



27 May 2010

By-Email

Dear Terry

Selby Core Strategy – Draft Strategy Consultation

Local Government Yorkshire and Humber welcomes the opportunity to comment on the Draft Selby Core Strategy and to continue its involvement in the development of a coherent spatial planning framework for the region. The comments offered in this letter are intended to be within the spirit of continued and productive joint working.

LGYH is acting on behalf of the Local Authorities Leaders Board who together with the Regional Development Agency, Yorkshire Forward, comprise the Joint Regional Board (the Responsible Regional Authority). The response to the consultation document is a set of comments aimed at highlighting where issues related the Regional Spatial Strategy might arise. The RSS forms part of the Selby Local Development Framework and, as of April 2010, part of the Regional Strategy along with the Regional Economic Strategy and Regional Housing Strategy.

As you will be aware following the General Election the new Coalition Government is committed to the abolition of the Regional Spatial Strategy and Regional Strategy. While this has not yet officially happened it is likely to occur very soon. To that end, the comments offered in this letter are intended to help you form a view as to the areas of the Core Strategy that are considered fit for purpose and those that may need further work prior to examination, from the opinion of LGYH officers. It is hoped that this enables you to prepare a more robust and sound DPD.

The following comments are made in relation to the current RSS – The Yorkshire and Humber Plan, which was issued by the Secretary of State in May 2008. The Yorkshire and Humber Plan aims to achieve a more sustainable pattern and form of development, investment and activity across the region, putting a greater emphasis on matching needs across the region with opportunities and managing the environment as a key resource. There is a particular emphasis on achieving the regeneration and renaissance of the region's city and town centres by making them the focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region.

Key Points on the Core Strategy

Below is a summary of the main points the Local Authority Leaders Board wishes to raise with regards to the Draft Core Strategy document.

1. Welcome and support the general approach contained within the Core Strategy.
2. Support the positioning of the RSS within the wider context of the Core Strategy.
3. Confirm that there are no major areas of discrepancy between the Core Strategy and the achievement of the outcomes of the of the RSS.
4. The Spatial Development Strategy generally reflects the RSS strategy of concentrating development within the Principal Town, supported by growth in the Local Service Centres and Service Villages.
5. We recommend that you provide further evidence and clarity to deal with the fact that your SHMA points to a need for higher numbers of housing within Sherburn in Elmet. You should also seek to link the outcomes of the SHLAA with your chosen strategy so as to ensure that the Selby Town focus can be robustly defended.
6. We also recommend that you give further thought to the reasons for restricting housing delivery in the west of the district. Basing such decisions on the presumption it would encourage further commuting to Leeds City Region seems at odds with Selby's role in the Leeds City Region. Albeit this relationship is still in its infancy and further work on the North Yorkshire and York and Leeds City Region Sub-Regional Strategies should provide more evidence as to the functional links.
7. Ultimately such evidence should help provide further flexibility to the Core Strategy in the event of Selby Town being unable to accommodate as much housing as intended. The potential for a Plan B is important to the Planning Inspectorate.
8. Discussions around LCR aside LGYH supports the District in providing a better balance housing and employment growth, whilst also providing a range and choice of employment opportunities.

I trust that the comments provided here are helpful to you as you continue to prepare the Core Strategy for submission.

Please do not hesitate to get in touch if anything is not clear. We look forward to working with you further on your Core Strategy and to commenting on the final document in due course.

Yours sincerely



Martin Elliot
Acting Head of Planning Delivery