be avoided by phasing development on an area of land.

Add text to refer to commercial units.

Add new paragraphs concerning the factors that underlie the methodology for assessing developer contributions for Waste and Recycling Facilities and ensuring that they are provided and collected.

Education, Primary Health Care and Community Facilities

Add the names of the three market towns.

Add text to further explain why the threshold for developer contributions to secondary education facilities is higher than for primary education.

Add text to explain more fully that contributions cannot be avoided by phasing development on an area of land.

Add text to correct and clarify the basis and approach adopted for seeking contributions for Community Facilities and to explain that the methodology for dealing with provision/contributions for Community Facilities would be similar to that used for ROS, but that unlike for ROS its underpinning is not well developed.

Add new paragraph to address the issue of co-location of local community services.

Add new paragraph to suggest that a District-wide survey of Community Facilities may be carried out in the future.

Transport, Highways and Drainage Infrastructure and Facilities

Add new paragraph to explain that in addition to basic physical infrastructure for highways and drainage contributions could be sought for things such as parking at transport interchanges, new bus routes and Green Travel Plans.

Change text to reflect that sometimes developer contributions for drainage infrastructure may be appropriate for small developments.

Add new paragraph transferring text from the Methodology section to the Thresholds section.

Add and amend text to set out what types of technical study will often be required to establish whether, what, where, how and when transport/drainage infrastructure should be required/sought, these include Transport Assessments and Flood Risk Assessments.

Add reference to provision for pedestrians and cyclists, and refer to "Travel Plans".

Add reference to the "service provider" to be included in discussions about the provision of transport and drainage facilities.

Local Employment Skills Training and Enhancement of the Public Realm

Amend text to change the definition of 'large scale' to refer to "50 dwellings or more or 2 hectares or more", "2500 square metres or 1 hectare or more" and "5000 square metres or more or 2 hectares or more".

Add text to refer to the need to consult employment training bodies and, where feasible, employers in assessing local demand/need for employment skills training.

Transfer text from the Justification section relating to Enhancement of the Public Realm to Methodology section.

Add new paragraph to explain that there is no District-wide strategy relating to the Enhancement of the Public Realm, but that there is the opportunity to link land use policy on this subject to other relevant strategies, e.g. the Community Strategy and Selby Towns Renaissance and to the strategies that other bodies are promoting, such as the County Council and the Arts Council for England.

Appendix 4 – Affordable Housing for Local Needs Planning Guidance

Amend paragraph to make it clear that Affordability should be both initially and in perpetuity.

Amend Text Box and paragraph (vulnerable young people).

Add text to give examples of a 'similar organisation' to an RSL.

Add text to make it clear that, though it is expected that usually they will be based on the developer's standard house types, Affordable units for rent, which will be managed by an RSL should be modified to meet the RSLs own standards.

Appendix 5 – Recreation Open Space Planning Guidance

Add to text relating to calculating contributions for ROS, to clarify how inflation will be taken into account.

Add text to indicate that in certain exceptional circumstances bodies other than Parish Council's may receive payments from the Parish Open Space Fund.

Appendix 6 – Waste and Recycling Facilities Planning Guidance

Add text to set out simpler and cheaper ways of securing Waste and Recycling contributions.

Appendix 7 – Education and Primary Health Care Facilities Planning Guidance

Up-date calculation and figures relating to contributions to Primary and Secondary School Facilities.

Add the names of the three market towns.

Amend references to the 'Local Education Authority' and 'LEA' to 'Children's Services Authority' and 'CSA' respectively.

Proposed New Format for SPD

In order to ensure that the DC SPD is accessible to all it is proposed to re-format the document as a 'manual', which will bring the detailed guidance element to the fore and relegate the supporting information to the background.

In addition it is proposed to provide a single sheet for each section as a quick reference summary table outlining the thresholds and methods for implementation of each component.

Appendix D

Schedule of Committee Meetings where DC SPD Considered

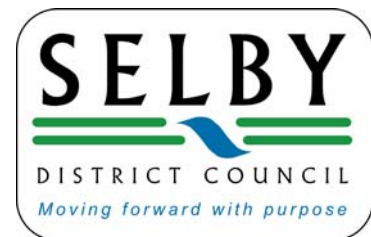
Full copies of the committee reports and minutes from meetings are available on the Council's website at www.selby.gov.uk or by contacting Democratic Services on 01757 292007 or the Planning Policy Team on 01757 292063.

Committee Meeting	Date	Issues Covered
Policy and Resources	27 September 2005	<ul style="list-style-type: none"> • Approval for pre-draft consultations of Heads of Terms Report for DC SPD and Scoping Report for Sustainability Appraisal of the SPD. • Programme for preparing SPD.
Full Council	18 October 2005	Ratification of Minutes.
Policy and Resources	22 November 2005	<ul style="list-style-type: none"> • Report on responses so far received. • Schedule of pre-draft comments and council's responses. • Letter sent to consultees. • List of names and addresses.
Full Council	13 December 2005	Ratification of Minutes.
Special Planning	15 February 2006	<ul style="list-style-type: none"> • Approval of Draft DC SPD for public participation purposes and approval for development control purposes. • Approval of Consultation Statement. • Approval of Sustainability Appraisal of DC SPD for availability as part of public participation exercise. • Agreement that a Strategic Environmental Assessment not necessary.
Policy and Resources	7 March 2006	Consideration of referred Special Planning Committee Reports of 15 February 2006.

Selby District Local Development Framework
Adopted Developer Contributions Supplementary Planning Document (March 2007)

Committee Meeting	Date	Issues Covered
Council	21 March 2006	Ratification of Minutes.
Policy and Resources	28 November 2006	<ul style="list-style-type: none">• Schedule of summary of public participation responses and Council's responses.• List of main issues raised.• Identification of changes to the SPD as a result of comments.• Approval of DC SPD for adoption subject to factual updating, correction of errors and re-formatting for publication purposes.• Approval for publication of amendments to the Sustainability Appraisal of the SPD following consultation at the draft SPD stage
Council	19 December 2006	Ratification of Minutes

**Produced by Selby District Council as part of
the Local Development Framework**



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