



Summons and Agenda for the
Council Meeting

to be held on

26 June 2012

at

6.00pm

SELBY

DISTRICT COUNCIL



To: All District Councillors

cc: Chief Officers
Directors

You are hereby summoned to a meeting of the Selby District Council to be held in the Civic Suite, Civic Centre, Doncaster Road, Selby on **TUESDAY 26 JUNE 2012** starting at **6.00pm**. The Agenda for the meeting is set out below.

Chief Executive
15 June 2012

Opening Prayers

AGENDA

1. Apologies for Absence

To receive apologies for absence.

2. Disclosures of Interest

To receive any declarations of personal or prejudicial interest in any items set out in the Agenda.

3. Minutes

To approve as a correct record the Minutes of the meetings of the Council held on 15 and 29 May 2012 (pages 6 to 18 attached).

4. Communications

The Chairman, Leader of the Council or the Chief Executive will deal with any communications which need to be reported to the Council.

5. Announcements

To receive any announcements from the Chairman, Leader or Members of the Executive.

6. Petitions

To receive any petitions.

7. Public Questions

To receive and answer questions notice of which has been given in accordance with rule 10.1 of the Constitution.

8. Councillors' Questions

To receive and answer questions submitted by councillors in accordance with rule 11.2 of the Constitution.

9. Reports from the Executive

The Leader of the Council, and other members of the Executive, will report on their work since the last meeting of the Council and will respond to questions from Councillors on that work (pages 19 to 26 attached).

10. Reports from Committees

To receive reports from the Council's committees which need to be brought to the attention of Council. To receive questions and provide answers on any of those reports (pages 27 to 29 attached).

Councillor Mrs E Casling will provide a verbal report.

11. Olympia Park

To approve the Delivery Framework Document and the Masterplan for public consultation (pages 30 to 71 attached).

12. The Localism Act 2011 – The Amended Standards Regime

The Council will receive a report on the future Standards Regime (pages 72 to 80 attached).

13. Overview and Scrutiny Committee Work Programmes

The report asks Council to approve the Work Programmes for Overview and Scrutiny Committees. (Pages 81 to 92 attached.)

14. North Yorkshire Audit Partnership

The North Yorkshire Audit Partnership ceased operations on 31 March 2012 and, as a consequence, the Council made no appointment to the Partnership Board for 2012/13. The Council has now been informed that a final meeting of the Board is necessary to effectively wind up the business and approve the final accounts.

Council is asked to consider appointing two Councillors to the North Yorkshire Audit Partnership Board for the purposes of ensuring the proper winding up of the Partnership.

15. Urgent Action

The Chief Executive will report on any instances where he has acted in urgent or emergency situations under the functions delegated to him in the Constitution.

16. Sealing of Documents

To authorise the sealing of any documents necessary to action decisions of this Council meeting, or the Executive or any of its Committees for which delegated authority is not already in existence.

Minutes

Annual Council

Venue: Council Chamber

Date: 15 May 2012

1	Apologies for Absence
2	Disclosures of Interest
3	Election of Chairman
4	Appointment of Vice Chair
5	Minutes of Previous Council Meetings
6	Communications
7	Leader's Report
8	Appointment to the Committees of Council and Chairs and Vice Chairs of Committees.
9	Appointment to Access Selby Board
10	Appointment of Chairs of Community Engagement Forums
11	Time of Commencement of Meetings
12	Representatives of Outside Bodies

Present: Councillor Mrs K McSherry in the Chair

I Chilvers, M Crane, J Crawford, Mrs D Davies, Mrs M Davis, J Deans, Mrs S Duckett, M Dyson, K Ellis, M Hobson, M Jordan, C Lunn, D Mackay, Mrs P Mackay, B Marshall, J McCartney, Mrs M McCartney, C Metcalfe, R Musgrave, Mrs W Nichols, R Packham, C Pearson, D Peart, I Reynolds, Mrs S Ryder, R Sayner Mrs A Spetch, S Shaw-Wright, R Sweeting and J Thurlow

Also Present: Chief Executive, Deputy Chief Executive, Executive Director S151, Managing Director of Access Selby, Democratic Services Manager, Democratic Services Assistant, PA to SMT, Honorary Alderman, Reverend Francis Loftus, Father Edward Woodcock

Press: 0
Public 14

1. Apologies

Apologies for absence were received from Councillors Mrs E Casling, J Cattanach, W Inness, Mrs G Ivey, Mrs C Mackman, J Mackman, J McCartney, M McCartney, Mrs E Metcalfe, I Nutt, A Pound and R Price.

2. Declarations of Interest

There were no declarations of interest.

3. Election of Chairman

It was moved by Councillor S Shaw-Wright, seconded by Councillor M Crane and unanimously agreed.

Resolved:

To elect Councillor J Crawford as Chairman of the Selby District Council for the 2012/13 Municipal Year.

Investiture of Chairman

The newly elected Chairman was invested with the Chairman's Chain of Office by the retiring Chairman.

Declaration of Acceptance of Office

Councillor J Crawford read and signed the Statutory Declaration of Acceptance of Office in accordance with the provisions of the Local Government Act 1972.

[Councillor J Crawford in the Chair]

Retiring Chairman's Valedictory Address

Councillor Mrs K McSherry gave her Valedictory Address.

Councillor J Crawford presented Councillor Mrs K McSherry with a Silver Salver and Past Chairman's Badge to mark her holding the office of Chairman of the Council.

On behalf of all councillors, Councillors M Crane and S Shaw-Wright expressed their thanks to Councillor Mrs K McSherry and the Chairman's Consort for their year of office.

Newly Elected Chairman's Address

Councillor J Crawford addressed the meeting.

The charities that would be supported by the Chairman for 2012/13 were Macmillan Cancer Support, Barnardo's and the York Hospital Cancer Care Unit.

4. Appointment of Vice Chairman

Nominations

It was moved by Councillor M Crane, seconded by Councillor M Jordan and unanimously agreed.

Resolved:

To appoint Councillor M Dyson as Vice Chairman of the Selby District Council for the 2012/13 Municipal Year.

Declaration of Acceptance of Office

Councillor M Dyson read and signed the Statutory Declaration of Acceptance of Office in accordance with the provisions of the Local Government Act 1972.

5. Minutes

The minutes of the meeting of the Council held on 24 April 2012 were confirmed as a correct record.

Resolved:

To approve the minutes for signing by the Chairman.

6. Communications

No communications had been received.

7. The Leader's Report

The Leader of the Council had submitted a report setting out the information required in respect of the discharge of Executive functions for the 2012/13 municipal year.

Resolved:

To receive and note the report from the Leader of the Council.

8. Appointments to the Committees of the Council and Appointments of Chairs and Vice Chairs

Councillors considered the Group Leaders' nominations for committee membership and the Chairs and Vice Chairs for the 2012/13 municipal year.

Resolved:

To make the following appointments to Committee membership and Chairs and Vice Chairs for the 2012/13 municipal year.

Planning Committee – 12 Members

<u>Conservative</u>	<u>Labour</u>	<u>Independent</u>
J Deans (Chair)	Mrs D Davies	J McCartney
C Pearson (Vice Chair)	J Crawford	
J Cattanach	S Shaw-Wright	
I Chilvers		
D Mackay		
Mrs E Metcalfe		
D Peart		
Mrs S Ryder		

Licensing and Appeals Committee – 10 Members

<u>Conservative</u>	<u>Labour</u>
R Sayner (Chair)	B Marshall
Mr K Ellis (Vice Chair)	S Duckett
Mrs C Mackman	J Thurlow
R Sweeting	
Mrs P Mackay	
Mrs K McSherry	
Mrs S Ryder	

Audit Committee - 9 Members

<u>Conservative</u>	<u>Labour</u>	<u>Independent</u>
Mrs E Casling (Chair)	R Packham	Mrs M McCartney
Mrs C Mackman (Vice Chair)	J Crawford	
J Cattanach		
I Nutt		
M Dyson		
I Reynolds		

Policy Committee - 9 Members

Conservative

M Jordan (Chair)
R Musgrave (Vice Chair)
Mrs E Metcalfe
Mrs A Spetch
I Nutt
K Ellis
I Reynolds

Labour

R Packham
Mrs M Davis

Scrutiny Committee - 9 Members

Conservative

D Peart
D Mackay
I Chilvers
C Pearson
M Hobson
M Dyson
R Sweeting

Labour

Mrs W Nichols (Chair)
R Price (Vice Chair)

Standards Committee – 3 Members

Conservative

C Lunn
Mrs K McSherry

Labour

Mrs M Davis

9. Appointments to the Access Selby Board

Councillors considered Group Leaders' nominations for the Access Selby Board.

Resolved:

To appoint Councillors W Inness (Chair), A Pound and S Shaw-Wright to the Access Selby Board for the municipal year 2012/13.

10. Appointment of Chairs of Community Engagement Forums

Councillors considered nominations for Chairs of Community Engagement Forums.

Resolved:

To appoint the following as Chairs of Community Engagement Forums for the 2012/13 Municipal year:

**Tadcaster - D Mackay
Eastern - W Inness
Western - A Pound
Southern - C Pearson
Central - S Shaw-Wright**

11. Time of Commencement of Meetings

Councillors were asked to agree the start times Council's Executive and Committees for the 2012/13 Municipal Year.

Resolved:

For the first meeting of the Executive and each Committee to continue as printed in the agenda. Thereafter, start times would be determined by the Executive and each Committee at their first meeting.

12. Non Executive Appointments to Outside Bodies

Councillors considered nominations for appointments to various Non Executive Outside Bodies.

Resolved:

To make the following Non Executive Appointments to Outside Bodies for the 2012/2013 municipal year.

**Selby District Council
Representatives on Outside Bodies 2012/2013**

OUTSIDE BODY	REPRESENTATIVE	TERM EXPIRES/NO. OF PLACES	MINUTE REFERENCE NO.
National Association of Councillors (National and Northern Branch)	Cllr J Mackman Cllr S Shaw-Wright	2013 (2)	12/2012
NYCC Scrutiny of Health Panel	Cllr Mrs K McSherry (Sub: Cllr M Dyson)	2013 (1)	12/2012
Age Concern Visiting and Support Group	Cllr Mrs A Spetch	2013 (1)	12/2012
Alzheimers Disease Society	Cllr Mrs S Ryder	2013 (1)	12/2012
Association of Voluntary Services for Selby	Cllr Mrs A Spetch	2013 (1)	12/2012
Citizens Advice Bureau – Selby	Cllr R Sayner	2013 (1)	12/2012
The Alliance (formerly known as Coalfields Communities Campaign)	Cllr S Shaw-Wright	2013 (1)	12/2012
Yorkshire Coal Industry Taskforce	Cllr S Shaw-Wright	2013 (1)	
DIAL Management Executive Committee	Cllr D Peart	2013 (1)	12/2012

OUTSIDE BODY	REPRESENTATIVE	TERM EXPIRES/NO. OF PLACES	MINUTE REFERENCE NO.
Drax Power Station Consultative Committee	Cllr I Chilvers Cllr M Dyson Cllr Mrs K McSherry Cllr R Price	2013 (4)	12/2012
Eggborough Power Station Consultative Committee (formerly Gale Common)	Cllr D Peart Cllr Mrs G Ivey Cllr J McCartney Cllr C Pearson Cllr Mrs S Ryder Cllr J Crawford	2013 (6)	12/2012
North Yorkshire Cultural Partnership	Cllr Mrs G Ivey	2013 (1)	12/2012
Oglethorpe and Dawson Education Foundation	Cllr Mrs E Metcalfe Cllr R Sweeting	2013 (2)	12/2012
Read School Drax – Governor	Cllr I Chilvers	2013 (1)	12/2012
RELATE	Cllr Mrs K McSherry	2013 (1)	12/2012
Selby Area Committee	Cllr I Chilvers Cllr Mrs C Mackman Cllr Mrs A Spetch Cllr R Price	2013 (4)	12/2012
Selby College Board of Governors	Cllr C Lunn	2013 (1)	12/2012

OUTSIDE BODY	REPRESENTATIVE	TERM EXPIRES/NO. OF PLACES	MINUTE REFERENCE NO.
Selby and District Rail Users Group	Cllr Mrs D Davies Cllr Mrs C Mackman	2013 (2)	12/2012
University of Hull– Membership of Court	Cllr Mrs C Mackman	2013 (1)	12/2012
Liaison Committee National Coal Mining Museum for England	Cllr S Shaw-Wright	2013 (1)	12/2012
Yorkshire and Humberside R.F.C.A Association	Cllr B Marshall	2013 (1)	12/2012
Trans Pennine Trail	Cllr G Ivey	2013 (1)	12/2012
NY Police and Crime Panel	Cllr G Ivey	2013 (1)	12/2012

Minutes

Extraordinary Council

Venue: Council Chamber

Date: 29 May 2012

13	Apologies for Absence
14	Disclosures of Interest
15	Local Development Framework: Core Strategy Examination in Public, National Planning Policy Framework consistency and further proposed changes

Present: Councillor M Dyson in the Chair

Mrs E Casling, J Cattnach, I Chilvers, M Crane, Mrs D Davies, J Deans, Mrs S Duckett, K Ellis, M Hobson, W Inness, Mrs G Ivey, M Jordan, C Lunn, D Mackay, Mrs C Mackman, J Mackman, B Marshall, Mrs K McSherry, R Packham, C Pearson, D Peart, A Pound, R Price, I Reynolds, Mrs S Ryder, R Sayner, S Shaw-Wright, Mrs A Spetch, and R Sweeting.

Apologies for Absence: Councillors J Crawford, Mrs M Davis, J McCartney, Mrs M McCartney, C Metcalfe, Mrs E Metcalfe, Mrs P Mackay, R Musgrave, Mrs W Nichols, I Nutt and J Thurlow.

Also Present: Chief Executive, Executive Director S151, Managing Director of Access Selby, Director of Community Services, Solicitor to the Council and Democratic Services Manager.

Press: 0

Public: 1

13. Apologies for Absence

Apologies were received from Councillors J Crawford, Mrs M Davis, J McCartney, Mrs M McCartney, C Metcalfe, Mrs E Metcalfe, Mrs P Mackay, R Musgrave, Mrs W Nichols, I Nutt and J Thurlow.

14. Declarations of Interest

There were no declarations of interest.

15. Local Development Framework: Core Strategy Examination in Public, National Planning Policy Framework consistency and further proposed changes

Councillor J Mackman presented the report which updated the Council on the progress of the Core Strategy through the Examination in Public (EIP) and set out for approval the further proposed changes to address the issues raised at the April EIP and to ensure consistency with the recently published National Planning Policy Framework (NPPF).

Councillor J Mackman updated the Council on the five key issues arising from the Core Strategy EIP. The Council heard that no changes were required to the Core Strategy in respect of the Duty to Co-operate on S33A of the Planning and Compulsory Purchase Act 2004 and the overall scale of housing. He outlined the changes to the Core Strategy necessary regarding the scale of housing and employment at Tadcaster and the implications for the green belt. The Director of Community Services advised the Council of the Contingency Plan for Tadcaster as required by the Planning Inspector. Councillor J Mackman responded to questions regarding the phasing of sites and the issues with the Site Allocations DPD.

The Council agreed to amend the relevant section of Policy CP3 to read:

In Tadcaster, due to the potential land availability constraint on delivery, the Site Allocation DPD will allocate land to accommodate the quantum of development set out in Policy CP2 in three phases as follows:

Phase 1: the preferred sites in/on the edge of Tadcaster which may include Green Belt releases in accordance with Policy CPXX. Phase 1 will be released on adoption of the SADPD.

Phase 2: a second choice of preferred sites in/on the edge of Tadcaster which may include Green Belt releases in accordance with Policy CPXX. Phase 2 will only be released in the event that Phase 1 is not at least one third completed after 5 years following the release of Phase 1.

Phase 3: a range of sites in/on the edge of settlements which may include Green Belt releases in accordance with Policy CPXX in accordance with the hierarchy in Policy CP1. Phase 3 will only be released after 3 years following release of Phase 2 and only in the

event that the combined delivery of Phase 1 and Phase 2 is less than 50% of the target yield.

Councillor J Mackman explained the role of windfalls in housing supply calculations and the Council approved the amendments to the Core Strategy at CP2.

The Council then debated the status of villages in the settlement hierarchy. Following discussion, **the Council approved that Appleton Roebuck retain its status as a Designated Service Village (DSV).** Councillor J Mackman then set out the position in relation to Escrick and **the Council approved a change to the Core Strategy which upgraded Escrick to a DSV.** The status of Fairburn was then considered. The Council acknowledged the views of officers, which suggested that Fairburn be reclassified as a Secondary Village. However, councillors set out a number of reasons for maintaining the village status as a DSV. **Council agreed that Fairburn remain a DSV.**

Councillor J Mackman then set out the proposed changes to the Core Strategy resulting from the publication of the NPPF. Officers had carried out a detailed analysis of the Core Strategy against the NPPF to identify any changes required. Councillor J Mackman responded to questions regarding the presumption in favour of sustainable development. The Council approved the proposed changes to include a new policy in presumption of sustainable development and a replacement policy CP7 for Travellers.

The Council agreed to amend the relevant section of policy CP7 to read:

In order to provide a lawful settled base to negate unauthorised encampments elsewhere, the Council will establish at least a 5-year supply of deliverable sites and broad locations for growth to accommodate additional traveller sites/pitches/plots required through a Site Allocations DPD, in line with the findings of up to date assessments or other robust evidence.

Rural Exception Sites that provide traveller accommodation in perpetuity will be considered in accordance with CP6. Such sites will be for residential use only.

Other applications for traveller development will be determined in accordance with national policy.

Resolved:

- i) To approve the content of this report subject to agreed amendments set out in this Minute as the basis for:**
 - the Council's position statement for the September 2012 EIP**

- **the Submission Draft Core Strategy National Planning Policy Framework Part 2 compliance statement;**
- ii) **To approve in principle the actions in the schedule at Appendix 5 subject to agreed amendments as the basis of the 6th Set of Proposed Changes.**
- iii) **To authorise the Director of Community Services, after consultation with the Leader of the Council, to agree precise wording of text and policies for the 6th Set of Proposed Changes.**
- iv) **To authorise the Director of Community Services, after consultation with the Leader of the Council, to agree a schedule of officer responses to representations received on the NPPF as a basis for the council's case at the September 2012 EIP.**
- v) **To authorise the officers representing the Council at the reconvened EIP in September 2012 to make additional modifications to the Core Strategy policies before and during the reconvened EIP in September 2012.**
- vi) **To authorise the Director of Community Services, after consultation with the Leader of the Council, to propose main modifications relating to the Core Strategy Policies to the Inspector before and during the reconvened EIP in September 2012.**
- vii) **To authorise the Director of Community Services to deal with any procedural issues not covered by existing delegations to enable effective conduct of the reconvened EIP in September 2012.**
- viii) **To note that the documents will be subject to public consultation between 7 June and 19 July 2012 and that they will be considered alongside representations received at the reconvened EIP in September 2012.**

The meeting closed at 7:23

REPORT TO COUNCIL 26 JUNE 2012

Since last full Council I have met with Leaders in Leeds City Region. Selby have now formally been asked to pay just over £300,000 into a pot for economic development in the City Region. Following on from last Council meeting and the concerns shared by all parties, Selby together with North Yorkshire and Barnsley have all made their reluctance known. At this stage the five West Yorkshire authorities and York are working together on transport issues and are also looking at a fund across this area, North Yorkshire are not a part of this and are unlikely to join, this leaves the City Region a little fragmented and a discussion was held concerning the possibility of full member and associate member status. At this stage I would wish to remain at least an associate member of the City Region.

I have held further meeting with the developers of Olympia park and have lobbied at both Leeds City Region and also North Yorkshire LEP for support for this scheme, I have also written to ministers looking for support for the funding to make the scheme happen, I am aware that the issue is with Council tonight.

I have written to DANVM drainage board about their procurement arrangements, I am unhappy that they are allowing one company to write a spec and then bid for the work. They have replied that they are not breaking the law, however, whilst that may be a matter for the legal profession it is my belief that you should at least show that you are above any such dispute and I intend to continue to pursue this point.

As chair of the Employers forum for Yorkshire and the Humber I am involved in discussions about the future of collective bargaining across local gov't and am meeting with the trade unions nationally in London on the 16 July 2012.

Finally I have visited some local businesses which have continued to expand and are employing a number of local people and providing a much needed boost for the local economy, it is important to remember in these difficult economic times that there are real success stories locally and the Council will wish these businesses well for the future.

Mark Crane
14 June 2012

Cllr Gillian Ivey.
Executive Member for Partnerships and External Relations

Report to Council on June 26th 2012.

Police and Crime Panel.

Thank you for nominating me to represent Selby District Council. Places for two independent members have been advertised and interviews will take place shortly. The nominated members of the panel will meet within the next 4 weeks to discuss this process and the full panel will start to meet in September / October.

As members will be aware, elections of the York & North Yorkshire Police Commissioner will take place on November 15th 2012 and the Panel will then have a series of meetings with the newly-elected Commissioner, to approve his/her budget.

York & North Yorkshire Housing Board: will meet on June 18th and be asked to approve the North Yorkshire Tenancy Strategy.

This will provide a broad & flexible framework to support consistency in the sub region and fits well with the existing sub regional Housing Strategy.

The Tenancy Policy for Selby District is being developed and the draft policy will go before Policy Review Committee in the autumn.

I also attended Scrutiny Committee on June 13th to respond to questions around the Annual Review of Leisure Services, and regarding the Abbey Leisure fire and subsequent actions taken.

At the council I am working with officers on.....

- The Tenancy Policy for Selby District, which will go out for consultation during the summer and I will present to Policy Review Committee in the autumn.
- A review of the Anti Social Behaviour Policy for the district, and including meeting with councillors who raised issues at the last council meeting.
- The provision of temporary gym and fitness facilities following the fire at Abbey Leisure Centre, also the re-location of swimming lessons and fitness classes.
- Sport and Leisure remains a key part of the Living Well agenda. Work is on-going – in conjunction with Sport England – to map out the needs and aspirations for the whole District; and which will inform decisions about sport/leisure provision for the future.

Gillian Ivey

Cliff Lunn Executive member for finance Report to Council

On 31st May I reported to the executive on the treasury management activities for the full financial year to 31st March 2012

The main points of the report were as follows:-

Overall investment interest exceeded the budget for the year due to buoyant cash flow and despite the challenging financial environment; we were just slightly short of our interest rate target.

Borrowing activity was within prudential limits for the year.

The additional borrowing for self-financing the HRA was taken as planned and this has brought our total long term debt to £60.3m at an average rate of 4.19%.

I also reported on the HRA business plan for the 5 years from 2012 to 2017.

This report presented the draft HRA Business Plan prior to consultation with tenants and the Policy Review Committee.

The Plan is intended to be a strategic document which takes account of our Corporate Plan and the '5 Big Things'.

It has been developed against a backdrop of major change in the form of the Localism Act; self-financing and enhanced 'Right-to Buy'. Especially Changing Places and Living Well.

The key issues within the Business Plan are:

The full implications of Right to Buy still need to be modelled but there is sufficient headroom within the plan to allow our planned capital programme (including Airey properties) to go ahead.

Over the next 3 years we have budgeted for around £3.4m p.a. on improvement works to our homes - mostly concerned with energy efficiency (new heating systems, roofs, windows, doors);

We aim to maintain our 'Decency +' standard and will turn our attention to upgrading bathrooms once our kitchen programme has been completed;

A 'Local Funding Plan' will be developed to demonstrate how we will meet the Government's objectives for enhanced 'Right to Buy' and 'one-for-one replacement' whilst maintaining a viable HRA.

Looking forward, we want to use the resources we have to help shape our future housing stock so it better meets the needs of our tenants and we will consider new build, buy-backs and refurbishment of properties, depending on the funds we have available.

The Plan also states our intention to consider becoming a 'Registered Provider'.

Consultation with tenants will involve the Tenant and Leaseholder Scrutiny Panel and an overview will be provided to all tenants through the Open Door newsletter.

I have also attended member briefings on localism act and Standards arrangements.

I am happy to take any questions, even on the five big things and my spelling, punctuation and use of grammar.

Cliff Lunn

Cllr John Mackman
Executive Member for Place Shaping

Report to Council on 26 June 2012

This report covers the period from the Council meeting on the 24th April 2012. During this 2 month period I have attended scheduled Executive/Executive Briefing meetings, Selby Internal Drainage Board, North Yorkshire Building Control Partnership, Local Parish Council meetings and attended to local Ward case work as required.

1) The LDF Core Strategy (CS)

As Council is aware an Examination in Public (EIP) into the soundness of the Core Strategy was held between the 20 and 30 September 2011 and between 18 and 19 April 2012 in front of an independent Inspector appointed by the Government.

The independent Inspector has adjourned the EIP until 5 September 2012 in order for the Council to consider the implications of the National Planning Policy Framework (NPPF) on the submission draft Core Strategy and for the Council to consult on any further proposed changes to the submission draft Core Strategy in accordance with the revised timetable submitted following the EIP in April 2012.

At the Extraordinary Council meeting held on the 29 May 2012 I presented to Council a report updating Council on the key issues arising from the April 2012 EIP and set out the further proposed changes required in order to address issues raised at the EIP and to ensure consistency with the NPPF. Council subsequently approved the tabled recommendations (with agreed amendments) in order for further public consultation to proceed.

The Council has now published and invited comment on a 6th set of proposed changes to the Submission Draft Core Strategy, for a 6 week consultation period commencing on the 7 June 2012.

Following the consultation period on the 6th set of proposed changes, Council will consider (under delegated authority) whether they comprise a further request to the Inspector for him to consider those as modifications. It should be noted however, that the Council may request further modifications up to and during the EIP in accordance with the delegations approved by Council.

2) The Site Allocation DPD Preferred Options (SADPD)

Continued liaison with Officers. The Core Strategy continues to be the priority for Officers and as previously stated the SADPD will eventually take its lead from the Core Strategy and will need to reflect any changes made to the Core Strategy as a result of the EIP.

The impact of the new NPPF and the significance of the new Planning Policy for Traveller Sites which both became effective from the 27 March 2012 will need to be taken into consideration in the final drafting of the "Further Preferred Options" version of the SADPD.

3) **North Yorkshire Building Control Partnership (NYBCP)**

Attended the NYBCP Board meeting in April which discussed the monitoring report on the 2011/12 operational performance and proposed changes to the building regulations issued for consultation by CLG. Changes in regulations are proposed in various technical areas, the energy efficiency of buildings, electrical safety in homes and in building control systems.

Regarding the conservation of fuel and power the Government has committed to introduce zero carbon standards from 2016 (homes) and 2019 (non domestic) and proposed changes to the building regulations is the next step in achieving these targets.

For the operating year 2011/12 the partnership achieved the majority of its operational performance targets except those relating to market share. As previously mentioned the depressed economy has severely impacted activity levels in the Building and Construction industry resulting in a shortfall in NYBCP income which will require each of the five partnership authorities to contribute around £16k to NYBCP funds in order to maintain the agreed minimum reserve balance of £10k.

4) **Selby Internal Drainage Board (SIDB)**

Attended the March and May meetings of the SIDB, concerns have been raised at the SIDB regarding Coal Authority pumping stations where the consulting engineer reported that the Coal Authority had approached DEFRA to consider an amendment to legislation to enable them to withdraw support from pumping stations and assets originally provided as mining subsidence remedial works.

Reporting on the Environmental Agencies draft Lower Aire risk management strategy the consulting engineer advised the board on the implications for landowners of the withdrawal of maintenance to the river bank. The EA's case is that they are unable to justify maintenance of the river bank but remain committed to protecting property behind the back barrier banks.

Board members expressed their concerns at these developments.

John Mackman
11 June 2012

Chris. Metcalfe Executive Member for Communities

Since the last meeting of council; I have presented to the Executive the draft Countryside Management Strategy for their consideration and approval to move to the public consultation stage. Prior to the Executive the draft strategy was presented to the Policy Committee for their consideration, their response was positive, and several helpful comments were received which have been incorporated into the strategy.

The objective of the strategy is to:-

Protect and enhance the countryside and natural habitats through partnership working.

Improve access for all to the countryside.

Enable people to participate.

To see the countryside as an asset, that will attract visitors to the district and aid the local economy.

To achieve these objectives the strategy is built on 5 themes: - Landscape, nature conservation and enhancement; Access and recreation; Environmental awareness and education; Community involvement; Economy and land management.

The Executive were also requested to approve the practical arrangements for land in council ownership, namely Barlow Common and Hambleton Hoff based on the objectives set out in the Countryside Management Strategy.

The Yorkshire Wildlife Trust is to manage Barlow Common, working alongside the local Scouts. With an initial grant of £12000 P/A reducing over 3 years to £6000 P/A.

The Wildlife Habitat Protection Trust is to manage Hambleton Hoff, and do not require any grant from the council.

Yorkshire Water will continue with their management arrangements for Brayton Barff.

Tackling the Tough Stuff Tadcaster; the project board have visited Tadcaster and in particular the council property at 43, Kirkgate to familiarise themselves with the task in hand. Empty residential and retail properties have been identified along with vacant and derelict land. Regarding 43, Kirkgate we are to meet representatives from Selby College to determine if they are interested in this building as a renovation project and then to possibly utilise the building. Areas of work have been prioritised and good progress is being made.

The CEF design group; excellent progress is being made here and my thanks to members of the group for their positive contributions to the debate. We will shortly be in a position to bring our proposals to council for consideration.

Chris Metcalfe

POLICY REVIEW COMMITTEE - Report from Councillor M Jordan

Policy Review Committee meeting held on 12 June 2012

The Committee discussed the HRA Business Plan and the allocation of funds per house for a refit. With the redevelopment of the Airey house stock we questioned whether it was more cost effective to demolish and rebuild, making use of the large amount of land per property. The Committee considered the new Right to Buy policy and in particular the investment and future value of Airey houses when tenants could apply discount to purchase price. The Committee considered the general state of repair of remaining housing stock and how Access Selby could evaluate condition and repair works in particular for those tenants not best suited to make their own repairs, such as the elderly.

For the Executive the Committee considered the Olympia Park Project in Selby, a large scale development of houses and employment land. Officers were able to provide detailed information and took away a number of comments.

Renewable Energy Strategy - I will be meeting officers to agree the scope and timing of a Task and Finish Group.

C Cllr Mike Jordan

Chair of Scrutiny – Councillor Wendy Nichols

The Scrutiny Committee has met once since the last report to Council on 24 April 2012.

13 June 2012

Crime and Disorder Update Report

North Yorkshire Police and Community Safety Partnership had submitted a report giving statistical information on Crime, Anti-Social Behaviour and Safer Neighbourhood Priorities.

In addition the new Chief Inspector for Selby Mark Iveson attended the meeting and discussed with the Committee his priorities for the Selby Area which are cross border crime and vulnerable people. He also answered questions about the crime statistics. The Committee found Mark Iveson's attendance useful.

Health Service Provision – Selby Hospital

Two members of staff from the Selby Community Hospital attended the meeting and gave a presentation about the new hospital site and the improvements it has made to NHS services. The presentation was useful and interesting for members of the Scrutiny Committee. They also gave a commitment to raise our concerns about the times the Minor injuries unit was not open, but this is run by Harrogate Trust not York, they had been advised by Harrogate Trust that one of the reasons for closure at night was that on average they had only had one person per night.

Barlow Common Nature Reserve

The Development Manager of Communities Selby gave the Committee a verbal update about the work taking place at Barlow Common Nature Reserve. The Committee were interested to here what had been taking place at the site.

Year End Performance

The Deputy Chief Executive presented a report to the Committee giving details on the performance of Access Selby key performance indicators for the 4th quarter of 2011-2012.

Access Selby Service Provision – Housing – Stock/Voids

The Lead Officer for Assets presented a report to the Committee about the Council's social housing stock and performance in relation to repairs and voids. The Committee found this information useful and helped them understand the current situation regarding Council owned social housing.

Concern was expressed regarding communications between Access Selby and Help-Link, the Lead Officer agreed to look into this.

Access Selby Service Provision – Wigan Leisure and Culture Trust

The Executive Member for Partnerships and Commissioning and Mike Lyons Director of Sport for Wigan Leisure and Culture Trust presented a report which updated the Committee regarding Abbey Leisure Centre and leisure services provision. The Committee were also given information about the interim facilities which had been established following the fire at the Abbey Leisure Centre. The committee also asked questions regarding the proposals for the Abbey Leisure centre site and when decisions were to be made. We were advised that a report would be going to the executive hopefully in September. The Executive member told us that the decision would be that of the Full Council on what the future leisure centre would look like, but said her view was that it should contain a swimming facility.

The Committee were very interested to hear about the work of Wigan Leisure and Culture Trust and the establishment of the interim facilities.

Work Programme

The Committee discussed the finalised work programme prior to it being sent to Council for approval.

Public Session

Report Reference Number (C/12/3)

Agenda Item No: 11

To: Council
Date: 26 June 2012
Author: Eileen Scothern, Business Manager
Lead Officer: Keith Dawson, Director of Community Services
Lead Councillor: Cllr John Mackman

Title: Olympia Park

Summary:

Due to delays in the Core Strategy process a policy framework is required to facilitate consideration of a planning application for the Olympia Park strategic development site. This report sets out the steps to ensure an appropriate policy framework.

Recommendations:

- i. To approve the Olympia Park Delivery Framework Document, Masterplan and Consultation Draft Supplementary Planning Document for consultation.**
- ii. To note the timetable set out at para 2.8.**
- iii. To note the delegation arrangements set out at 2.9 and 2.10.**

Reasons for recommendation

To provide a policy framework for consideration of a planning application for the Olympia Park strategic site.

1. Introduction and background

- 1.1 Olympia Park is the strategic development site included in the emerging Core Strategy. The developers submitted a planning application on 28th May.
- 1.2 The Emerging Core Strategy includes a policy for this strategic development site which requires a Delivery Framework Document

(DFD) and an approved Master Plan prior to determination of any planning application.

- 1.3 The Delivery Framework Document and Master Plan has been finalised by the developers and the Council has prepared a consultation draft Supplementary Planning Document (SPD) but the Adoption of the Core Strategy has been delayed until after the EiP reopens in early September.
- 1.4 To facilitate consideration of the planning application the Delivery Framework Document, Master Plan and the SPD should be progressed in tandem with the Core Strategy. As a consequence of timetabling and in order to help unlock this strategic development site the usual Budget and Policy Framework procedures will need to be amended as set out in the report.

2. The Report

- 2.1 Within the emerging Core Strategy it is intended that the majority of new employment opportunities and about 40% of the Selby housing target will be provided through a large scale, mixed use development on land to the east of Selby (Olympia Park). This will include about 1,000 new dwellings and 23 ha of employment land in the period up to 2026, including B1 offices, B1 and B2 industrial units, B8 storage and distribution premises, higher value uses, local convenience retail facilities and a public house. About 10 hectares of land is also reserved for longer term employment use.
- 2.2 The Emerging Core Strategy includes a Policy CP2A for this Strategic Development Site and it requires:
 - An approved Delivery Framework Document prepared jointly by the landowners which demonstrates the viability and deliverability of the scheme,
 - An approved Master Plan produced in consultation with stakeholders and the local community prior to determination of any applications for development.
- 2.3 The applicants, BOCM Pauls and Selby Farms have signed a Planning Performance Agreement (PPA) with the Council to project manage the planning application through the statutory process. A hybrid planning application (mixture of detailed and outline planning applications) was submitted on 28th May 2012 with determination anticipated for the October Planning Committee meeting.
- 2.4 As part of the PPA process, the applicant has been working with the Council on the Delivery Framework Document and Master Plan plus a Supplementary Planning Document which will subsequently form the basis against which all future Olympia Park planning applications can be assessed.

- 2.5 The developers submitted a draft Delivery Framework Document and a Master Plan on 1st May. A copy of the submitted preferred Masterplan is attached at the end of this report. A CD of the full document is available at request. An assessment of the documents suggests it is broadly in line with the Core Strategy draft policy CP2A.
- 2.6 The Delivery Framework Document, Master Plan and Supplementary Planning Document (attached to the report) will need to be considered by the Council and published for a period of public consultation. It may then be used to provide a policy framework for considering the planning application for the Olympia Park site. In addition the SPD will provide a policy framework for future planning applications on the site.
- 2.7 As policies associated with the Local Development Framework are normally subject to the Budget and Policy Framework procedures set out in the Constitution, the Olympia Park documents would normally follow a route through Executive, Policy Review Committee and Council. Including a statutory period of consultation and using the current timetable of meetings would result in a final decision by Council on 11 December. This is likely to delay consideration of the application by Planning Committee until January 2013.
- 2.8 Given that this delay stems from a consequence of the timetabling of EiP it is considered reasonable to streamline the usual procedures set out at paragraph 2.7. Executive has endorsed the following route:
- Executive Briefing 17th May 2012
 - Executive 31st May 2012
 - Policy Review 12th June 2012
 - Council 26th June 2012 to approve for public consultation
 - Consultation process July to mid August 2012 (including preparation, six week consultation period and consideration of any representations received)
 - Council 11 September
- 2.9 The Policy Review Committee endorses this approach. The Leader has given delegated authority to officers to respond to any recommendations from Policy Review Committee, after consultation with the relevant Executive Councillor, and submit directly to Council. The relevant Director and the Leader met on 14th June to discuss the Policy Review Committee comments on Section 106, Highways, concerns on potential noise pollution and the involvement of the PCT.
- 2.10 The Executive has agreed that following the public consultation period, a report will be submitted directly to Council in September which will incorporate any changes arising from this process. The Leader has also given delegated authority to officers to reflect the responses in the submission to Council, after consultation with the relevant Executive Councillor. The leader has also agreed that this delegation will be to the Director of Community Services after consultation with the Leader,

with a caveat that if any potentially controversial changes are necessary a special meeting of the Executive may be required in August.

- 2.11 This approach would potentially advance the determination date for the planning application by several months. This would help create confidence that Selby is open for business and assist the developers with assembling the development finance.

3. Legal/Financial Controls and other Policy matters

3.1 Legal Issues

Supplementary Planning documents must be prepared in accordance with the relevant Regulations.

3.2 Financial Issues

Within the approved LDF budget.

4. Conclusion

The proposals set out in this report will facilitate progress on the Olympia Park strategic development site.

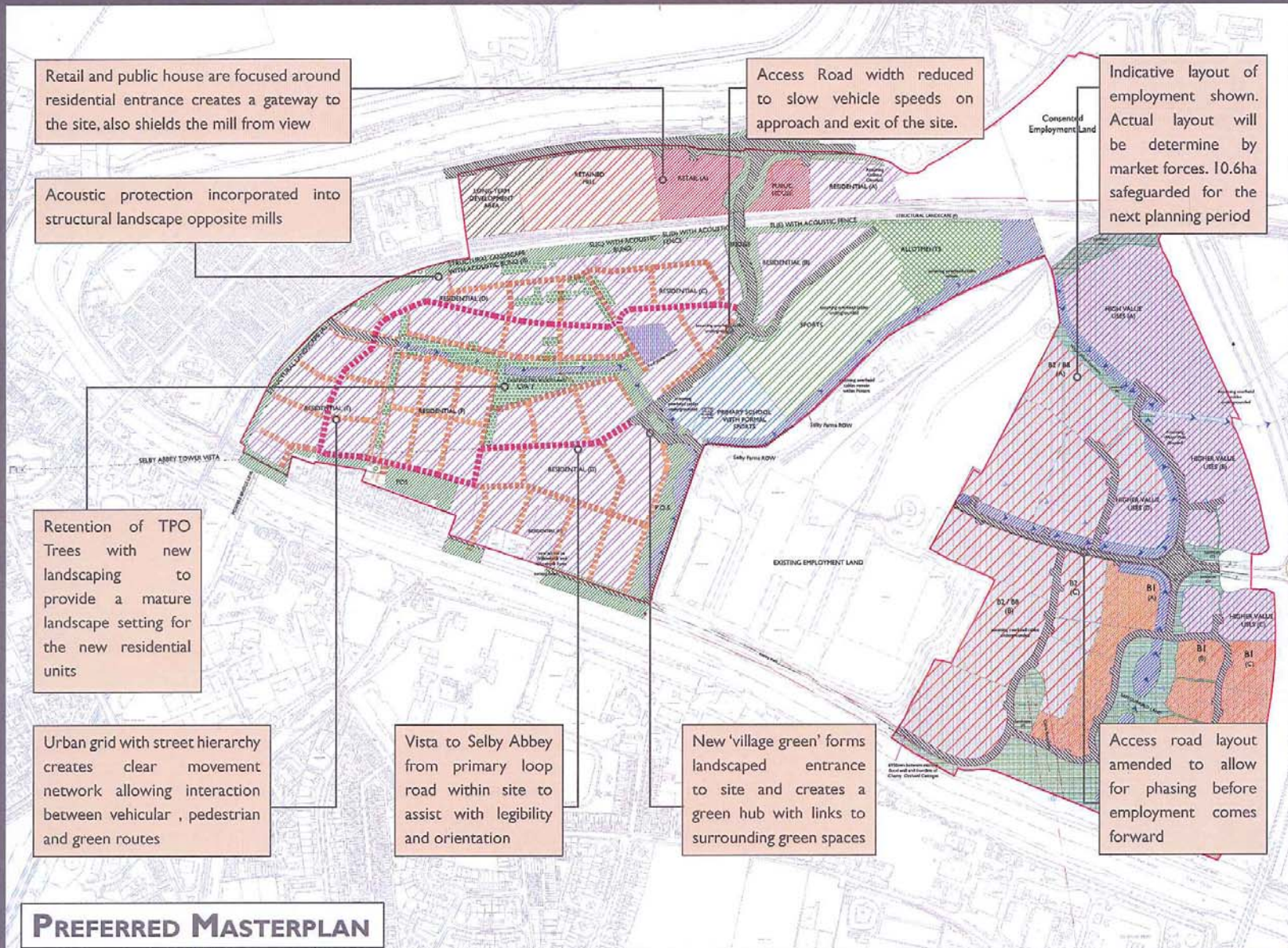
5. Background Documents

Draft Core Strategy

Contact Officer:
Eileen Scothern, Business Manager

Appendices:

Olympia Park Plan
Consultation Draft Supplementary Planning Document



Retail and public house are focused around residential entrance creates a gateway to the site, also shields the mill from view

Acoustic protection incorporated into structural landscape opposite mills

Access Road width reduced to slow vehicle speeds on approach and exit of the site.

Indicative layout of employment shown. Actual layout will be determine by market forces. 10.6ha safeguarded for the next planning period

Retention of TPO Trees with new landscaping to provide a mature landscape setting for the new residential units

Urban grid with street hierarchy creates clear movement network allowing interaction between vehicular , pedestrian and green routes

Vista to Selby Abbey from primary loop road within site to assist with legibility and orientation

New 'village green' forms landscaped entrance to site and creates a green hub with links to surrounding green spaces

Access road layout amended to allow for phasing before employment comes forward

PREFERRED MASTERPLAN

Appendix 2

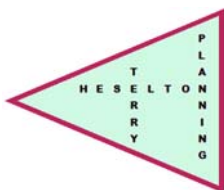
Selby District Council

Core Strategy Policy CP2A

Olympia Park

Consultation Draft Supplementary Planning Document

June 2012



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1.0 Introduction

Purpose of this Document

- 1.1 This Supplementary Planning Document (SPD) has been produced in order to explain the Council's expectations and requirements for the development of the Olympia Park Strategic Development Site identified in the Core Strategy.
- 1.2 The SPD relates to the area of land identified in Figure 1. The SPD does not include detailed proposals or new policies but builds on the Core Strategy policies relevant to Olympia Park, particularly policy CP2A (see Appendix 1). It should be read in conjunction with the Core Strategy and other relevant planning documents, including the Infrastructure Delivery Plan and the Developer Contributions SPD.
- 1.3 The objectives of the SPD are to:
- Set out the overall approach and vision for the site
 - Establish the context for producing a planning framework for the future development and implementation of the scheme
 - Amplify and explain the planning policy and design requirements set out in the Core Strategy, particularly Policy CP2A, and
 - Clarify the Council's requirements for future planning applications
- 1.4 Emphasis is to be placed on creating a high quality scheme, with a strong sense of place which is fully integrated with the surrounding area.
- 1.5 The SPD does not contain detailed proposals or new policies but is intended to complement the Framework and Delivery Document (FDD) and Masterplan produced on behalf of the landowners. The Council will take the SPD into account in negotiating with the developers/landowners and it will be a material consideration in determining future planning applications on the site. The document is intended to be flexible enough to endure throughout the life of the scheme in the event that the FDD and Masterplan are subject to change.

Background

- 1.6 Olympia Park represents a major opportunity for a mixed housing/employment scheme on the edge of Selby.
- 1.7 The site has been identified as a strategic development site in the Core Strategy capable of accommodating in the region of 1,000 new

dwellings and about 34 ha of employment land (23 ha in the period up to 2027 and nearly 11 ha afterwards), with associated physical, green and community infrastructure. This will include new access arrangements, the relocation and expansion of Barlby Bridge County Primary School, local convenience shopping, and integrated green space, pedestrian and cycle routes and flood water management systems.

- 1.8 The sites identification as a strategic development site reflects its unique location on the edge of the built up area close to Selby town centre, providing an opportunity to create a sustainable urban extension, combined with the regeneration of former industrial land and premises.
- 1.9 The site was selected following evaluation of a number of alternative locations around Selby, and was considered the most sustainable option because of its good relationship with the existing pattern of development, its accessibility to the highway network and public transport, and because it is part brownfield.
- 1.10 Development at this location is acknowledged in the Core Strategy as the most appropriate way of promoting a significant proportion of planned new housing and employment growth in Selby, which is identified as the principal settlement and focus for future growth. As such the development will make a major contribution towards Selby's role as the economic, cultural and social hub of the District.
- 1.11 Parts of the site were previously allocated for employment growth in the Selby District Local Plan or safeguarded for the expansion of freight handling and storage activities associated with the Potter Group railhead. The creation of new employment opportunities is also intended to support the continued expansion of these activities.

Regulatory Requirements

- 1.12 The Council is working closely with the landowners and other stakeholders in preparing the SPD which will be subject to consultation with the local community and other stakeholders with an interest in the site, before being adopted.
- 1.13 The SPD is being prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.14 It is not subject to Sustainability Appraisal (SA) as the Council carried out a detailed Sustainability Appraisal of the Core Strategy policies at each stage of preparation including a separate Appraisal of the strategic development site options.
- 1.15 The SA demonstrates that both the residential and employment elements of the site perform better than alternative locations, and provide the best opportunity for creating a sustainable urban extension to meet Core Strategy objectives.

2.0 The Site

Location

- 2.1 The Olympia Park site covers an area of approximately 92 ha located on the edge of Selby within Barlby and Osgodby Parish, as identified in Figure 1. It is situated within a meander of the River Ouse, extending from the River Ouse railway bridge at its western most point (south of Barlby Bridge Community Primary School) to the A63 Selby Bypass in the east. The boundaries of the site are formed by the River Ouse, the A19 Barlby Road, the Leeds-Hull railway and the A63 Selby Bypass.
- 2.2 The site is within a short distance of the principal road network including the A19, A63, A1(M) and junctions 34, 36 and 37 of the M62 Motorway approximately seven miles to the south, reinforcing its strategic importance.
- 2.3 Selby may be accessed from swing bridge river crossing points on both Barlby Road and the A63 Bypass. The town itself is approximately 23 miles east of Leeds and 13 miles south of York. It is also connected by rail to Leeds, Hull, Manchester, York and London.
- 2.4 The site virtually encloses a large freight warehouse and distribution centre operated by the Potter Group where containers are transferred between road and rail, although this does not form part of the site.

Character

- 2.5 The site comprises a mixture of employment uses, redundant industrial buildings and former operational land, together with greenfield land in the form of allotments, playing fields, woodland and agricultural land.
- 2.6 Whilst predominately flat it slopes gradually down towards the south eastern corner, where the A63 Bypass crosses the River Ouse, and consequently the western part of the site, within the immediate meander of the River Ouse, is at the highest level.
- 2.7 The Leeds – Hull railway line bisects the northern part of the site forming separate land parcels and creating a barrier to movement.
- 2.8 Existing development between the railway line and the Barlby Road frontage comprises the BOCM PAULS operational mill and associated land and ancillary buildings, together with a number of redundant building and structures including storage tanks. Further

east there is a triangular parcel of agricultural land contained by the railway, the A19 and the A63 Selby bypass, and which is already consented for B1, B2, and B8 uses.

- 2.9 To the south of the railway and west of the Potter Group, the land comprises a mixture of previously developed (former operational) land with allotments, sports pitches, woodland and some agricultural land.
- 2.10 Land between the Potter Group and the A63 Bypass is virtually all greenfield and is currently farmed. This comprises a series of field parcels and ditches, with a farm house and associated buildings situated adjacent to the river. There are also a number of overhead electricity lines crossing the site.
- 2.11 Land to the north of the Leeds-Hull railway line is currently accessed directly off Barlby Road. Land to the south of the railway line is accessed via a level crossing over the railway line from Barlby Road and via Recreation Road, a traffic controlled single track road which runs under the railway line. The level crossing provides the primary access route to the Potter Group whilst existing residential properties on Ouse Bank are primarily accessed via Recreation Road. The eastern land is accessed from a spur road and roundabout on the A63 Bypass.
- 2.12 There are a number of unadopted roads and tracks within the boundary of the site which serve as the rights-of-way that link the two access points and the Potter Group site and Ouse Bank properties. The River Ouse towpath runs along the southern boundary of the site and forms part of the Trans-Pennine Trail (National Route 65).
- 2.13 The Grade I listed Selby Abbey in Selby Town Centre is visible from within the site and over it from elevated sections of the A63 Bypass.

Ownership

- 2.14 The site is in three principal ownerships namely;
- BOCM PAULS Ltd (BOCM PAULS) comprising frontage land between Barlby Road and the Leeds – Hull Railway line, and land to the south of the railway.
 - Selby Farms Ltd (Selby Farms) land immediately to the west of the A63 Selby Bypass, and
 - Greencore plc (Greencore) – the triangular area of land lying to the north of the railway enclosed by the A63 Selby Bypass and the A19, which is consented for B1, B2 and B8 uses.
- 2.15 There are also a number of other landowners with smaller land holdings or operational land within the Olympia Park site boundary,

for example Network Rail.

Surrounding Area

- 2.16 The site forms a strategic gateway into Selby being situated between the A19 Barlby Road with its adjacent flood bank and walled flood defences and the more natural environs of the River Ouse corridor. It also enjoys good vehicular and pedestrian access to both Selby and Barlby village immediately to the north.
- 2.17 In addition to the Potter Group railhead and associated buildings a number of other land uses and activities are either accessed across the site or are located immediately adjacent to the site.
- 2.18 This includes the large cluster of Edwardian terraced housing known as Barlby Bridge, which extends from Selby Swing Bridge along the A19 corridor, as far as the Rank Hovis Mill adjacent to BOCM PAULS. Community facilities in this area include a primary school, public house, corner shop, take-away and recreation open space.
- 2.19 While Olympia Park is separated from this residential neighbourhood by the Leeds – Hull railway line (which forms part of the northern boundary of the site), there are strong links for pedestrians and cyclists via Recreation Road and the Trans-Pennine Trail along the riverbank, both of which also provide excellent access to facilities in Selby.
- 2.20 A terrace of residential properties plus Bleak House, Willowbank House and Elm House are situated at Ouse Bank adjacent to the Trans-Pennine Trail along the southern edge of the site between Barlby Bridge and the Potter Group. These properties are outside the site boundaries but are all accessed by rights-of-way through the BOCM PAULS land.

3.0 Policy Framework

National Planning Policy Framework

- 3.1 Proposals for the development of Olympia Park will be expected to reflect the core land-use planning principles identified in the National Planning Policy Framework (NPPF) and to comply with specific requirements identified in the Framework.

Regional Guidance

- 3.2 The selection of Olympia Park as a strategic development site is compliant with principles established in the Regional Spatial Strategy (The Yorkshire and Humber Plan). However the intended revocation of RSS by Government is not considered to have any bearing on the Olympia Park proposal which has emerged in response to identified local development needs through a process of consultation with the local community and key stakeholders.

Core Strategy

- 3.3 A number of general Core Strategy policies are relevant to Olympia Park, and have also been taken into account in preparing this SPD.

CP1 Spatial Development Strategy

CP2 Scale and Distribution of Housing

CP3 Managing Housing Land Supply

CP4 Housing Mix

CP5 Affordable Housing

CP8 Access to Services, Community Facilities and Infrastructure

CP9 Scale and Distribution of Economic Growth

CP11 Town Centres and Local Services

CP12 Sustainable Development and Climate Change

CP13 Improving Resource Efficiency

CP14 Low Carbon and Renewable Energy

CP15 Protecting and Enhancing the Environment, and

CP16 Design Quality

- 3.4 Policies CP1, CP2 and CP9 establish the overarching strategy of concentrating economic and housing growth in Selby. Policies CP2 and CP9 identify Olympia Park as the preferred location for a strategic housing and employment site (accommodating approximately 40% of additional housing to be allocated in Selby and providing the principle location for future employment expansion) in the form of a sustainable urban extension.

- 3.5 Policies CP4 and CP5 promote the creation of a sustainable, inclusive and mixed community, including a significant element of affordable housing.

- 3.6 Policy CP8 is intended to ensure that new development is accompanied by the phased provision of physical, social and green infrastructure in step with the development.

- 3.7 Policy CP11 promotes the revitalisation of the local economy while ensuring that proposals do not prejudice the vitality and viability of town centres

- 3.8 Guidance in the SPD is also intended to ensure that the scheme is fully compliant with the suite of policies (CP12 – CP16) in the ‘Improving the Quality of Life’ section of the Core Strategy which are intended to ensure that development is sustainable and has regard to heritage and biodiversity interests.
- 3.9 The Council will also continue to work pro-actively with the developer to secure a place based and people focused approach to the development of Olympia Park. This reflects the presumption in favour of sustainable development in the NPPF and Core Strategy Policy LP1.
- 3.10 In addition to the general policies referred to above the Core Strategy includes a specific Policy (CP2A) to promote Olympia Park as a strategic development site, setting out a range of planning and technical considerations to be taken into account in its development. Some of the criteria complement general policies relating to sustainability and the environment.
- 3.11 The specific policy requirements and development principles in Policy CP2A are explained in more detail in the next section.

4.0 Planning and Design Requirements

- 4.1 **(i) Development within the defined area will be programmed to deliver 1000 new homes and 23 ha of new employment land in the period up to 2027, with a further 10.6 hectares reserved for longer term employment use.**
- 4.1.1 Core Strategy Policy CP1 identifies Selby as the focus for future growth in the District. Policies CP2 and CP9 identify Olympia Park as the most sustainable option for accommodating strategic housing and employment growth, in the form of a mixed development.
- 4.1.2 This reflects the sites edge of market town location plus the fact that it is well related to the existing built up area with good connectivity to the existing highway and public transport, and with pedestrian access to a wide range of facilities and services in Selby town centre. It provides a unique opportunity for a sustainable urban extension combined with the regeneration of former industrial land and premises.
- 4.1.3 The Council is promoting a mix of uses on the site in order to provide opportunities to undertake day-to-day activities, including work, and access key facilities such as a new primary school and local shops, on site.
- 4.1.4 The scheme should meet sustainable development objectives by:
- Ensuring that development makes the most efficient use of land

- Focusing on the quality of place and space
- Incorporating green infrastructure, and pedestrian routes and cycleways as an integral element in the design,
- Using sustainable water management and sustainable construction techniques, and
- Creating a high quality development and standard of design

Creating a Sustainable Inclusive Community

- 4.1.5 In order to satisfy identified housing requirements in the District as a whole the scheme will be expected to accommodate in the region of 1,000 new dwellings in the period up to 2027. This represents approximately 40% of dwellings to be provided through new allocations in Selby.
- 4.1.6 The scheme should deliver a wide choice of high quality homes based on evidence provided by the Strategic Housing Market Assessment. (2009).
- 4.1.7 The aim is to create a sustainable, inclusive and mixed community by providing an appropriate mix of housing, including affordable housing for both rent and sale. (see section 4.8). The precise mix of housing in terms of dwelling types, sizes and tenures will be determined for each phase of development at the time of future applications. This will be informed by the most up to date local evidence on current and future demographic trends, market trends, and the needs of different groups in the community.
- 4.1.8 Proposals for new homes at Olympia Park should :
- Create an attractive and safe environment designed with the needs of people in mind
 - Provide high quality, sustainable living environments
 - Provide a mix of densities appropriate to the urban location.
 - Ensure existing links to adjoining residential neighbourhoods, employment areas and services are retained and strengthened, and
 - Encourage a sense of community ownership and security

Promoting Economic Growth

- 4.1.9 Selby is the Council's preferred location for major employment expansion taking advantage of the established workforce, good

connectivity by road and rail, excellent infrastructure and the largest concentration of services and facilities in the District. Employment growth is desirable in order to help make the District more self sufficient, to reduce out-commuting and to promote economic regeneration and recovery.

- 4.1.10 Approximately 23 ha of employment land are required in the period up to 2027 to accommodate a range of activities and uses including B1 offices, B1 and B2 manufacturing and industrial units, B8 storage and distribution premises. There is also scope for higher value uses such as car showrooms, hotel, garden centre, public house, fast food restaurant, and local convenience retail facilities.
- 4.1.11 The range of acceptable uses at Olympia Park includes potential town centre uses such as B1 offices and retail. Core Strategy Policy CP11 recognises the scope for offices in 'office park' locations such as Olympia Park particularly since there are very limited opportunities for office development in the town centre. However the provision of retail facilities must be compliant with both NPPF and Core Strategy Policy (CP11) in order to maintain the viability of Selby town centre.
- 4.1.12 Although the development will be market led the early completion of the link road across the Selby Farms land combined with advance marketing, will ensure that employment related development may take place as soon as market conditions improve.
- 4.1.13 Approximately 10 hectare of land is to be reserved for longer term use to ensure continued growth.
- 4.1.14 Proposals for additional employment floorspace at Olympia Park should :
- Create a high quality development and design of individual buildings which will be attractive to employers
 - Provide a range of building sizes and forms to meet market demand and the Councils aspirations, including the accommodation of research and development/knowledge based employment activities, linked to local colleges and universities.
 - Provide additional small to medium sized B8 storage buildings adjacent to the Potter Group in order to support the continued expansion of freight storage and distribution activities
 - Provide an attractive and safe work environment integrating building design with highways, landscaping and flood storage/SUDS measures, and
 - Exploit opportunities to open up the riverside environment as part of an attractive 'business zone'

Location of New Residential Neighbourhoods and Employment Zones

- 4.1.15 The characteristics of the site lend itself to locating residential development on the western part of the site in closest proximity to the existing built up area, maximising opportunities for pedestrian and cycle access to Selby town centre. This has the added advantage of being the highest point of the site as a whole and therefore the most appropriate location for housing development in sequential flood risk terms.
- 4.1.16 In contrast the Barlby Road frontage lends itself to mixed commercial and residential development, because although relatively close to both Selby and Barlby village it has higher noise levels than other parts of the site because it is situated between the busy A19 corridor and the Leeds – Hull railway line. There are also two operational mills on this frontage, namely the Rank Hovis Flour Mill closest to Selby, and the retained BOCM PAULS animal feedstuffs mill within the Olympia Park site.
- 4.1.17 Selby Farms land adjacent to the A63 Selby Bypass is considered a more appropriate location for employment development being less well related to the existing built up area but taking advantage of a direct access on to the Bypass and the strategic highway network.
- 4.1.18 The remaining triangular parcel of land owned by Greencore to the north of the railway line at the eastern end of the site already has the benefit of planning consent for mixed B1, B2 and B8 development. The Council wishes to see this site developed in a way which creates an attractive gateway marking the entrance to Selby.

- 4.2 **(ii) A comprehensive, phased approach to development is required in accordance with an approved Framework Delivery Document and an approved Master Plan, which will ensure the release of employment land in the eastern part of the site prior to future residential development south of the Leeds – Hull railway.**

- 4.2.1 It is envisaged that the preparation of the FDD and Masterplan will be the responsibility of the landowners/developers. Combined with this SPD the FDD and Masterplan are intended to provide a practical framework to guide future development.
- 4.2.2 The primary purpose (of the FDD and Masterplan) is to demonstrate how the development of the site will satisfy the Councils strategic objectives and policies in the Core Strategy, and to provide the basis against which all future planning applications may be determined, by

- Providing a clear design rational and planning framework for the site
- Identifying a deliverable and financially viable project that delivers the vision for Olympia Park
- Identifying social and physical infrastructure requirements and strategy for delivery, and
- Determining the appropriate phasing to ensure the timely delivery of the development and a sustainable quality of place.

4.2.3 Because the site is a key component in the Councils strategy for delivering new housing and jobs a comprehensive, phased approach to development is essential in order to secure delivery within the timeframe envisaged in the Core Strategy. This will also ensure that the provision of associated infrastructure and services is achieved in step with the development.

4.2.4 The phasing should ensure early delivery of mixed housing and commercial development on the A19 Barlby Road frontage as well as the construction of a new road bridge crossing the Leeds – Hull railway line to facilitate longer term residential development within the main body of the site. The construction of the new access and road bridge crossing will also enable the whole of the Greencore land to be developed as part of the site is currently sterilised by the planning requirement to safeguard land for an alternative access into Olympia Park.

4.2.5 One of the Councils key objectives is to ensure that the Selby Farms land is opened up for employment development at the earliest opportunity in order to help revitalise the local economy and to provide an alternative source of high quality jobs for people currently commuting outside the District. While recognising that current economic circumstances make it impractical to deliver significant short term employment growth it is never the less important that new jobs can be delivered as soon as market circumstances improve.

4.2.6 This will be achieved by constructing a new link road from the existing roundabout and short spur road on the A63 Selby Bypass to connect with the Potter Group site as part of the initial phase of development. As well as providing Potters with a direct access onto the A63 this will ensure that the adjoining land can be readily serviced and accessed. It is also important that the developers/landowners undertake advance marketing in order to attract potential occupiers and investors.

4.2.7 The Council will condition future consents or seek appropriate Section 106 Agreements to ensure that the road link is completed before any new dwellings constructed south of the Leeds – Hull railway line may be occupied.

- 4.3 **(iii) The Master plan will be produced in consultation with stakeholders and the local community prior to determination of any applications for development.**
- 4.3.1 It is important that the FDD and Masterplan are produced as part of a collaborative process between the landowners/developers with the Council and other stakeholders and utility providers in order to ensure that proposals reflect current technical requirements and standards, and to inform future capital investment programmes.
- 4.3.2 It is equally important that local residents, community groups and other key stakeholders are engaged in the process of preparing the Masterplan, particularly since a number of householders are directly affected by the proposals and currently enjoy right of access across part of the site.
- 4.3.3 Prior to approving the Masterplan the Council will require evidence of consultation undertaken by the developer/landowners and the way in which views expressed have been taken into account in finalising the document.
- 4.3.4 The Masterplan must be approved before the determination of applications for new development on the site (excluding applications for demolition).
- 4.4 **(iv) Principal access to new residential development south of the Leeds – Hull railway will be from a new junction with Barlby Road involving a new road bridge across the railway and stopping up of the existing level crossing. Access to the new employment land in the eastern part of the site will be taken from the existing roundabout junction on the A63 Selby Bypass, through a new link road to the Potter group site. Both the new link road and road bridge are required to be constructed in advance of residential development south of the railway.**
- 4.4.1 Existing vehicular access to the site is either through the BOCM PAULS Mill and over a level crossing, or through the railway underpass in Recreation Road. This arrangement is unsuitable for significant additional traffic and the mix of uses proposed, and would result in HGV traffic, including traffic accessing the Potter Group, mixing with residential traffic. Recreation Road is in any case unsuitable for HGV's and constrained to one car width.
- 4.4.2 The preferred highway solution is to
- Replace the existing level crossing with a new principal access road and road bridge to facilitate residential

development south of the railway/west of the Potter Group railhead,

- Provide an alternative access to the Potter Group site, at the same time opening up the proposed employment land, by constructing a link road across Selby Farms land from the existing roundabout on the A63 Selby Bypass, and
- Close Recreation Road to vehicular traffic, other than emergency vehicles, or if this is not possible to restrict traffic to existing properties that currently enjoy access rights.

4.4.3 As referred to in section 4.2 above (paras 4.2.5 and 4.2.6) the construction of the new access road and road bridge across the railway line, and the new link road to the Potter Group are required to be completed prior to the occupation of residential properties south of the railway line. This is to ensure that the alternative access to the Potter Group is in place to avoid mixing HGV and residential road traffic.

4.4.4 Future access arrangements to different land use zones should be identified as part of the overall Masterplan for the site.

4.4.6 The road layout throughout the scheme should be designed and constructed to support place making objectives, reflecting principles in the Manual for Streets, avoiding street clutter and giving priority to pedestrians and cyclists in accordance with the Home Zones concept (see paras 4.11.5 and 4.11.6). Reference should also be made to the Design Manual for Roads and Bridges and North Yorkshire County Council's Residential Highway Design Guide and Specification for Housing and Industrial Estate Roads.

4.4.7 The development will be expected to fund off site highway improvements including town centre junctions and the junction of the new access road with the A19 Barlby Road.

4.4.8 It is also important that the design of the new road bridge provides adequate clearance above the existing railway to enable future electrification of the Leeds – Hull line, in accordance with Network Rail requirements.

4.5 **(v) The impact of new development on the existing transport network should be minimised.**

4.5.1 Development on the scale proposed will clearly generate a material increase in traffic flows on both the local and strategic road network.

4.5.2 A detailed Transport Assessment will be required to determine the precise impacts and agree appropriate mitigation measures in consultation with County Highways.

4.5.3 It is anticipated that the most significant impacts are likely to be associated with additional flows arising from the residential element

of the scheme.

- 4.5.4 For example the provision of a direct access from the A63 Selby Bypass to the proposed employment land will ensure that the bulk of HGV and commercial traffic generated by the scheme is directed away from Selby. The construction of the new link road from the Bypass will also reduce the volume of HGV traffic in Barlby Road through the redirection of traffic associated with the Potter Group site.
 - 4.5.5 Traffic impact assessments carried out in conjunction with the preparation of the Core Strategy indicate that while there is surplus capacity on the A63 Selby Bypass and associated roundabout junctions to absorb the additional traffic generated, two of the town centre traffic signal controlled junctions would be operating over capacity, namely the Gowthorpe/Scott Road junction and the Selby Swingbridge junction.
 - 4.5.6 North Yorkshire County Council have agreed proposals to mitigate the impacts of the proposed level of development (identified through the Core Strategy) which will be funded through developer contributions.
- 4.6 **(vi) A sequential approach should be taken to residual flood risk and development vulnerability, in accordance with the requirements set out in the Council's Level 2 SFRA). Site Specific FRAs will be required to address relative flood level vulnerabilities across the site.**
- 4.6.1 The site is low lying and parts are potentially vulnerable to surface water flooding as the existing system of drains would be inadequate to cope with a 1 in 200 year rainfall event (Environment Agency Flood Map for Surface water). Particular attention will therefore need to be paid to the design of an integrated storm water management system to improve the capacity of existing drains and/or provide on site storage
 - 4.6.2 The principal source of flooding to the Olympia Park area has historically been the River Ouse and the site experienced flooding from this source in March 1947 and more recently in November 2000. The 2000 event was due to overtopping of the defences along Barlby Long Reach west of Barlby village and to the north of Barlby Road opposite the BOCM PAULS Mill. Initially, land north of the railway line including the Greencore site flooded as it backed up behind the raised (Selby-Hull) railway line, followed by flooding of the site south of the railway line as water levels rose.
 - 4.6.3 The eastern part of the site comprising the Greencore and Selby Farms land was worst affected by this event. Although the western part of the site (including the Potter Group, allotments, playing fields and most of the remaining BOCM PAULS land) was only marginally

affected some of the BOCM PAULS buildings on the A19 Barlby Road frontage were under water.

- 4.6.4 Since the 2000 event the completion of modern flood defences for Selby and Barlby has eliminated the risk of over topping of the defences (within the 200 year design period including an allowance for climate change).
- 4.6.5 However there remains a residual risk of flooding through a breach in the defences. Although the Councils Level 2 Strategic Flood Risk Assessment (published in February 2010 and updated November 2010) demonstrates that the risk of a breach occurring is very low due to the modern standard of construction and the operation of the Environment Agencies inspection and maintenance regime, it is still necessary to design the scheme to ensure that the impact of potential flooding is minimised and mitigated against.
- 4.6.6 For example the hydraulic model employed in the SFRA suggests that during a breach flood depths across the majority of the site would pose a 'danger to most' (and 'danger to all' across the Selby Farms land), while flood velocities would be greatest immediately nearest the location of the breach (ie closest to the river).

Site Specific Flood Risk Assessments

- 4.6.7 It is therefore important that a sequential approach to development is adopted in the Masterplan. Subsequent planning applications should be accompanied by Site Specific Flood Risk Assessments (FRA) to determine the relative residual risk of flooding from a breach in the flood defences, at the highest risk location, in order to assign more vulnerable development to areas demonstrating depth and velocity hazards to the fewest people.
- 4.6.8 More vulnerable uses (as defined in the National Planning Policy Framework) such as residential should be located in the western part of the site where the impact of flooding would be less pronounced. Less vulnerable uses (such as commercial and employment) should be located within the higher flood depth areas and /or where flood velocities would be greatest.
- 4.6.9 The site specific FRA's should demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its uses and without increasing the risk of flood risk elsewhere. The FRAs should address relative flood levels to determine minimum internal finished floor levels, and external ground level requirements. The suitability of appropriate SuDS techniques as methods to manage rates of surface water runoff generated from the development should also be assessed following a detailed geological ground investigation.
- 4.6.10 Other measures recommended in the Councils Level 2 SFRA include the avoidance of ground floor sleeping accommodation, the provision of first floor refuges, raised floor levels, incorporation of flood resilience and resistance measures in buildings and the adoption of flood warning and evacuation systems.

Avoidance of ground floor sleeping accommodation

- 4.6.11 Where there arises a necessity to provide 'more vulnerable' residential accommodation, basement accommodation, single storey accommodation, and multi-storey buildings with ground floor sleeping accommodation should not be allocated in these areas. Sleeping accommodation should be restricted to the first floor or above to ensure the availability of 'safe refuges'.

Provision of Safe refuges

- 4.6.12 Provision of 'safe places' of refuges within both residential and commercial buildings should be incorporated where people can retreat to and if necessary wait in relative comfort until they can be rescued by emergency services,
- 4.6.13 Internal finished floor levels for proposed residential sleeping accommodation and commercial refuge areas should be set relative to the varying flood levels across the site as determined by a site specific FRA. The level should be determined as being a minimum freeboard distance above the peak flood level during a 1 in 200 year breach event to be (agreed with the EA) so as to minimise the potential for inundation.
- 4.6.14 Refuge areas have to be permanent and accessible to all. The agreed freeboard may therefore vary between first floor residential accommodation, and mezzanine commercial accommodation. Internal ground floors below this level could then be occupied by either 'less vulnerable' commercial premises, garages or non-sleeping residential rooms (e.g. kitchen, study, lounge) ensuring a sequential approach is applied within buildings.

Flood resilience and resistance measures

- 4.6.15 Buildings should be flood proofed to either keep water out (flood resistance) or to increase the ability of the property to withstand the effects of flooding once water has entered (flood resilience).
- 4.6.16 Flood resilience and resistance measures include measures such as:
- raising floor levels above the flood water inundation level
 - replacing chipboard/MDF kitchen/bathroom units with plastic equivalents;
 - installing service meters, boilers and electrical points above flood levels;
 - install one-way valves into drainage pipes to prevent sewage backing up into the house; and
 - replacing timber floors with concrete floors covered with tiles.

Flood warning and evacuation

- 4.6.17 The dedicated Floodline Warnings Direct System should be adopted by both residential and commercial occupants of the combined sites in the event of a defence breach. The automated system would

ensure warnings are provided during night hours when the majority of people are sleeping. Such warnings within commercial developments should be monitored and disseminated by dedicated site managers, with staff and visitors being inducted into an evacuation plan.

- 4.6.18 Signage indicating the most appropriate egress routes away from the floodplain should be implemented. These should be set at levels above the peak 1 in 200 year flood level across the entire area so that they can still be read following a breach flooding event experienced at any location along the adjacent defences. These routes should be determined by site specific FRAs.

- 4.7 **(vii) Development proposals will be expected to deliver the necessary infrastructure, facilities and services, including recreation open space, to support new and expanded communities, and to cater for the needs of new businesses, in accordance with the Council's approved standards applicable at the time of future planning application(s). This may include financial contributions to secure provision by public agencies and reservation of land to accommodate education and health care provision, and community facilities such as a meeting hall, local convenience shopping and recycling.**

Site Infrastructure and Drainage

Utilities

- 4.7.1 All gas, electricity, water and telecom services are available within or adjacent to the site.
- 4.7.2 An intermediate pressure gas main is located along the northern site boundary (Barlby Road) providing sufficient capacity for a gas supply to the proposed development. Potable water can be fed via the existing potable water mains currently serving the site, which should be retained and reinforced where necessary. An electricity primary substation is located within the site boundary and should be retained for future use within the development proposals. The local electricity network within the site may need to be undergrounded and extended where necessary. The BT Openreach network currently serving the site will also need to be undergrounded and extended to provide suitable telecom connections.
- 4.7.3 Although no problems have been identified in supporting development on the envisaged scale it is important the developer maintains close liaison with utility providers to verify the up to date position at each stage of development particularly where existing supply networks need to be diverted or extended.

Surface Water Drainage

- 4.7.4 The site north of the railway line positively drains to a combined mains sewer running along Barby Road which conveys foul and surface water to Barby Waste Water Treatment Works (WWTW). Land to the south of the railway line is drained by a network of channels known as the Cherry Orchard drain network. These convey runoff in an easterly/north-easterly direction under the embanked A63 Bypass at the eastern edge of the site to a pumping station located on the left bank of the River Ouse at Newlands Farm. The pumping station discharges directly into the River Ouse.
- 4.7.5 A comprehensive integrated surface water management strategy is required for the whole site and potential storm water management (including on site storage) and SuDS solutions should be incorporated into the masterplan. Surface Water discharge rates from the site into the network of drains which connect to the Internal Drainage Board pump must be kept to current levels.
- 4.7.6 Recommendations on SUDS techniques and measures to store and recycle rainwater such as green roofs, rainwater harvesting, attenuation ponds and permeable pavements, in line with sustainability objectives, is provided in Section 8 of the Councils Level 2 SFRA. Detailed ground investigation data will need to be assessed as part of site specific FRAs for the individual site proposals to determine the suitability of these various techniques.
- 4.7.7 Proposals for managing surface water and storm water should also contribute toward the creation of green infrastructure and wildlife habitats in line with biodiversity objectives and Core Strategy Policy CP15, for example by incorporating swales to slow surface water flows and passive treatment systems such as filter strips and retention ponds, and through the creation of wetlands.

Foul Water Drainage and Waste Water treatment

- 4.7.8 Yorkshire Water have confirmed that Barby Waste Water Treatment Works (WWTW), which lies close to Olympia Park, has sufficient capacity to serve the whole of the site as well as other potential locations within the catchment. In addition the Selby WWTW also has spare capacity.
- 4.7.9 Ouse Bank properties currently discharge sewerage, via a pump on BOCM PAULS land directly into the River Ouse. The Olympia Park development provides an opportunity to improve this situation with agreement from the Ouse Bank residents.

Social and Community Infrastructure

- 4.7.10 In addition to the provision of new physical infrastructure the scale of development will require a phased approach to the provision of additional social and community infrastructure which should be

provided in step with the development.

- 4.7.11 Community facilities supporting new residential development should generally be well related to each other and located in a central location serving all new residential neighbourhoods as well as being accessible from surrounding areas. They will be facilitated through a combination of land reservations and Section 106 Agreements.

Education

- 4.7.12 The existing Barlby Bridge County Primary School cannot expand its capacity on its existing site to meet the needs of the proposed Olympia Park development. North Yorkshire County Council's Children and Young People's Service require a site to be provided within the development to enable the relocation and expansion of Barlby Bridge CP School. A direct financial contribution will also be sought from the developer toward construction costs.
- 4.7.13 Detailed requirements regarding the location, phasing and funding of the new education site for Olympia Park may be obtained from the County Council.
- 4.7.14 Barlby High is the local secondary school serving the development and financial contributions may also be required to support improvement or expansion of existing facilities. The proposed number of dwellings may also impact on the provision at Selby College.

Healthcare

- 4.7.15 North Yorkshire and York PCT are responsible for the provision of healthcare facilities and will advise on the need for additional doctors or dentists surgeries and other facilities arising from the development. This may involve either on-site provision or a financial contribution toward the extension and /or improvement of existing facilities within the locality.

Recycling Facilities

- 4.7.16 In order to meet local targets for household waste recycling proposals should incorporate provision for recycling bin/box storage at each residential property in line with requirements set out in the Councils Developer Contributions SPD (or successor document which may be accompanied by the introduction of a Community Infrastructure Levy) . These should be incorporated in the design of properties in a way which does not harm residential or visual amenity.
- 4.7.17 Well designed community storage facilities will be acceptable where this is the most practical option to promote 'ownership' by occupiers and provided reasonable access for refuse collection vehicles is

provided.

- 4.7.18 The Council will also seek contributions toward the cost of storage boxes and bins for residential properties plus the cost of sustainable waste and recycling facilities for non residential properties.

Recreation Open Space

- 4.7.19 The Councils current standards require the provision of 2.4 hectares of recreation open space per 1,000 population or 60m² per dwelling, excluding amenity space, landscaping, wildlife habitats, SuDS and woodland.
- 4.7.20 This overall requirement should be split between Local Equipped Areas for Play (LEAPS) for younger children, Neighbourhood Equipped Areas for Play (NEAPS) for older children (including pitches, adventure play, skateboard ramps, and youth shelters), as well as formal sports pitches.
- 4.7.21 Assuming an average household size of 2.5 persons per dwelling, based on the anticipated site capacity of 1,000 dwellings, the scheme would be required to provide 6 hectares of additional recreation open space.
- 4.7.22 The site currently contains privately owned sports pitches, allotments and a bowling green which are well used by local sports clubs. It is highly desirable that these facilities are retained for both existing users and new occupiers, although their relocation within the scheme is necessary in order to meet flood risk, noise amelioration and other objectives.
- 4.7.23 Provided the relocated facilities are provided to a higher standard, including improved drainage, car parking and security, and are available for public use, the Council will negotiate with the developer to secure the optimum level of new and retained recreation open space, including the type and nature of additional provision, on the basis of national and local policy applicable at the time of considering future planning applications (including successor documents to the Developer Contributions SPD which may be accompanied by the introduction of a Community Infrastructure Levy) .
- 4.7.24 It is desirable that open space and/play facilities are incorporated as an integral element in the layout and design of new residential neighbourhoods and form part of an interlinked system of green infrastructure. All facilities should be designed with users safety in mind, be easily accessible and located where there is no danger from passing traffic, and avoid creating nuisance to adjoining residents.
- 4.7.25 While the scale of development suggests that the majority of open space needs should be accommodated on-site there may be scope to supplement provision off-site through payment of commuted sums, including the enhancement of existing recreation open space

facilities, provided this is within the locality.

Community and Retail Facilities

- 4.7.26 Since the scheme will ultimately accommodate in the region of 2,500 new residents local community, shopping and other local facilities will be needed to meet the day to needs of residents.
- 4.7.27 It is acknowledged that it may not be possible to assess local demand for community facilities until later stages of the scheme. The developer and the Council will maintain a dialogue with both the established community and new residents to determine the precise nature of any requirements throughout the life of the scheme. It will therefore be necessary to incorporate a degree of flexibility in the layout of the scheme.
- 4.7.28 For example in the short term there may be scope to provide changing facilities for new sports pitches in combination with storage facilities for allotment holders. As the development progresses this facility could be extended to create a community hub through the addition of meeting rooms or a small community hall, subject to potential levels of use.
- 4.7.29 While a large range of shopping and other facilities are available close-by in Selby, and to a lesser extent Barlby village, the demand for a small local supermarket could be accommodated in conjunction with other commercial facilities such as a public house on the Barlby road frontage at the entrance to the site. This location is likely to be more commercially viable owing to the presence of 'passing trade'. Proposals with a retail element will be considered in the light of the National Planning Policy Framework and Core Strategy Policy CP11, to ensure that the viability of the town centre is not compromised.

Public Realm

- 4.7.30 The strategic location, nature and scale of the scheme will have a significant impact on a wide area. While the demolition of a number of large redundant buildings and replacement with a high quality scheme will have a positive impact on the local environment there is also considerable scope for incorporating features which will create and enhance areas of public realm in order to help mitigate the overall impact of development.
- 4.7.31 This includes all those parts of the scheme where the public will have free access, including key access points and approaches to the development.
- 4.7.32 The types of enhancement may include physical features, special landscapes and informal sitting areas, or even cultural projects associated with the scheme. If possible the existing clock feature on

one of the redundant frontage buildings which will be demolished as part of the scheme should be retained and incorporated within the designs.

- 4.7.33 The scale and form of development will also provide opportunities for the incorporation of public art in open spaces, landscaped areas and community buildings. Public art in the form of environmental works, sculptures and other initiatives is an important way of helping to create a sense of place and identity that can improve the overall quality of development.

Local Employment Skills

- 4.7.34 The scheme will have a direct impact on the local economy, providing opportunities for economic recovery and diversification. In order to ensure that local people benefit from new job opportunities it is considered appropriate to seek a contribution toward local skills employment training.
- 4.7.35 This could include:
- Addressing priority skills gaps in the local labour pool
 - Filling vacancies in the local area particularly quality jobs, including jobs within the development itself, and
 - Assisting the growth of local skilled labour
- 4.7.36 It is envisaged that this will be linked to skills training in local schools and Selby College, although it may also be possible to develop links with higher education facilities such as York University.
- 4.8 **(viii) The development should provide up to 40% affordable housing over the lifetime of the scheme. Each residential phase of development will be expected to contribute towards affordable housing provision, the precise amount, type and tenure of each phase to be determined at application stage (for each phase of development), through an Affordable Housing Plan.**

- 4.8.1 The high level of affordable housing need identified in the Councils most recent Strategic Housing Market Assessment (SHMA 2009) is reflected in Core Strategy Policy CP5 which establishes a target of 40% affordable housing (from all sources) throughout the life of the Core Strategy.

- 4.8.2 The Policy recognises that the provision of affordable housing is an essential element in promoting balanced communities which meet the needs of residents, including vulnerable people and key workers, as well as those making the step from social rented housing to home ownership. This is reflected in National Planning Policy Framework which stresses the importance of creating

sustainable, inclusive and mixed communities.

- 4.8.3 Olympia Park will therefore be expected to make a significant contribution toward overall affordable housing provision, particularly bearing in mind that it is intended to play a key part in the delivery of future housing growth (both market and affordable housing).
- 4.8.4 While it is recognised that current economic circumstances are having a negative impact on scheme viability and build rates, this will only affect its ability to deliver affordable housing in the short term as market circumstances are expected to improve over the lifetime of the scheme (up to 2027). The 40% target therefore remains a realistic target for the scheme as a whole.
- 4.8.5 The exact amount, type, and tenure of affordable housing will be a matter for negotiation at each phase of development based on an affordable housing plan and taking into account the most up to date evidence of affordable need, current market conditions and economics of provision at the time of each application. Provision will be secured through section 106 Agreements and/or future Community Infrastructure Levy arrangements.
- 4.8.6 The affordable housing element of each phase may include both subsidised units for rent or sale as well as intermediate housing.
- 4.8.7 Affordable properties should be provided on site and integrated with the development as a whole, preferably by spreading provision throughout the scheme.
- 4.9 **(ix) The opportunities created through the development of this area should be maximised to enhance the riverside and general environment including the retention, enhancement and creation of green infrastructure and wildlife habitats, provision of new landscaping, including structural landscaping, relocation of existing allotments and sports fields within the site, and provision of new recreation and amenity space.**
- 4.9.1 Development of Olympia Park represents a major opportunity to establish a comprehensive system of Green Infrastructure through the creation, protection, enhancement and management of greenspace and biodiversity habitats. The masterplan should incorporate an interlinked Green Infrastructure network as an integral element in the layout, connecting with green corridors beyond the site, and providing an attractive setting for the whole scheme.
- 4.9.2 The network should incorporate:
- Recreation open space including the relocated allotments and sports pitches
 - Land adjacent to the railway line and land immediately west

of the Potter Group which may be difficult to develop because of associated noise issues

- Areas of strategic landscaping
- Amenity space including areas of public realm
- Areas used for surface water management including SuDS
- Retained woodland
- Greenways and pedestrian/cycle routes throughout the site
- River frontage land, and
- Wildlife habitats

- 4.9.3 High quality landscaping should be a key element throughout the scheme and should also be used to reinforce a sense of place both at the entrance to different land use zones and at key focal points. Care should be taken however not to compromise crime prevention objectives by creating the opportunity for concealment close to houses, parked vehicles and pedestrian/cycle routes.
- 4.9.4 There is an area of woodland and a number of trees within the site that are protected by Tree Preservation Orders. These form a tree lined route along the existing Recreation Road and should wherever practicable be retained and incorporated within the development as attractive features and wildlife habitats. The woodland in particular would benefit from judicious tree surgery and potential removal of some trees as part of a long term management plan.
- 4.9.5 The presence of the River Ouse running along the southern boundary of the site creates a unique opportunity to extend the Green Infrastructure network along an important water corridor which links Selby with the surrounding countryside. Proposals should ensure that the general environs of the riverside are opened up to wider view and for increased public enjoyment, including the provision of a green corridor adjoining the existing route of the Trans Pennine Trail. This will also ensure that adequate vehicular access is provided to meet the Environment Agency's requirements for future maintenance, repair and /or upgrade of the flood defences. Areas of greenspace should extend from residential and employment neighbourhoods to connect with the waters edge.
- 4.9.6 Although recent surveys have confirmed that the site has no ecological value on a national or regional scale there is evidence of bat roosts and potential for barn owl, water vole and great crested newt habitats. Proposals must comply with current legislation regarding protected species and general nature conservation responsibilities.
- 4.9.7 In view of the overall decline in biodiversity in this area it is particularly important (in compliance with Core Strategy Policy CP15) that the scheme retains and enhances features of local value, and seeks to create new habitats by:

- Increasing connectivity to wildlife corridors and green infrastructure within and beyond the site
- Promoting opportunities for multi-functionality of greenspaces
- Incorporating biodiversity features in the management of surface water (SuDS) and the design of new development and buildings, including swallow bricks and bat roosts
- Ensuring development produces a net gain in biodiversity, and
- Ensuring unavoidable impacts are appropriately mitigated and compensated for

4.9.8 In order to ensure the compatibility of emerging proposals with national biodiversity and local initiatives such as the Selby Biodiversity Action Plan, it is essential that there is constructive liaison between the developers, Natural England, the Council and local wildlife organisations such as Yorkshire Wildlife Trust. This partnership approach will help ensure the proper design, integration and implementation of nature conservation measures.

4.9.9 Arrangements should also be made for the long term management of green infrastructure, including recreation open space and wildlife habitats (see paras 5.9 – 5.13)

4.10 **(x) Proposals should ensure high quality design reflecting the prominent ‘gateway’ location of the site.**

4.10.1 Good design is a key aspect of sustainable development. In view of the sites prominent location between the River Ouse and the A19 Barlby Road corridor the scheme should contribute to achieving a visually stimulating ‘strategic gateway’ into Selby with a range of building types and forms and using a variety of elevational treatments and materials.

4.10.2 The separate access arrangements into the proposed residential and employment areas creates the opportunity to establish a number of individual gateways into the site, including landmark buildings.

4.10.3 For example new commercial buildings on the Barlby Road frontage should be oriented to create a gateway into Olympia Park, as well as reinforcing the role of Barlby Road as an important access corridor into Selby. This is a highly visible location which requires high quality design and landscaping, including measures to minimise the impact of the new road bridge.

4.10.4 The construction of a new link road across the Selby Farms land (and a second roundabout) will help to create another gateway. The aim should be to establish an attractive edge to development,

reinforced with appropriate landscaping, with high value uses extending along the line of the A63 Selby Bypass.

- 4.10.5 The presence of the River Ouse running along the southern boundary of the site presents a further opportunity for design innovation, which reinforces the importance of the waters edge. While flood risk considerations preclude development being located immediately adjacent to the flood defences (see paragraphs 4.6.6, 4.6.7 and 4.9.5) there is scope to design a scheme which takes advantage of the proximity of the waterfront to create a unique residential environment. The layout of commercial buildings on the Selby Farms land should also open up the river side to wider view and for wider public enjoyment. It is particularly important that the scheme incorporates well defined linkages between the waters edge to residential and employment neighbourhoods, and to other areas of greenspace.
- 4.10.6 The design of the scheme should promote local distinctiveness and should contribute positively to:
- Establishing a strong sense of place using streetscapes and buildings to create an attractive place to live and work
 - Responding to local character and history, reflecting the identity of the immediate surroundings and local materials
 - Creating safe and accessible environments, and
 - Achieving a visually stimulating development with quality buildings and open spaces in an attractive landscaped setting
- 4.10.7 The unique location of the site provides the opportunity to exploit external views both from within and beyond the site, particularly views of Selby Abbey and other focal points.
- 4.10.8 New housing neighbourhoods, employment zones and community buildings should be designed with crime prevention objectives in mind to meet the security requirements of the police. This can be achieved by following the principles of the 'Secured by Design' initiative.
- 4.11 **(xi) Development should maximise opportunities for sustainable travel, including reducing the dependency on the car through development of a Travel Plan and by providing suitable access to existing local facilities and services, providing new passenger transport links, and ensuring safe, attractive and convenient pedestrian and cycle routes between the development and neighbouring areas, including Selby Town Centre.**
- 4.11.1 The proximity of the site to Selby Town Centre and to existing public transport, provides considerable potential to reduce the dependency

on the private car, and should be reflected in the Transport Plan accompanying future applications for development. This will support the related objectives of reducing traffic congestion and pollution.

- 4.11.2 For example a large proportion of proposed new residential neighbourhoods will be within 2 km of Selby town centre (approximately 20 minutes walk) while a regular bus service along Barlby road, which is within 400 metres (approximately 5 minutes walk), provides links to Selby, Barlby and York. Selby Train Station is also conveniently located adjacent to the town centre (approximately 20 minutes walk from most new residential neighbourhoods) and provides direct routes to Leeds and Hull as well as York, Manchester and London.
- 4.11.3 There are also well established pedestrian and cycle routes within parts of the site including the Trans-Pennine Trail which provides cycle and pedestrian access along the waters edge connecting the Selby Farms land with the BOCM PAULS land, providing access for those living and working on the site, and providing access to Selby town centre. Recreation Road also provides convenient access to Barlby Bridge and Selby, although at the moment this is also used by private vehicles.
- 4.11.4 The provision of pedestrian and cycle routes should be an important part of the masterplan process, and should be an integral element in the scheme.
- 4.11.5 In order to maximise opportunities for sustainable travel the scheme should provide a network of conveniently located and safe pedestrian and cycle routes connecting all parts of the site and linking with Barlby Road, Barlby Bridge and Selby town centre by
- Incorporating and upgrading existing pedestrian and cycle links within the scheme
 - Providing links to and re-enforcing the Trans-Pennine Trail corridor.
 - Ensuring the layout provides a permeable street hierarchy that fully integrates pedestrian, cycle and vehicular movement
- 4.11.6 In accordance with the Home Zones concept the scheme should give clear priority to pedestrians and cyclists over motor vehicles. However measures to discourage non-access traffic from residential areas and to ensure speed restraint must be balanced with the need to provide a layout which enables practical access for residents, visitors, deliveries, services and emergency vehicles.
- 4.11.7 New community facilities, including the new school, should be located in prominent locations in order to encourage walking and cycling. The design of the new school and other community buildings, and employment zones, should incorporate convenient and secure cycle storage to help encourage the use of cycles as an alternative to the private car,

4.11.8 The design of the new access road and bridge to meet County council highway standards will accommodate buses and other large vehicles. The extension of the bus service into the site is a priority in the early phases of development in order to establish the early availability and use of the service.

4.12 **(xii) Development should protect and enhance the amenities of existing and future residents and protect the viability of existing and future businesses.**

4.12.1 The scheme should give full consideration to noise and air quality issues.

Noise

4.12.2 The most significant threat to local amenity is likely to be noise associated with the BOCM PAULS operational mill, the Leeds-Hull railway, activities associated with the Potter Group, highways traffic and the Rank Hovis mill, all of which have the potential to be intrusive.

4.12.3 Daytime and night-time noise surveys undertaken on both BOCM PAULS and Selby Farms land indicates that the site broadly falls within levels where noise should be taken into account when determining planning applications particularly for housing and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.

4.12.4 The masterplan and subsequent detailed design process should assess the impact of noise levels on future residents and businesses, and the layout and design should reflect the need to avoid adverse impacts of noise, incorporating appropriate mitigation measures.

4.12.5 The site provides the opportunity to improve the noise environment within and around the site. In particular landscape buffers and screening will need to be constructed on the Potter Group western boundary and adjacent to the railway line to mitigate the impact of noise to residential development. These buffers should be designed to support and create new wildlife habitats as required by Core Strategy Policy CP2A.

BOCM PAULS OPERATIONAL MILL

4.12.6 The mill creates noise levels marginally above accepted standards (background) mainly from cooler exhausts located high on the roof of the building. As part of the mill refurbishment and consolidation works to accommodate the new Olympia Park access road and bridge there is potential to mitigate the noise effects from the mill through new acoustic cladding.

THE LEEDS-HULL RAILWAY

- 4.12.7 The Leeds-Hull railway also creates noise levels marginally above the accepted standard (background) primarily from train engines, and from wheel noise, particularly on the curved and elevated section of track at the western end of the site. This should be ameliorated through a combination of landscaped earth bunding and acoustic screening. The resultant buffer should be designed and maintained as additional green infrastructure incorporating new wildlife habitats, as part of a continuous network in accordance with Core Strategy Policy CP15.

THE POTTER GROUP

- 4.12.8 As the primary activity within the site is the transfer of freight between road and rail, current noise sources are from HGV movements and rail movements within the site. There is also a stone crushing plant within the Potter Group site which creates further noise. These noise levels are marginally above accepted standards.
- 4.12.9 Following the completion of a new link road from the A63 Bypass to the Potter group as part of the proposals it is envisaged that traffic noise associated with HGV traffic will be eliminated from residential neighbourhoods.
- 4.12.10 Noise associated with rail traffic will continue and may increase if the business expands or extends working hours. As the Potter Group is a long established local employer and support for freight related businesses is given a high priority by Government the Olympia Park proposals should avoid creating conflict with current activities or placing unreasonable restrictions on future expansion, for example by locating residential properties too close to operational land potentially giving rise to future complaints.
- 4.12.11 The provision of a new school and recreation open space, including the relocation of the existing sports pitches and allotments, does however provide an opportunity to create a noise buffer between the Potter Group and new residential properties. This should be supplemented with landscaped earth bunding and/or acoustic screening where appropriate. The precise width and design of the noise buffer will be a matter to be determined at detailed design stage in order to demonstrate that the noise impacts are within acceptable tolerances, and to ensure that appropriate noise insulation measures and/or amendments to the layout are incorporated in the scheme.

HIGHWAYS TRAFFIC

- 4.12.12 As with most urban areas, traffic noise is an issue that will need to be taken into consideration, particularly for residential properties located on the A19 Barlby Road, or close to the principal access road and new road bridge within the main part of the site. This includes the impacts of increased traffic volumes as a result of the

development of the site. The layout of employment zones on the Selby Farms land should also consider the noise and associated vibration impacts of large vehicles on more sensitive employment activities.-

RANK HOVIS MILL

- 4.12.13 Noise is emitted from high levels within the Rank Hovis mill due to their operational processes These noise levels are marginally above accepted standards and will need to be mitigated in the proposals.

Air Quality

- 4.12.14 The main local sources of air pollution are associated with traffic levels on the A19 Barlby Road and the A63 Selby Bypass which border the site, and potentially from the operation of the Rank Hovis mill and the BOCM PAULS Mill in Barlby Road.

- 4.12.15 Air quality measurements carried out by the Council and other available data on local air quality indicate that air quality levels are currently within relevant air quality standards. The site is not within an Air Quality Management Area.

- 4.12.16 As increased traffic flows and changes in vehicle movement patterns may impact on air quality this needs to be kept under review in order to comply with national objectives regarding pollutants and other local air quality targets.

- 4.13 **(xiii) New development should protect and enhance the character and setting of Selby Town Centre Conservation Area including maximising views to the Abbey Church and ensuring Selby's skyline is not detrimentally impacted upon.**

- 4.13.1 The north western corner of the site falls within the boundary of Selby Town Centre Conservation Area, which extends across the river Ouse to include land and properties at Barlby Bridge on the opposite bank to Selby. The conservation area includes the Grade 1 listed Abbey Church and other listed buildings in the vicinity of the waterfront.

- 4.13..2 A number of enhancement projects to the Selby waterfront have been undertaken in recent years including the construction of new brick faced flood defences, the creation of a linear riverside park with outdoor viewing and seating areas, and the refurbishment of individual buildings.

- 4.13.3 The protection and enhancement of heritage assets can make a positive contribution toward local character and distinctiveness and the creation of sustainable communities. It is particularly important

that proposals close to the waterfront protect the maritime and ecclesiastical heritage of the town, including views of the historic skyline.

- 4.13.4 Selby Abbey is visible from specific locations within Olympia Park particularly when trees are not in leaf. Unrestricted views of the Abbey are also possible from the flood defences/waterfront in the south eastern corner of the site, and over the site from the A63 Selby Bypass.
- 4.13.5 The scheme should aim to retain and create visible links with the Abbey at key locations throughout the site to reinforce the connection with Selby.
- 4.13.6 Although development on Selby Farms land will in places be at a lower level than the bypass it should be noted that views toward the Abbey will become more restricted as the existing trees planted alongside the Bypass mature. This issue should be explored with North Yorkshire Highways as the trees form part of the bypass landscaping scheme.
- 4.13.7 The impact of development on the conservation area and the historic skyline will need to be carefully considered at detailed planning application stage.

- 4.14 **(xiv) Development should incorporate sustainable development principles, including sustainable construction and drainage methods, and low carbon layout and design, and should (where feasible and viable) derive the majority of total predicted energy requirements from de-centralised and renewable or low carbon sources. In addition to incorporation of micro generation infrastructure, this might include energy from local biomass or waste technologies, combined heat and power schemes and/or community heating projects.**
 - 4.14.1 The scheme will be expected to contribute to national and local targets for reducing greenhouse emissions and securing energy from renewable sources, as well as adopting sustainable principles for construction and design. In particular the layout and design should reflect the principles and specific requirements established in the suite of sustainability policies incorporated in the 'Improving the Quality of Life' section of the Core Strategy (Policies CP12B, CP13, CP14 and CP16). Specific measures to incorporate flood mitigation techniques including SuDS, and to promote sustainable travel are considered in sections 4.6 (vi) and 4.11(xi).
 - 4.14.2 The large scale of the development provides considerable scope in the layout to create an energy efficient envelope by grouping, spacing and orientating buildings (residential, community and commercial) to derive maximum benefit from solar energy and

protection from wind.

- 4.14.3 Individual building designs should utilise techniques to reduce energy consumption and water usage, and derive energy from passive and renewable energy sources including solar energy. Green roofs should be incorporated in the design of commercial buildings and sheds to improve heat retention and reduce surface water run-off.
- 4.14.4 The scheme should achieve the highest viable/practical nationally recognised standards for new building in accordance with Core Strategy Policy CP13, in advance of more specific local requirements which may be introduced during the lifetime of the scheme. As a minimum all residential development will be required to employ the most up to date national regulatory standards for the Code for Sustainable Homes. Similarly non residential uses will have to achieve the highest viable BREEAM standard.
- 4.14.5 In view of the scale of development the scheme is also expected to derive the majority of its total energy needs from renewable, low carbon or decentralised energy sources subject to design and feasibility/viability considerations. This includes incorporating micro technologies such as solar thermal and photovoltaics in the design of individual buildings as well as larger scale initiatives for groups of buildings or neighbourhoods (residential and non residential).
- 4.14.6 In particular there is potential to take advantage of locally produced energy through biomass technologies, energy from waste, Combined Heat and Power schemes, and Community Heating Projects. A current proposal on the former Tate and Lyle site opposite Olympia Park could provide one local source of renewable energy. The site is located on the right bank of the River Ouse adjacent to the Selby A63 Bypass and involves the generation of energy from food waste. While initial discussions between the Olympia Park developers and Whites Recycling Solutions have been positive, further investigation of this and other potential energy sources need to be undertaken.
- 4.14.7 Further opportunities for using renewable, low carbon or decentralised energy sources may arise as the development progresses. For example new community buildings such as the proposed school or new businesses may provide the scope for installation of biomass generated power, serving other parts of the site as well. Opportunities for delivery of fuel to supply such a system, using the existing railhead which serves the Potter Group, should also be explored.
- 4.14.8 It is acknowledged that some of the above requirements will need to be tested for viability and feasibility as part of the development management process throughout the life of the scheme, to reflect changing market conditions and changing technology. Proposals should be accompanied by the submission of energy statements and viability assessments.

5.0 Delivery

Viability

- 5.1 Following publication of the Core Strategy proposals the Council has been working with the landowners, the Homes and Communities Agency, the Advisory Team for Large Applications (ATLAS) and other stakeholders to refine the Councils requirements for the development of the site, including infrastructure costs, technical feasibility and viability.
- 5.2 Following an 'optioneering' exercise the Masterplan and Delivery Framework document produced by the development team acting for the landowners was submitted to the Core Strategy examination as part of the Councils evidence base. This was accompanied by a high level economic viability assessment identifying development and construction costs (including abnormal costs), remedial costs and the anticipated uplift in land values for different land use types and phases of development.
- 5.3 On the advice of the District Valuer who scrutinised the assessment on behalf of the Council the scheme is considered to be physically and commercially viable, and will create a positive land value with a surplus for funding infrastructure and other requirements.
- 5.4 A detailed assessment of individual phases of development will need to be undertaken in connection with successive planning applications. The method of assessment should accurately reflect identified development costs, including abnormal costs, and assess the extent to which the Councils Section 106 developer contributions aspirations may be achieved

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Phasing

- 5.5 The FDD for the site will include an overall phasing strategy. The strategy will identify when the different elements of the development will be delivered in order to ensure that the provision of essential infrastructure and community facilities keeps pace with the new development. In particular it should address:
- the overall timing and scale of residential development;
 - the timing and implementation of the structural planting;
 - the provision of recreational open spaces to ensure that minimum standards are achieved phasing and provision of highways and other infrastructure; and
 - the timing of the provision of the new school and other

community facilities

Planning Obligations

- 5.6 The Council will seek to negotiate appropriate Section 106 Agreements with the developer(s) as part of the planning application(s) process in accordance with national guidance. The Agreements will be used to secure a range of on-site and off-site provision plus financial contributions including the following:
- Affordable housing
 - Off-site highway improvements and contributions to public transport infrastructure
 - Recreation open space
 - Community Facilities
 - Public Realm/Community Art
 - Recycling facilities
 - Employment and training initiatives.
 - Management and Maintenance Arrangements

These arrangements will be superseded by the introduction of a Community Infrastructure Levy from 2014 onwards.

- 5.7 The Council will expect developers to adopt an open book approach to negotiations on developer contributions. The development should fund necessary infrastructure and community requirements arising from the proposals, as well as mitigate and compensate for any adverse impacts, that may arise. However, it is recognised that this should not be at the expense of the viability of the development.

Management and Maintenance

- 5.8 The Council will wish to be satisfied that suitable arrangements are in place to secure the long term maintenance and management of recreation open space and other areas of green space and public realm.
- 5.9 This may be achieved either by transferring land to the District or Parish Council (or a combination of both) with payment of an appropriate commuted sum, or by establishing a dedicated Management Company or Trust.
- 5.10 Proposals for laying out, planting and developing recreation open space and other areas of green space and biodiversity habitats should be accompanied by the production of a long term Management Plan outlining general management objectives and

specific seasonal management operations.

5.11 The Management Plan should apply to all accessible public areas (excluding public highway) and related operations, including

- Retained woodland and hedgerow, and new planted areas
- Existing and proposed individual trees
- Recreation open space
- Amenity space
- Play equipment, other structures and site furniture
- Semi formal and ornamental planting
- Accessible natural green space and wildlife habitats, including noise attenuation barriers and bunding
- SuDS and areas used for surface water management
- Areas of public realm
- Litter removal and provision of dog bins

5.12 The management plan should be prepared and agreed prior to the construction phase, as part of the detailed site layout and design process.

Public Session

Report Reference Number (C/12/4)

Agenda Item No: 12

To: Council
Date: 26 June 2012
Author: Jonathan Lund, Monitoring Officer
Lead Officer: Jonathan Lund, Monitoring Officer
Lead Councillor: Councillor Lunn

Title: **THE LOCALISM ACT 2011 – THE AMENDED STANDARDS REGIME**
i. THE COUNCILLOR CODE OF CONDUCT
ii. APPOINTMENT OF INDEPENDENT PERSONS

Summary:

On 24 April the Council received a report setting out how the Localism Act 2011 makes fundamental changes to the system of regulation of standards of conduct for councillors and co-optees. The Council agreed not to appoint a Standards Committee and to make a number of delegations to the Monitoring Officer to draft a proposed local Code of Conduct, recruit independent persons and manage the arrangements for dealing with complaints of breaches to the Code.

This report provides a draft Local Councillor Code of Conduct for consideration and adoption and provides an update on the appointment of independent persons.

Recommendations:

- 1) To consider and adopt the draft Local Councillor Code of Conduct attached at Appendix 1**
- 2) To note the action being taken to appoint two Independent Persons.**

Reasons for recommendation

To enable the Council to respond to its statutory obligations to establish local arrangements to promote and maintain high standards of conduct for its Councillors and co-opted members.

1 Duty to promote and maintain high standards of conduct

The Council remains under a statutory duty to promote and maintain high standards of conduct for its elected and co-opted members.

2 Previous report

A comprehensive report on the implications of the Localism Act 2011 (the Act) was considered by Council on 24 April 2012 and a number of substantial decisions were made.

Two matters remained outstanding. The first was the adoption of a Local Councillor Code of Conduct and the second was the recruitment and appointment of an Independent Person and a Reserve Independent Person.

3 The Code of Conduct

The current ten General Principles and Model Code of Conduct have been repealed, and Councillors no longer have to give an undertaking to comply with the Code of Conduct. However, the Council is required to adopt a new local Code of Conduct governing elected and co-opted members' conduct when acting in that capacity. The Act requires that the Council's new Code of Conduct must, viewed as a whole, be consistent with the following seven principles –

- Selflessness
- Integrity
- Objectivity
- Accountability
- Openness
- Honesty
- Leadership

The Council has discretion as to what it includes within its new Code of Conduct, provided that it is consistent with the seven principles. However an obligation remains to require the registration and disclosure of "Disclosable Pecuniary Interests" (DPIs), broadly equating to the current prejudicial interests and the registration (and disclosure) of other pecuniary and non-pecuniary interests.

Progress on preparing a draft code has been significantly delayed because of the late publication of the statutory regulations covering DPIs. The regulations were made on 6 June 2012 and copies were received on 11 June. In addition a number of national and local initiatives to try to develop a common/consistent code have come to nothing. As a consequence each of the principal councils in North Yorkshire will adopt different codes and competing models have been prepared and circulated by the Local Government Association (LGA), Department of Communities and Local Government (DCLG) and the National Association of Local Councils (NALC).

Attached at Appendix 1 is a proposed Local Councillor Code of Conduct based upon a draft prepared by the Yorkshire Dales National Parks Authority. A number of other Council's in North Yorkshire have taken the National Parks Authority draft as their starting point.

The Council has a significant degree of flexibility over the content of the Code of Conduct but those aspects which are shown underlined in the proposed draft at Appendix 1 are compulsory elements.

4 Independent Person(s)

The "arrangements" adopted by Council must include provision for the appointment by Council of at least one Independent Person.

4.1 "Independence"

The Independent Person must be appointed through a process of public advertisement, application and appointment by a positive vote of a majority of all members of the District Council (not just of those present and voting).

A person is considered not to be "independent" if –

- 4.1.1 s/he is, or has been within the last 5 years, an elected or co-opted member or an officer of the District Council or of any of the Parish or Town Councils within its area;
- 4.1.2 s/he is, or has been within the last 5 years, an elected or co-opted member of any Committee or Sub-Committee of the District Council or of any of the Parish or Town Councils within its area (which would preclude any of the current co-opted independent members of Standards Committee from being appointed as an Independent Person); or
- 4.1.3 s/he is a relative or close friend of a current elected or co-opted member or officer of the District Council or any Parish or Town Council within its area, or of any elected or co-opted member of any Committee or Sub-Committee of such Council.

For this purpose, "relative" comprises –

- (a) the candidate's spouse or civil partner;
- (b) any person with whom the candidate is living as if they are spouses or civil partners;
- (c) the candidate's grandparent;
- (d) any person who is a lineal descendent of the candidate's grandparent;
- (e) a parent, brother, sister or child of anyone in Paragraphs (a) or (b);

- (f) the spouse or civil partner of anyone within Paragraphs (c), (d) or (e); or
- (g) any person living with a person within Paragraphs (c), (d) or (e) as if they were spouse or civil partner to that person.

4.2 Functions of the Independent Person

The functions of the Independent Person(s) are –

- They must be consulted by the Council before it makes a finding as to whether a member has failed to comply with the Code of Conduct or decides on action to be taken in respect of that member (this means on a decision to take no action where the investigation finds no evidence of breach or, where the investigation finds evidence that there has been a breach, on any local resolution of the complaint, or on any finding of breach and on any decision on action as a result of that finding);
- They may be consulted by the Council in respect of a standards complaint at any other stage; and
- They may be consulted by a member or co-opted member of the District Council or of a Parish Council against whom a complaint has been made.

4.3 At Council on 24 April 2012 it was agreed that the Council would seek to recruit one independent person and one reserve independent person. It was also agreed that the Monitoring Officer, after consultation with the Chair of Council would set the allowances and expenses for the Independent Persons. In common with other Councils in North Yorkshire and after consultation with Councillor Crawford, it has been established that no allowance will be payable but reasonable out of pocket expenses in connection with travelling and attending meetings will be met (on the same terms as those that apply to Councillors).

4.4 Shortly after the Council meeting national guidance was issued by DCLG indicating that the restriction contained in the Localism Act which prevents an existing independent member of the Standards Committee from being considered for appointment as an independent person under the new arrangements would be lifted. Public advertisement of the vacancies was postponed until the necessary regulations were made. Unfortunately, these were only laid before Parliament on 6 June and were circulated to Councils on 11 June. As a result it is not yet possible to table recommendations on the appointment of an Independent Person and a Reserve Independent Person at this meeting.

4.5 However, the recruitment process is now underway with a view to submitting recommendations to the Extraordinary Council Meeting to be held on 24 July 2012.

5. Legal/Financial Controls and other Policy matters

5.1 Legal Issues – As set out throughout the report.

5.2 Financial Issues – The Council has a statutory obligation to make available to the Monitoring Officer the resources necessary to enable that officer to undertake their statutory duties. As set out in this report the District Council's Monitoring Officer will retain certain obligations regarding Parish Councils, but there is greater scope for Parish Councils to adopt their own Code of Conduct or depart in some way from the District's model. This could significantly increase the complexity of managing the Register of Interests or dealing with complaints of breaches of the Code. If the worst case does present itself it may be necessary to bring forward a request for additional resources to ensure compliance with the Act. There is an operational contingency within the Council's budget that could be drawn upon should the need arise.

12. Background Documents

LGA, DCLG and NALC draft Local Codes of Conduct
Yorkshire Dales National Parks Authority draft Local Code of Conduct

Contact Officer: Jonathan Lund, Monitoring Officer

Appendices: Appendix 1 – Proposed Local Councillor Code of Conduct for Selby District Council

CODE OF CONDUCT FOR SELBY DISTRICT COUNCIL

Selby District Council (“the Council”) adopted this code of conduct on 26 June 2012 to come into force on 1 July 2012. The Code sets out the conduct that is expected of you when acting as a Selby District Councillor or when you are appointed as a co-opted member on any Committee of the Council.

The Code of Conduct is based upon the principles of selflessness, integrity, objectivity, accountability, openness, honesty and leadership.

In undertaking your duties as a Councillor

1. You must not behave in a way that a reasonable person would regard as disrespectful to them.
2. You must not bully or intimidate or attempt to bully or intimidate any person.
3. You must not do anything which compromises or is likely to compromise the impartiality of anyone who works for or on behalf of the Council.
4. You must not bring the Council, or your office as a Councillor, into disrepute.
5. You must not do anything which may cause the Council to breach any equality enactment
6. You must not use or attempt to use your position as a Councillor improperly to confer on or secure for yourself or any other person any advantage or disadvantage.
7. You must always use the resources of the Council in accordance with the Council’s reasonable requirements and never use those resources for political purposes.
8. If, because of your membership of the Council, you are in receipt of or are offered any gift or hospitality with an estimated value of £50 or more you must disclose this to the Monitoring Officer; and you must decline to accept any such gift or hospitality which could reasonably be perceived as creating an obligation upon the Council, or upon yourself as a member of the Council.
9. You must not knowingly prevent, or attempt to prevent, another person from gaining access to information to which they are entitled by law.
10. You must not disclose information which is given to you in confidence, or information which you believe or ought reasonably to be aware is of a confidential nature, unless:
 - You have the consent of a person authorised to give it; or
 - You are required by law to do so; or

- The disclosure is made to a third party for the purpose of obtaining professional advice, provided that the third party agrees not to disclose the information to any other person; or
 - The disclosure is reasonable, in the public interest, made in good faith, and made in compliance with the reasonable requirements of the Council.
11. You must not take part in the scrutiny of any decision you have been involved in making – except that you may provide evidence or opinion to those undertaking the scrutiny process.
12. The Council’s Monitoring Officer will maintain a Register of Interests for Councillors and Co-opted members. Subject to paragraph 16, you must register your interests in the Council’s Register of Interests. In this code of conduct “your interests” means any disclosable pecuniary interest as defined in paragraph 14 below and also those other interests set out in paragraph 15, where those interests are held in either case
- by you, or
 - to your knowledge, by your spouse or civil partner, by a person with whom you are living as husband and wife, or by a person with whom you are living as if you were civil partners.
13. You must register information regarding your interests by giving written notice to the Monitoring Officer, who maintains the Register; and you must give such notice:
- before the end of 28 days beginning with the day of your appointment as a member of the Council; and/or
 - before the end of 28 days beginning with the date of any change in your interests.
14. The following are disclosable pecuniary interests referred to within paragraph 12:
- Your employment, office, trade, profession or vocation carried on for profit or gain;
 - Any payment or provision of any other financial benefit (other than from the Council) made or provided in respect of any expenses incurred by you in carrying out your duties as a Councillor or co-opted member or towards your election expenses including any payment or financial benefit from a Trades Union;
 - Any contract which is made between you (or a body in which you have a beneficial interest) and the Council for the provision of goods or services or the exchange of works and which has not been fully discharged;
 - Any beneficial interest which you have in land with is within the Council’s area
 - Any licence you hold either alone or jointly with others to occupy land in the Council’s area for a month or longer;
 - Any tenancies where you know that the Council is the landlord and that the tenant is a body in which you have a beneficial interest
 - Any beneficial interest in securities in a body where you know that body has a place of business in the Council’s area and either
 1. the total nominal value of the securities exceeds £25,000 or one hundredth of the total share capital or

2. if the share capital of the body is more than one class, the total nominal value of the shares of any one class in which you have a beneficial interest exceeds one hundredth of the total issued share capital in that class.
15. The following are the other interests referred to within paragraph 12:
 - Your membership of any body to which you are appointed by the Council;
 - Your membership of any public body;
 - Your membership of any charitable body;
 - Your membership of any political party, trade union, or other body where one of the principal purposes of that body is to influence public opinion or policy;
16. Where you consider that disclosure of the details of any of your interests could lead to you, or a person connected with you, being subject to violence or intimidation, you should tell the Monitoring Officer; and if the Monitoring Officer agrees, a note will be made in the register to the effect that you have a registerable interest, details of which are withheld under Section 32 of the Localism Act 2011.
17. Where you attend a meeting of the Council, or of a Committee of the Council, and you are, or ought reasonably to be, aware that any of your interests are relevant to an item of business which is being considered, then unless the interest is one which has been registered under paragraph 12, you must disclose to that meeting the existence and nature of that interest at the commencement of that item of business, or when the interest becomes apparent, if later.
18. Where you attend a meeting of the Council, or of a Committee of the Council, and you are, or ought reasonably to be, aware that a decision in relation to any item of business which is to be transacted might reasonably be regarded as affecting your well being or financial position, or the well being or financial position of a person described in paragraph 19 to a greater extent than the majority of inhabitants of Selby District, then you must disclose to that meeting the existence and nature of that interest at the commencement of that item of business, or when the interest becomes apparent, if later.
19. The persons referred to in paragraph 18 are:
 - (a) a member of your family;
 - (b) any person with whom you have a close association;
 - (c) in relation to persons described in (a) and (b), their employer, any firm in which they are a partner, or company of which they are a director or shareholder.
20. You must comply with the Procedure Rule adopted by the Council which requires Councillors to leave the room and take no part during that part of any meeting at which a matter in which you have a disclosable pecuniary interest is being discussed.

21. You may make a written request to the Monitoring Officer seeking a dispensation from the rules regarding interests and the Monitoring Officer may agree to grant a dispensation in the following circumstances:-
1. Where so many members of the decision-making body have DPIs in a matter that it would “impede the transaction of the business”.
 2. Where, without the dispensation, the representation of different political groups on the body transacting the business would be so upset as to alter the outcome of any vote on the matter;
 3. Where the dispensation is in the interests of persons living in the Council’s area;
 4. Where, without a dispensation, no member of the Executive would be able to participate in a matter before the executive; or
 5. Where the Monitoring Officer considers that it is otherwise appropriate to grant a dispensation.

Public Session

Report Reference Number C/12/5

Agenda Item No:14

To: Council
Date: 26 June 2012
Author: Glenn Shelley
Lead Officer: Martin Connor, Chief Executive

Title: Overview and Scrutiny Committee Work Programmes

Summary:

This report presents the Overview and Scrutiny Committee Work Programmes to Council for approval.

Recommendation:

That the Work Programmes be approved by Council.

Reason for Recommendation:

That the Council ensures the contribution of Scrutiny is effective in supporting service improvement and delivery against district wide and Council priorities.

1. Introduction and background

- 1.1** The adoption of a revised constitution and an Executive system from May 2011 has placed an increased emphasis on the role of Overview and Scrutiny within Selby District Council.
- 1.2** The Constitution identifies that the two statutory Overview and Scrutiny Committees of the Council are Policy Review and Scrutiny. Audit Committee also undertakes work that contributes to effective scrutiny.
- 1.3** The Constitution states that 'Each year all Overview and Scrutiny Committees will formulate a work programme setting out their planned work for the year ahead.' It also states that Overview and Scrutiny Committees will take into account the views of the Executive before presenting their Work Programme to Council.

1.4 The Work Programmes were received by the Executive on 31 May 2012 and are now presented to Council for approval.

2. The Report

2.1 The Work Programmes (attached at appendices A, B and C) have now been to discussed at length by each Committee and have received significant input from councillors.

2.2 It is acknowledged that Scrutiny is resource intensive for both councillors and officers. The Scrutiny Committee Chairs have liaised to ensure that there is no duplication of effort and that each area of work is both coordinated and timely.

2.3 The Constitution does allow for amendments to be made to the Work Programmes once they have received Council approval. Adjustments can be made by the individual Committees to allow for the scrutiny of topics which may arise later in the year.

3. Legal/Financial Controls and other Policy matters

3.1 Legal Issues

Any legal issues arising will be identified in the relevant report at the time of consideration by the Committee.

3.2 Financial Issues

There is a 2.5k budget available for the ad hoc costs associated with the support of any Task and Finish Groups. A budget has been allocated for officer time in supporting each committee and this will be closely monitored.

4. Conclusion

4.1 That Council considers the appended Work Programmes and approves them for the 2012/13 Committee year.

Contact Officer:

**Glenn Shelley, Democratic Service Manager
(01757) 292007**

E-mail: gshelley@selby.gov.uk

Appendices: A – Scrutiny Work Programme

B – Policy Review Work Programme

C – Audit Work Programme

Scrutiny Committee Work Programme 2012/13

Date of Meeting	Topic	Action Required
13 June 2012	Time of Meetings	To consider and agree a start time for future meetings
	Work Programme	To receive the Work Programme drafted by the Committee and approved by Council
	Year End Performance	To receive the Year End Performance Report
	Crime & Disorder Update INFORMATION ONLY REPORT	To receive an information only report with statistical information on Crime & Disorder.
	Barlow Common Nature Reserve	To receive an updated on current situation at Barlow Common
	Access Selby Service Provision <ul style="list-style-type: none"> • Leisure Services - WLCT • Housing - Stock/Voids 	To receive an update on the progress made to the refurbishment of Abbey Leisure Centre To scrutinise the provision of housing across Selby District including the performance of the repairs/maintenance service and Helplink
	Health Service Provision <ul style="list-style-type: none"> • Selby Hospital 	To scrutinise the impact made to residents on the move to the new hospital site
Call In		Provisional Item on the agenda
25 September	Localism Act	To scrutinise the impact on Selby District Residents – with the emphasis on the areas of the Localism Act dealing with

		Community Empowerment
2012	Access Selby Service Provision <ul style="list-style-type: none"> Waste Collection and Recycling 2nd Year Review INFORMATION PAPER ONLY Environmental Health 	To receive a written update on the 2 nd year Waste Collection Review of Service from Enterprise To scrutinise the performance of the work of the Environmental Health Service
	1 st Quarter Interim Corporate Plan Review	To review performance against the Corporate Plan – Leader of the Council in attendance
	Call In	Provisional Item on the agenda
	North Yorkshire Fire Service	To discuss the Fire and Rescue Service provision within the District.
22 January 2013	Health Service Provision <ul style="list-style-type: none"> Yorkshire Ambulance Services 	To review the work of the Ambulance Service covering the District and how it impacts on local residents, including the work of the Air Ambulance Service
	Crime and Disorder Review	To review the levels of crime and disorder across Selby District – NYP and CSP representatives in attendance.
	Access Selby Service Provision <ul style="list-style-type: none"> Planning 	To scrutinise the performance of the Planning Service
	2 nd Quarter Corporate Plan Report	To review performance against the Corporate Plan – Leader of the Council in attendance
	Call In	Provisional Item on the agenda

Feb/March 2013	Nigel Adams MP	To ask questions of the Selby and Ainsty MP regarding issues of concern for councillors and local residents
23 April 2013	Police & Crime Commissioner (PCC)	To invite the PCC to give an update on their role and responsibilities
	Crime & Disorder Update INFORMATION REPORT ONLY	Information report from the PCC with Crime Statistics for the district.
	Community Selby Service Provision <ul style="list-style-type: none"> • Communities Selby 	To look at how Communities Selby is working in partnership with the voluntary sector
	3 rd Quarter Corporate Plan Report	To review performance against the Corporate Plan
	Scrutiny Annual Report 2012/13 and Work Programme 2013/14	To discuss the Scrutiny Annual Report for 2012/13 and to agree the draft work programme for 2013/14
	Call In	Provisional Item on the agenda

- Please note that any items 'called in' will be considered at the next available meeting.
- Councillor Call For Action will also be considered as the next available meeting.

Policy Review Committee Work Programme 2012/13

Date of Meeting	Topic	Action Required
12 June 2012	Time of Meetings	To agree a start time for meetings for 2012/13
	Work Programme	To agree the Committee's Work Programme for 2012/13
	<u>Budget and Policy Framework</u> HRA Business Plan Exec 31 May	To consider the Executive's proposals for the HRA Business Plan (Key Decision)
	<u>Executive Requested Item</u> Olympia Park Exec 31 May	To consider the report being sent to Executive 31 May 2012 on proposals for Olympia Park
	<u>Committee Requested Item</u> Enforcement Policy	To consider the verbal update from Eileen Scothern, Business Manager.
	<u>Committee Requested Item</u> Renewable Energy Strategy <i>(Request to re-schedule this item to a later meeting of the Committee)</i>	To request authority from the Executive and Council to commit the Council's resources to a Renewable Energy Task and Finish Group.

17 July 2012	<u>Budget and Policy Framework</u> The State of Area Address and the draft Corporate Plan Council 26 June	To consider the Leader's State of the Area Address.
	<u>Committee Requested Item</u> Community Engagement Forums	To consider the Executive's proposals for CEF arrangements
TBC	<u>Committee Requested Item</u> Renewable Energy Strategy	For Officers to meet with the Chair scope and draft terms of reference for a Renewable Energy Task and Finish Group.
16 October 2012	<u>Budget and Policy Framework</u> Financial Strategy	To consider the Executive's proposals for the Council's long term (10 year), resource and spending framework in which the budget strategy and three year financial plan will be developed.
	<u>Executive Requested Item</u> Countryside Management and Green Space Strategy	To review the latest Strategy from Communities Selby on behalf of the Executive
	<u>Executive Requested Item</u> Tenancy Strategy / Policy incl., Choice Based Lettings	To review the latest Strategy /Policy on behalf of the Executive

	<u>Executive Requested Item</u> Enforcement Policy	To consider the Policy Paper on behalf of the Executive on the role and responsibility of Enforcement.
	<u>Executive Requested Item</u> Renewable Energy Strategy	To receive feedback from the T & F Groups discussion on the Council's Renewable Energy Strategy
	<u>Budget and Policy Framework</u> Review of the Asset Management Strategy	To consider the Executive's proposals regarding the Asset Management Strategy.
15 January 2013	<u>Budget and Policy Framework</u> Draft Budget and Medium Term Financial Plan	To consider the Executive's proposals for revenue budgets and the capital programme for 2013/2014.
16 April 2013	<u>Constitutional Requirement</u> Policy Review Annual Report 2012/13 and Work Programme 2013/14	To review the Policy Review Annual Report and approve the Draft Work Programme for 2013/14

Audit Committee Work Programme 2012/13

Date of Meeting	Topic	Action Required
19 June 2012	<u>Committee Requested Item</u> Introduction to the Audit Committee	
	<u>Committee Requested Item</u> Time of Meetings	To agree start time of Audit Committee meetings for 2012/13
	<u>Committee Requested Item</u> Audit Committee work programme 2012/13	To consider the Committee's Work Programme for the year ahead.
	<u>Committee Requested Item</u> Internal Audit Annual Report 2011/12	To consider the Internal Audit Annual Report for 2011/12.
	<u>Committee Requested Item</u> Risk Management Annual Report	To consider the Risk Management Annual Report for 2011/12
	<u>Committee Requested Item</u> Review of the Corporate Risk Register	To review the latest Corporate Risk Register

	<p><u>Committee Requested Item</u> Review of the Access Selby Risk Register</p>	To review the latest Access Selby Risk Register
	<p><u>Committee Requested Item</u> Review of the Communities Selby Risk Register</p>	To review the latest Communities Selby Risk Register

26 September 2012	<p><u>Committee Requested Item</u> Statement of Accounts (post audit)</p>	To approve the Statement of Accounts
	<p><u>Committee Requested Item</u> Annual Governance Statement</p>	To approve the Annual Governance Statement
	<p><u>Committee Requested Item</u> Audit Commission's Annual Governance Report and Opinion on the Financial Statements</p>	To receive the Audit Commission's Annual Governance Report and opinion on Financial Statements
	<p><u>Committee Requested Item</u> Counter Fraud Annual Report</p>	To review the Counter Fraud Annual Report
	<p><u>Committee Requested Item</u> Internal Audit Quarter 1+Report 2012/13</p>	To review progress against the Internal Audit Plan

16 January 2013	<u>Committee Requested Item</u> Internal Audit Quarter 2+ Report 2012/13	To review progress against the Internal Audit Plan
	<u>Committee Requested Item</u> Annual Audit Letter	To receive the Audit Commission's report on the 2011/12 Audit and Value for Money conclusion
	<u>Committee Requested Item</u> Review of Risk Management Strategy	To review the Risk Management Strategy
	<u>Committee Requested Item</u> Review of the Corporate Risk Register	To review the latest Corporate Risk Register
	<u>Committee Requested Item</u> Review of the Access Selby Risk Register	To review the latest Access Selby Risk Register
	<u>Committee Requested Item</u> Review of the Communities Selby Risk Register	To review the latest Communities Selby Risk Register
17 April 2013	<u>Committee Requested Item</u> Audit of Grant Claims & Returns 2011/12	To receive the Audit report
	<u>Committee Requested Item</u> Annual Governance Statement – Action Plan Review	To review progress against the AGS Action Plan

	<p><u>Committee Requested Item</u> Internal Audit Quarter 3+ Report 2012/13</p>	<p>To review progress against the Internal Audit Plan for 2012/13</p>
	<p><u>Committee Requested Item</u> Internal Charter, Terms of Reference and Audit Plan 2013/14</p>	<p>To approve the Internal Audit Plan 2013/14</p>
	<p><u>Committee Requested Item</u> External Audit Work programme</p>	<p>To receive the Audit Commissions proposals for auditing the financial statements and value for money conclusions for 2012/13</p>
	<p><u>Committee Requested Item</u> Accounts and Audit Regulation 6 Review</p>	<p>To review the Council's Regulation 6 procedures</p>
	<p><u>Committee Requested Item</u> Audit Committee Annual Report and Work Programme 2013/14</p>	<p>To approve the 2013/14 work programme for the committee</p>