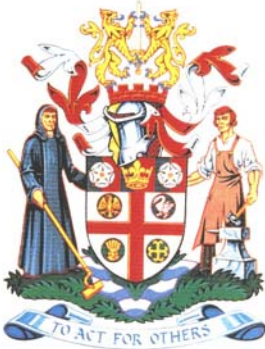


# Selby District Council



## Agenda

Meeting: **Executive**  
Date: **1 September 2011**  
Time: **4pm**  
Venue: **Committee Room**  
To: Councillor Mark Crane, Councillor Mrs Gillian Ivey, Councillor Cliff Lunn, Councillor John Mackman and Councillor Chris Metcalfe

### 1. Apologies for absence

### 2. Minutes

The Executive is asked to approve the minutes of the meeting held on 28 July 2011. Pages 3 to 6 .

### 3. Disclosures of Interest

Members of the Executive should disclose personal or prejudicial interest(s) in any item on this agenda.

### 4. Site Allocations DPD Preferred Sites Version and Associated LDF Documents – Key Decision

Report E/11/18 asks the Executive to consider the recommendations from Policy Review Committee, approve submission of the SADPD to Council and consider recommendations regarding the District's housing land supply. Pages 7 to 188.

### 5. Affordable Housing SPD – Key Decision

Report E/11/19 provides an update to the Executive on the Affordable Housing SPD following public consultation. Pages 189 to 230.

**6. 1<sup>st</sup> Interim Budget Exceptions Report - Key Decision**

Report E/11/20 provides the Executive with details of major variations between budgeted and actual Expenditure and Income for the 2011/12 Financial year to 30 June 2011. Pages 231 to 243.

**7. 1<sup>st</sup> Interim Treasury Management Progress Report**

Report E/11/21 asks the Executive to endorse the actions of Officers on Council's Treasury Management for the first quarter of 2011/12. Pages 244 to 252.

**8. Corporate Plan – Key Decision**

Report E/11/22 asks the Executive to approve the Corporate Plan for submission to Council. Pages 253 to 271.

**9. 1<sup>st</sup> Interim Corporate Plan Progress Report**

Report E/11/23 provides the Executive with details of Access Selby key performance indicators following the first quarter of reporting for 2011/12. Pages 272 to 284.

**10. North Yorkshire Housing Investment Plan 2011 – 2021**

Report E/11/24 asks the Executive to endorse the North Yorkshire Local Investment Plan 2011-2021. Pages 285 to 338.

**11. North Yorkshire Housing Strategy Local Action Plan**

Report E/11/25 asks the Executive to approve the list of actions which comprise the Selby District Local Action Plan. Pages 339 to 351.

**M Connor**  
**Chief Executive**

<b>Dates of next meetings</b>
<b>Executive Briefing 15 September 2011</b>
<b>Executive 6 October 2011</b>
<b>Executive Briefing 20 October 2011</b>

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# Selby District Council



## Minutes

### Executive

Venue:	Committee Room 2, the Civic Centre, Portholme Road, Selby
Date:	28 July 2011
Present:	Councillor M Crane (Chair), Mrs G Ivey C Lunn, C Metcalfe and J Mackman
Apologies for Absence:	None
Officers present:	Martin Connor - Chief Executive Jonathan Lund – Deputy Chief Executive Karen Iveson – Executive Director (s151) Mark Steward – Managing Director Eileen Scothern – Development Manager Andrew McMillan – Policy Officer Karen Mann – Democratic Services Officer
Public:	4 members of the public and Councillors Crawford and Nichols in attendance

### 22. Minutes

The minutes of the meeting on 7 July 2011 were submitted, after the following amendment they were agreed as a correct record and signed by the Chair.

#### Minute 16

Councillor Mackman reported that for clarification purposes he wanted it to be recorded that his personal and prejudicial interest was only in relation to the decision on the independent review of the draft Policy CP1A of the Core Strategy.

## **23. Disclosures of Interest**

There were no disclosures of interest.

## **24. Site Allocations Development Plan Document – Preferred Sites Version and associated LDF Documents – Key Decision**

Councillor Mackman presented report E/11/17 which outlined the Council's response to the recent public consultation exercise regarding the Site Allocations Development Plan Document (SADPD) Issues and Options as part of the Local Development Framework, and the background to two late representations to the "Publication" version of the Core Strategy.

An update was circulated that identified a number of areas that could benefit from clarification. It was suggested that Officers prepare a second "summary" graph showing how the District housing is distributed after the redistribution arising from flooding issues, for absolute clarity. An updated table was presented and the Executive agreed it should be included in the SADPD Preferred Options document.

### Tadcaster Central Car Park

It was made clear that the Central Car Park in Tadcaster is not being allocated for a specific development, but simply reiterating that it is a town centre site and in National Planning Policy terms that it is generally suitable for town centre development should any arise.

### 10,000 sqm floor space allocation

Issues and Options identified a need for 10,000 sqm of comparison retail floor space, and a site (north car parks Selby SELB030) is identified for future growth. It was made explicit that the 10,000 sqm floor space can be accommodated in this area.

### 4864 houses – split as below

The graph and table on Page 18 and 19 to be redrawn to include the Selby, Olympia Park, Sherburn and Tadcaster housing numbers.

### Page 55 – Introduction to villages

The Executive agreed the proposed revised Methodology for site selection (Issue D) and agreed some rewording to show "Introduction to the Settlements" and not "villages" for consistency with Issues and Options and to recognise that it includes Selby, Sherburn in Elmet and Tadcaster.

### Burn and Carlton existing Gypsy/Traveller sites

Officers confirmed that the number of pitches (10) at the three sites is correct in the SADPD Preferred Options document.

### Ullerskelf

The table showing the allocations sets out some live/work units on ULES002. This should absorb the remainder of the allocations to read 5 units and the text should be amended accordingly.

### Monk Fryston

It was agreed to amend the last paragraph, last sentence to read "To improve traffic flow, a one way system will be considered".

### Sherburn in Elmet

The text in paragraph 3 should read "301" and not "201".

The Executive then debated the document and raised the following issues:

#### Phasing of housing development

The Executive agreed not to include proposals for phasing.

#### Major Sites in Green Belt

Full details of the criteria for a major site will be added to the report as an addendum and will be submitted to Policy Review.

#### Gypsy and Traveller Sites

Consultation had taken place on a need for ten pitches on one or two sites. Seven new sites had been put forward of which four had been put forward by the land owners. In response to the consultation it was proposed to adopt a revised methodology for identifying suitable sites which was detailed in the report.

The Executive requested that officers amend the methodology wording to give further clarity to point c) on page 46 of the report "*Located within a 5km drive of one of the main road junctions*".

Councillor Crawford had asked, prior to the meeting, if he could speak on the Brotherton site. The Leader of the Council had agreed to the request.

Councillor Crawford asked if there had been a deadline date on the consultation and when had the Brotherton site been added into the consultation. He was informed that the Issues and Options consultation had been intended to take place for 10 weeks however this was extended to 14 weeks ending in April 2011. The site had been identified within the consultation timeframe and has arisen in response to the consultation. It was also explained that if the Preferred Options Document was approved by the Executive it would go before Policy Review on the 9 August, back to

the Executive on the 1 September and finally to full Council to be adopted on 13 September. A further 10 week consultation period would commence on the 22 September and finish on the 30 November 2011. The final document will go before the Secretary of State to be approved.

Councillor Ivey asked if landowners could still put sites forward and she was informed that landowners could indeed put sites forward.

#### Affordable Housing

It is not proposed to allocate sites for 100% affordable housing as it will go through the normal planning processes as an exception site.

#### Maps

Councillor Ivey requested that the maps be named as it was difficult to tie the map to the sites. The Executive agreed this amendment.

#### Late Representation to the Core Strategy

Two late submissions had been received to the Core Strategy. One of the submissions had identified issues that had already been included in other representations therefore this was not accepted. The second submission made a number of new strategic points and it was agreed to accept this late submission on those grounds.

#### **Resolved:**

- (i) To submit the Site Allocations DPD draft Preferred Options document to Policy Review with the inclusion of an addendum document**
- (ii) To authorise Officers to approach service providers and partner organisations to discuss deliverability and soundness of proposed schemes prior to public consultation**
- (iii) To accept one late representation raising issues of significance not previously raised, and**
- (iv) To delegate to the Managing Director of Access Selby, after consultation with the lead Executive Member, authority to deal with any further late representations to the "Publication" version of the Core Strategy prior to commencement of the Examination in Public on the 20 September 2011.**

The meeting concluded at 5.50pm.

# REPORT

Reference: E/11/18

Public – Item 4



**To:** Executive  
**Date:** 1 September 2011  
**Status:** Key Decision  
**Report Published:** 23 August 2011  
**Author:** Andy McMillan/Helen Gregory  
**Executive Member:** Councillor J. Mackman  
**Lead Officer:** Managing Director – Mark Steward

**Title:** Site Allocations Development Plan Document – Preferred Options Stage and other LDF Documents

## **Site Allocations DPD – Preferred Options Stage**

### **Summary:**

The report sets out the Council's response to the recent public consultation exercise regarding the Site Allocations Development Plan Document (SADPD) as part of the Local Development Framework, the results of the 5 year housing supply monitoring as at 31 March 2011. Officers are aware that at least one representative at the Core Strategy Examination in Public has indicated they are intending to appoint Counsel and therefore the Council will be appointing Counsel.

### **Recommendations:**

#### SADPD

- i. **Executive consider recommendations of Policy Review Committee from 9 August**
- ii. **Site Allocations DPD draft Preferred Options document is submitted to Full Council by the Executive for approval and proceed to next stage**
- iii. **Recommend to Full Council a 10-week public consultation process be undertaken to commence on 22 September 2011**
- iv. **Delegate authority to the Managing Director of Access Selby and the Lead Executive Member for Place Shaping to deal with minor amendments prior to consultation.**

## 5 Year Supply

- v. **Executive note the DRAFT Technical Report at Appendix 4**
- vi. **Executive recommend to Full Council to release the Phase 2 residential allocations except for SHB/1(B).**
- vii. **That appropriate publicity be given and landowners notified.**

## Legal Representation at Core Strategy Examination in Public

- viii. **Executive note that Counsel will be appointed on behalf of SDC.**

## Reasons for recommendation

### SADPD

- i. Following consideration of the consultation exercise the Council has proposed its draft Preferred Options (Appendix 1). Note: the document incorporates the recommended changes from the Executive meeting on 28 July, and some agreed amendments from Policy Review Committee on 9 August, including the revised Sherburn-in-Elmet chapter.

## 5 Year Supply

- ii. To ensure clarity for the decision making process.

## Legal Representation at Core Strategy Examination in Public

- iii. Officers recognise this is a significant matter for the Council and having regards to some parties to the process utilising Counsel at the hearing, it is considered advisable the Council is able to respond at a similar level.

## 1. Introduction and background

- 1.1 The SADPD is the second development plan document which is being prepared as part of the Council's Local Development Framework. When adopted it will support the Core Strategy and guide future growth in the district.

## 2. The Report

### SADPD

- 2.1 The Executive considered the Draft SADPD on 28 July 2011, and then presented it to Policy Review Committee (including minutes highlighting minor amendments). See Appendix 1 and 2.
- 2.2 Policy Review Committee considered the Draft SADPD Preferred Options on 9 August 2011 and the minutes of 28 July Executive. Following lengthy debate, the Committee made a series of recommendations (see Appendix 3). The Executive must now consider



those recommendations and make the necessary amendments to the SADPD Preferred Options.

## **5 Year Supply**

- 2.3 The Core Strategy is now subject to Examination by an independent inspector. The Hearing Sessions will begin on 20 September and are scheduled to run for 2 weeks. The Council must submit its Written Statements by 2 September.
- 2.4 In order to formulate the council's responses both in the Written Statements and at the Hearing Sessions, the Council must ensure that it is presenting the most up-to-date and robust evidence base to justify the policies in the Core Strategy.
- 2.5 A key element is to inform housing land supply and delivery by latest information on the Strategic Housing Land Availability Assessment (the SHLAA) and incorporating both the 5 year land supply calculations and the housing trajectory.
- 2.6 Following year-end monitoring, and as part of the Annual Monitoring Report work, the latest results and methodology are now available.
- 2.7 The attached DRAFT Technical Report at Appendix 4 explains the background and need for an up-to-date SHLAA. The information is required for the Core Strategy and in accordance with both PPS12 and PPS3.
- 2.8 It also sets out the methodology and calculations for the 5 year land supply and the Housing Trajectory; although the latter element is currently work in progress but it is important that the SHLAA and 5 year land supply elements are in the public domain for the Core Strategy Examination process and to allow for the proper and planned the release of housing land.

## **SHLAA Refresh**

- 2.9 The SHLAA forms part of the statutory evidence base for the LDF Core Strategy and demonstrates where housing will be delivered within the District over the next 5 years and until the end of the plan period (2026) to meet the housing needs of the District as set out in the Regional Spatial Strategy (RSS) and the Selby District Core Strategy.
- 2.10 The updated SHLAA (see attached DRAFT Technical Report at Appendix 4) is helpful for the Inspector to inform discussions at the Hearing as there is now up-to-date land availability information.

## **5 year land supply / housing trajectory**

- 2.11 The Selby District Core Strategy (Submission Version May 2011) uses the net housing requirement of 440 dwellings per year established in

the RSS as the most appropriate housing target on which to base the Core Strategy.

- 2.12 The 5 year land supply calculation is based on that annual delivery requirement over the next five years which gives a minimum five year land requirement of 2 200 dwellings.
- 2.13 PPS12 states that we need to ensure that this need is deliverable and achievable through annually reviewing local land supply for housing. As such, the 5 year housing supply forms part of the Annual Monitoring Report and we are required to ensure housing delivery is planned and sustainable.
- 2.14 The calculation is undertaken annually and during the previous reporting year (2009/2010) there was a total of 2 401 plots available for development (with planning permission or eligible SHLAA sites without permission i.e. Brownfield within Development Limits); equivalent to 480 dwellings per year over the following 5 years from March 2010 (or 5.45 years supply).
- 2.15 However, following this year's annual survey of housing completions and commitments, and Refreshing the SHLAA (at the base date of 31 March 2011), the results show that we have a 2168 plots available for development, equivalent to 433.6 dwellings per year over the next five years or 4.9 years supply.
- 2.16 This clearly falls short of a 5 year land supply set out in RSS and the Core Strategy.
- 2.17 Although not currently Government policy, the recently published Draft National Planning Policy Framework (NPPF), emphasises that the presumption in favour of sustainable development is key and the Government's objective it to increase significantly the delivery of new homes. Local councils should plan to meet their full requirement for housing and ensure there is choice and competition in the land market to facilitate the delivery of homes on the ground. The preferred option is that local councils identify additional 'deliverable' sites for housing. The supply should include an additional allowance of at least 20 per cent on top of current five year land supply. (See Paragraphs 107–112 of the Draft NPPF for full details).

#### Release of Phase 2 Housing Allocations

- 2.18 The intention had been that the consideration of Phase 2 sites (identified in Policy H2 of the Selby District Local Plan) would be undertaken as part the Sites Allocation Development Plan Document (SADPD).
- 2.19 However, as the latest monitoring shows that the current supply of housing land has fallen below the 5 year minimum required in national

planning guidance (PPS3 Housing), and in order to ensure continuity in the Five Year Land Supply, Phase 2 housing allocations identified in Policy H2 can now be considered for release under Policy H2A of the adopted Selby District Local Plan.

- 2.20 The saved housing policies H2 and H2A in the Selby District Local Plan provide a pool of sites which can be drawn upon to supplement the land supply. The majority of these sites are situated in relatively sustainable locations which broadly correspond with the emerging Core Strategy proposals and are identified in 'saved' policies of a statutory plan, following public examination.
- 2.21 At this point in time a 1½ year extension of the land supply would broadly coincide with the interim period between the present time and the target adoption date of the Site Allocations DPD (end of 2012).
- 2.22 If a take-up rate of 440 dwellings per annum over the next 1½ years is used, land for 660 dwellings from the Phase 2 pool will be needed to maintain the supply.
- 2.23 However, given that take up of the delivery rate is likely to be below the 440 dwellings per annum over the next 1½ years because of weak market conditions (there were only 270 houses built in 2009/10 and 366 in 2010/11) then a release in the order of 300 dwellings (an average annual rate from the previous 2 years of 318 dwellings) may be sufficient to maintain the supply over the next 1½ years. Any release of new allocations should therefore aim to be within this range (300 – 660 dwellings). In reality this will be supplemented by windfall sites, but this is not part of the calculation as it would be a "bonus".
- 2.24 While the theoretical capacity of the remaining Phase 2 SDLP sites exceeds 2000 dwellings (excluding allocations with planning permission or already built) the release of the Sherburn in Elmet site could prejudice decisions which should more appropriately be made through the Site Allocations DPD.
- 2.25 SHB/1B is a large site with a capacity of 900+ dwellings in the SDLP. The Submission Draft Core Strategy requirement from new allocations in Sherburn in Elmet is less than 500 dwellings. This site should be deferred for release pending a comprehensive review of potential allocations within Sherburn in Elmet being undertaken in the context of the Site Allocations DPD. Bringing this site forward at this interim stage could prejudice decisions to be made through the SADPD (the site is identified in the emerging Preferred Options SADPD, site reference SHER007). It is therefore suggested that this site be excluded from consideration.
- 2.26 All the Phase 2 sites are being assessed as part of the SADPD process, and are considered appropriate to include in the Preferred Site Options for consultation later this year (Executive Meeting 28 July

and Policy Review 9 August 2011). As such, in the majority of cases their release would not prejudice that process.

- 2.27 It is however unlikely that all the remaining Phase 2 sites can realistically come forward immediately to top-up the supply of sites in advance of the SADPD adoption in 18 months time. Further work is being undertaken as part of the Housing Trajectory (see accompanying DRAFT Technical Report at Appendix 4). For example detailed investigatory work such as contacting landowners is undertaken to seek to determine intentions on when the sites might be developed.
- 2.28 The table shows that the theoretical Phase 2 contribution is 1290 dwellings (by excluding those to avoid double counting where sites already have planning permission and are therefore already counted in the 5 year land supply calculation and excluding SHB/1(B) for the reasons set out above).
- 2.29 However, the total has been reduced to represent a blanket expected maximum 30% delivery potential given the necessary lead in time for progressing allocations through planning application stage to development within the next 18 months. This gives the discounted figure of 387 dwellings which might be expected to be over the next 18 months. This is comfortably above the lower end of the range of about 300 dwellings requirement identified at paragraph 2.23 above.

Table 1:

<b>SDLP Site Reference</b>	<b>Site Location</b>	<b>Theoretical Additional Contribution (Capacity in Dwellings)</b>	<b>Notes</b>
BYR/1	East Acres, Bryam	21	Unknown land ownership. No developer interest
CAM/1	Drax Road, Camblesforth	55	Flood risk issues. May be prohibitive or require mitigation. Not an SADPD allocated site as it is a Secondary Village
CAR/1	High Street, Carlton	79	Flood risk issues
CAR/2	Low Street, Carlton	12	Flood risk issues. Not an SADPD allocated site as there is sufficient capacity elsewhere in the village
EGG/2	High Eggborough Road, Eggborough	23	
EGG/3	Selby Road, Eggborough	210	Multiple land ownership. Requires approved development brief. SADPD identifies site for 55 units
HAM/1	Cherwell Court , Hambleton	15	Not an identified SADPD site
NRD/1	York Road, North Duffield	0	Already built
OSG/1	Tindall's Farm, Osgodby	45	

<b>SDLP Site Reference</b>	<b>Site Location</b>	<b>Theoretical Additional Contribution (Capacity in Dwellings)</b>	<b>Notes</b>
SEL/1	Cross Hills Lane, Selby	450+	SADPD identifies a larger area of land for 944 units
SEL/2	Staynor Hall, Bawtry Road, Selby	0	Already has planning consent and an appropriate proportion is already included within the existing Five Year Supply.
SEL/2A	North of Garden House	0	This site is currently being progressed as part of the adjacent Special Policy Area (The Holmes). As such it already has outline permission and is already included in the existing Five Year Supply.
STM/1(B)	Land at Lund Syke Lane, South Milford	127	
SHB/1(B)	Low Street, Sherburn in Elmet	0	<u>Not recommended</u> for release in advance of adoption of Core Strategy (Policy CP2 provides a residual requirement for new allocations of only 498 dwellings for Sherburn in Elmet as a whole) and consideration of specific sites and numbers through the SADPD. SADPD considers site suitable for 282 units but SDLP states 950+
TAD/2	Station Road, Tadcaster	105	
THW/2	Leeds Road, Thorpe Willoughby	148	
	<b>Total Theoretical Capacity of all remaining sites (except SHB/1(B)) based on Local Plan figures.</b>	<b>1290</b>	
	<b>Reduced to 30% for potential delivery over next 18 months</b>	<b>387</b>	

2.30 Whether additional land supply is sufficient to entirely satisfy the housing land requirement up until the adoption of the Core Strategy and Site Allocations DPD will depend on the rate of take up of land and the supply of additional windfall sites during that period. However, the Core Strategy is expected to be adopted in early 2012, and that identifies the Strategic Development Site at Olympia Park for 1000+ dwellings which will ensure a healthy supply well in excess of the 5 year requirement.

#### Impact on SADPD

2.31 The Phase 2 sites are being released in order to implement existing policies in the adopted Selby District Local Plan. The release of the

Phase 2 sites is triggered by the latest calculation that we have only a 4.9 year land supply, which falls short of the required 5 year land supply.

- 2.32 The Core Strategy (when adopted soon) establishes the amount and distribution of housing land to meet the District housing requirements. The figures in the Core Strategy are the starting point for the Sites Allocations DPD which, when adopted by 2012, will identify how much and where development should go in the towns and villages in the District.
- 2.33 All the Phase 2 sites have been considered through the SADPD process (at Issues and Options stage) and most are now proposed to be included in the Preferred Options SADPD document programmed for consultation between September and November this year (see other section of this covering report).
- 2.34 The analysis above indicates that even if the Phase 2 sites are released now, there is a practical limit on how much of each site can physically be developed in that short 18 month timescale (assuming no other delays in delivery through as yet unidentified site constraints). It is likely therefore, that the Phase 2 sites will continue to be identified in the SADPD as 'rolled forward' allocations to meet future land requirements unless they get planning permission or have been developed in the meantime. As such the release of the Phase 2 sites now will not prejudice the delivery of the SADPD but ensure that we have a continuing supply of housing land in line with PPS3 and in a planned way in the most sustainable locations. It should be reiterated too that emerging Government policy is to identify an extra 20% of housing on top of the target delivery (Draft NPPF). In short, the released Phase 2 sites will ensure that the Council remains in control of windfall development.
- 2.35 In terms of the housing land requirement figures, the SADPD will set this out in much the same way as it is expressed in the Core Strategy. Simplified, that is, the requirement from new allocations is the amount required over the plan period less those which already have planning permission. This is described in the following table as A minus B = C. If a released Phase 2 allocation gains planning permission in advance of the publication of the SADPD the site would simply move from C to B and the overall requirement remains the same.

*(Based on the Core Strategy figures as at 31.03.10, which will be updated for future drafts of the SADPD but the principle remains the same):*

Table 2:

A.	Housing land required	Annual requirement x number of years left in the Plan period	440 dw x 16 years	7040
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		(2010 -2026)		
B.	Contribution from existing commitments (planning permissions)	Take away the housing already 'committed' to be built		2176
C.	Requirements from new allocations	Housing land required minus housing already committed	A minus B	4864

2.36 The impact on the SADPD Preferred Options will be minimal, with most Phase 2 sites being rolled-over as the preferred sites. The main difference is in the theoretical capacity of each site stated in the Local Plan and SADPD, but this is simply due to a different calculation being used. The SADPD highlights that a blanket 30dph figure is used for the purpose of allocating, but acknowledges that the delivery figure of housing may well be different due to market conditions and site characteristics etc at the time of a planning application. Therefore it is proposed to retain the SADPD figures for these sites as they are currently set out in the Preferred Options. Where Phase 2 sites are not the preferred sites, the SADPD will need amending after Full Council to reflect those minor changes, prior to the public consultation.

2.37 The release of Phase 2 sites will not impact upon the broad distribution of houses via the SADPD allocations. For example, the SADPD identifies 98 units in South Milford, and the release of STM/1(B) will satisfy that requirement.

### **3. Legal/Financial Controls and other Policy matters**

#### **3.1 Legal Issues**

##### SADPD

3.1.1 The document must be made available for a consultation period of at least of 6 weeks.

##### 5 Year Supply

3.1.2 It is possible the owners/agents for SHB/1(B) might challenge the Council's decision not to release this site.

##### Legal Representation at Core Strategy Examination in Public

3.1.3 Officers had been seeking to minimise the level of legal support at the EiP as the new process and guidance related to the procedure is one of the round table discussions rather than an adversarial approach. However the adoption of the Core Strategy, which will be in place for 15 years, is such a significant document for the Council, that once it was known that other parties attending the EiP would be legally represented by Counsel, officers felt it more appropriate that Council's position was not weakened in any way and the same level of support was available to the officers who will be attending the EiP.

## **3.2 Financial Issues**

### **SADPD**

3.2.1 The majority of costs associated with the Preferred Options have been accounted for in the budget: These include:

- Copies available to view in Libraries and Council offices.
- All documents available to download from [www.selby.gov.uk/SADPD](http://www.selby.gov.uk/SADPD)
- Multiple means of making representations: e-mail, online and by letter.
- Formal advertisements in the local newspapers.
- Press releases
- E-mails to everyone in the contacts database.
- Flyers distributed at Community Engagement Forum meetings.
- Attendance at five CEF meetings
- Copies sent to Councillors and Parish Councils on CD
- Presentation and questions at Parish Council meetings where a G & T preferred site identified
- Article in Citizen Link – the Council’s own newspaper delivered to every home in the District.

3.2.2 Not included in the budget

- Letters to everyone in the contacts database who have not supplied an e-mail address.
- Hard copies (available at cost price – to be calculated when document is finalised)
- Hard copies of response form
- Attendance at Parish Council/local community meetings (excluding parishes where a G&T site identified)

### **5 Year Supply**

3.2.3 There are no direct financial implications of the work being undertaken.

3.2.4 If sites are not released (that is if planning applications are refused) in the light of the shortfall in supply then the authority may be subject to appeals with associated staff costs but also potentially having financial costs awarded against us if such appeals are upheld.

3.2.5 The boost in house building will bring funding through the New Homes Bonus to be spent locally

### **Legal Representation at Core Strategy Examination in Public**

3.2.6 The appointment of Counsel will be funded through the Contingency Reserves Budget.

## **4. Conclusion**

### **SADPD**



4.1 The draft Preferred Options paper has been prepared in response to the recently completed public consultation. The document identifies the preferred development sites in each settlement and addresses local concerns to ensure that future development is responsive to its environment. Upon approval by the Executive and Council, a full programme of public consultation will take place before the final document is prepared.

## 5 Year Supply

4.2 There is a shortfall of 5 year land supply set out in RSS and the Core Strategy. It is therefore recommended that all SDLP Phase 2 with the exception of SHB/1(B) are released.

## Legal Representation at Core Strategy Examination in Public

4.3 Officers felt it more appropriate that Council's position was not weakened in any way and the same level of support was available to the officers who will be attending the EiP.

## 5. Background Documents

SADPD Issues and Options report  
Core Strategy

**Appendix 1:** Draft SADPD Preferred Options report

**Appendix 2:** Minutes of Executive 28 July 2011

**Appendix 3:** Minutes of Policy Review Committee 9 August 2011.

**Appendix 4:** Technical Report on SHLAA Refresh, 5 year land supply and Housing Trajectory

### Contact Details

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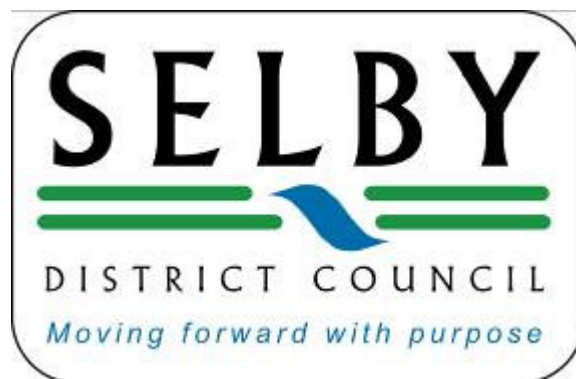


## **Selby District Council**

### Site Allocations Development Plan Document (SADPD)

## **PREFERRED OPTIONS**

**DATE 2011**



## Contents

Introduction and background

PAGE

### **Role and Purpose of SADPD**

The SADPD is one of the main documents used in the Local Development Framework to deliver the vision set out in the Council's *Core Strategy*. The *Core Strategy* has been submitted to the Secretary of State and will be subject to an Examination in Public where it will be tested for soundness and legal compliance. The Council is satisfied that the *Core Strategy* will continue through to Adoption, and so it is considered appropriate to progress the SADPD. If changes are made to the *Core Strategy* then the SADPD will respond to those changes accordingly.

The SADPD will identify sufficient sites to accommodate the development found to be required in the District up to 2026. That is:

- 4864 new houses
- 45 hectares (net) of new employment land
- Around 10,000 sq m of additional comparison goods floor space
- Sites for 100% Affordable Housing
- Site(s) for ten Gypsy and Traveller pitches up to 2016
- Infrastructure projects (additional land for infrastructure will become apparent as the sites are confirmed – eg junction improvements, road widening, drainage works etc)

The SADPD will therefore set out the location of all large scale development until 2026 and give certainty to developers and local people as to where development will take place.

In the 2005 Selby District Local Plan (SDLP), land allocations were dealt with in Part II, where land was identified and a specific policy set out the requirements of that allocation. This SADPD will eventually completely replace Part II of the SDLP and set out a new raft of site allocations and policy requirements for each of these.

The SADPD will NOT allocate areas for protection against development, such as Green Belt. However, to accommodate planned growth there may be occasions where the existing Limits to Development may be expanded if no sites are found within the settlements. This may also mean that the Green Belt may be reduced in small parts.

It will NOT allocate minerals and waste areas as this is a County Council issue dealt with through their Minerals and Waste DPD. Lastly, the SADPD will NOT review, introduce or revoke other SDLP Part I policies.

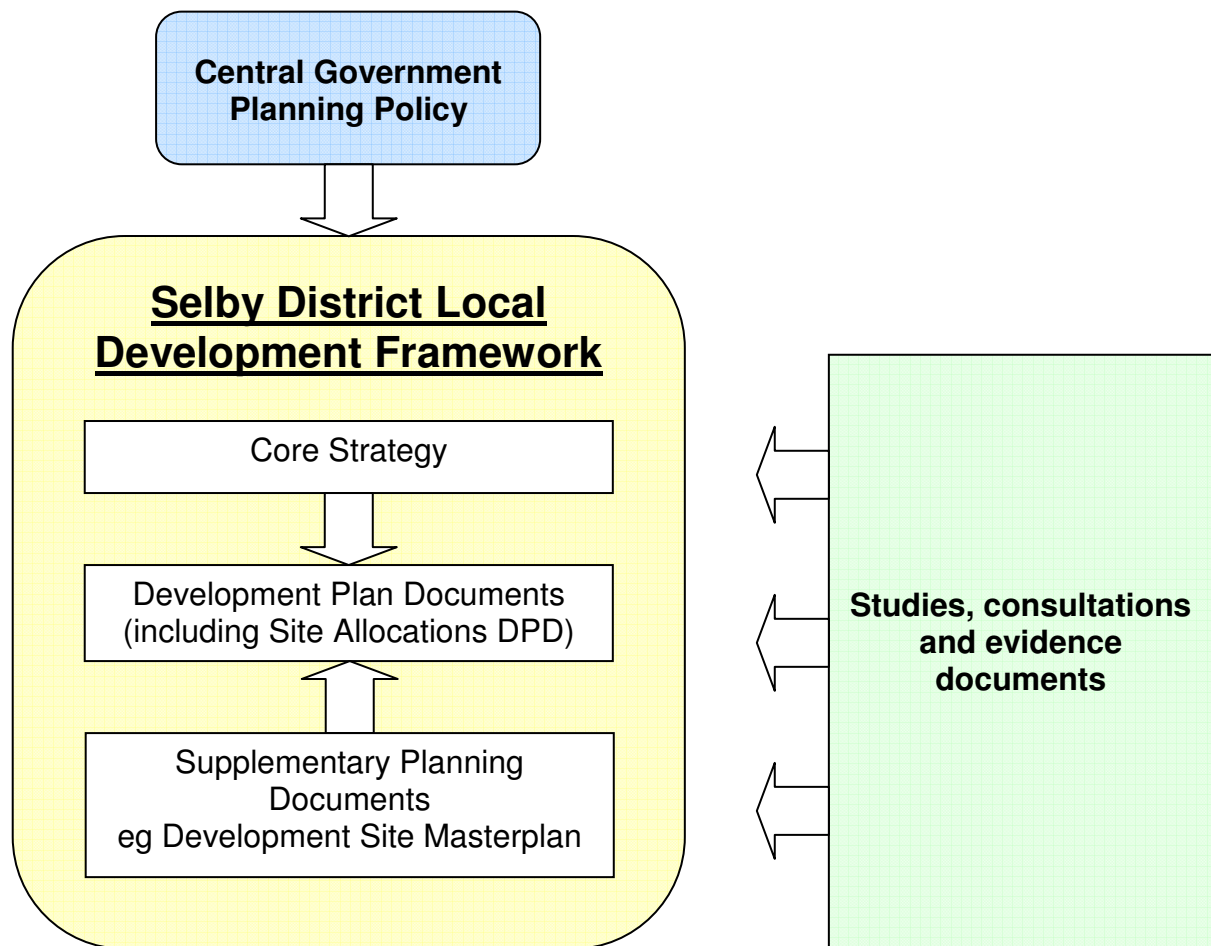
### Status of the SADPD

The Planning and Compulsory Purchase Act (September 2004) (As Amended) introduced the requirement to replace the old-style Selby District Local Plan with a new *Local Development Framework* (LDF).

The LDF is the new “Development Plan”, but the LDF is not a document itself. Instead, it can be best considered as a box within which a number of planning documents are held:

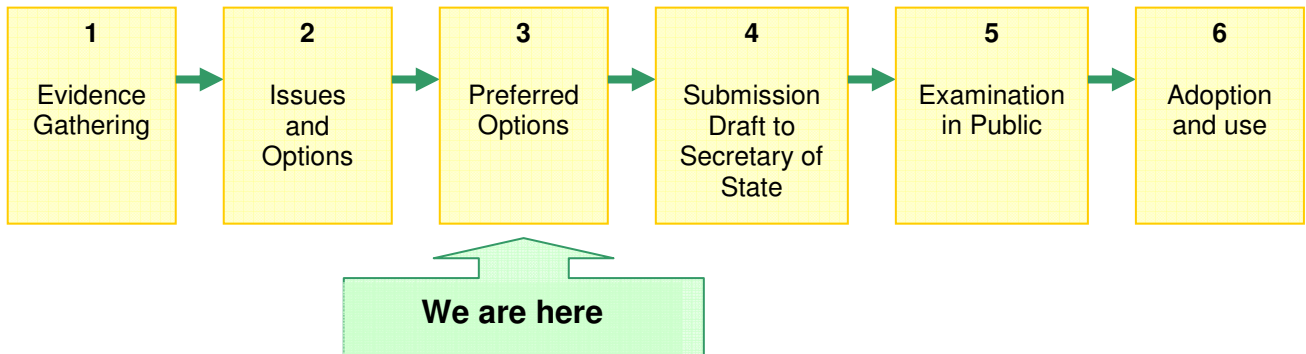
- Selby District Council develops the *Core Strategy* – this identifies the broad spatial principles and an overall development vision for the District as a whole, based on national policy.
- The SADPD then conforms to the *Core Strategy* to develop specific locations to deliver the overall vision.
- Where major (strategic) sites are proposed, the detail may be drawn up in a masterplan or other such Supplementary Planning Document (SPD) to support it.

### Diagram of LDF Document Hierarchy



## How the SADPD is prepared

There is a statutory process to follow whereby interested persons may comment and influence the document.



This *PREFERRED OPTIONS* report follows on from the *Issues and Options* consultation held in early 2011, in essence setting out the “result” of the consultation. A further six-week consultation will be carried out on the *Preferred Options*.

### Future steps

Stage 4: The results of this consultation will be considered and where appropriate, minor changes will be made to the *Preferred Options Draft* to produce the *Submission Draft*. A six-week publication period will be held, and if there are any objections to it the *Submission Draft* will be sent to the Secretary of State (Planning Inspectorate Service) for his consideration.

Stage 5: An Examination in Public will be held to consider Objections to the SADPD, and the Examiner will write a legally-binding report of findings.

Stage 6: The Council will amend the SADPD in line with the Examiner’s findings, and then Adopt it for use in making planning decisions.

## **Introduction to the Preferred Options**

This Preferred Options Report follows on from the Issues and Options consultation that was carried out in early 2011. This report considers the responses that the Council received from local people, builders, developers and organisations. It discusses the issues in the context of national planning policy, and sets out the Council's reaction to the consultation. In many ways this could be considered the "answers" to the questions we asked.

Unlike the Issues and Options where a range of ideas were banded about for discussion, The Preferred Options report is much more "firm" in showing the Council's preferred locations for development. The Council is inviting comments and suggestions on the content of the report to help fine tune it.

## **Broad issues**

Several responses were received by the Council on issues that are not directly responded to in the Preferred Options as they do not affect the allocation of sites. Nevertheless they are important considerations that must be addressed to ensure that the SADPD is embraced by communities.

- Infrastructure
- Funding Infrastructure
- Consultation process
- SADPD sites assessment does not strictly follow Parish Boundaries so it is misleading to suggest that development is in one village when politically it is part of another.
- The need for all this development
- Which villages are Designated Service Villages

## **Infrastructure**

Issue J considered a series of transport infrastructure projects. In the current financial market the Council cannot confirm the potential of any of these schemes, and therefore it may be unsound to allocate land for them or to prevent other legitimate development on the hope of a future scheme being viable.

## **Funding Infrastructure**

Issue I in the Issues and Options consultation asked questions about major infrastructure projects and how these could be funded through a potential development tax called Community Infrastructure Levy, or through any alternative method.

The responses so far indicate that there is support for development “paying its way”, but there is no preferred mechanism for doing so. Industry highlights affordability and viability issues, while local people note a range of existing problems and perceptions of local capacity.

Some of the infrastructure providers note that there are no problems with their networks that could be considered “show stoppers”. Some highlight more detailed issues that are potentially solvable through negotiations with developers through the normal channels. NYCC Highways have already indicated that they intend to develop a funding stream for infrastructure projects called STIMP, and NYCC Education have provided information regarding school capacity in each settlement.

Although the questions were asked in the Issues and Options, the *Infrastructure Delivery Plan* (IDP) and any potential *Community Infrastructure Levy* (CIL) plan do not form part of the Site Allocations DPD. As such the Council’s responses to those issues will be dealt with in those documents. Overall, there are a range of factors that will require further work through the CIL and IDP, but no insurmountable infrastructure problems have been



identified. The draft IDP is available alongside this document and will evolve as the SADPD evolves.

### Consultation Process

The Council has received around 2500 representations from around 2100 individuals or organisations, and each makes numerous points. Responses were received by e-mail, letter and Limehouse (web-based facility) so the Council is coordinating a single database of all responses. The Council will publish a full schedule of responses on its website.

The overwhelming majority of representations are objections to potential Gypsy and Traveller use of sites, particularly in Riccall, Stutton, Osgodby/Barlby and Brayton. A large quantity of responses also relate to the existing site at Burn.

A large number of representations comment on the process of consultation rather than the issues – particularly the perceived lack of publicity. Although the Council accepts that it has not reached everyone in the District, it is satisfied that it undertook a range of publicity methods to reach as many interested persons as possible, over and above the statutory minimum, and over and above its own standards set out in the adopted Statement of Community Involvement.

The Council is aware that different people respond to different methods of contact – some don't read local papers, some don't use local facilities to see posters, some don't read flyers that come through the door. Therefore the Council must adopt a range of methods to reach as many people as possible, and as such it cannot focus its resources on one approach.

The Council undertook the following methods of contacting local people:

- Hard copies available to view in Libraries and Council offices.
- All documents available to download from [www.selby.gov.uk/SADPD](http://www.selby.gov.uk/SADPD)
- Multiple means of making representations: e-mail, online and by letter.
- Formal advertisements in the local newspapers.
- Press releases and journalist enquiries that resulted in numerous newspaper stories (including front page) and local radio coverage.
- Letters/emails to everyone in the contacts database.
- 300+ posters around the District.
- Hard copy/email flyers sent to all District schools to distribute to parents via pupils.
- 5000+ flyers handed out in Selby/Sherburn-in-Elmet and Tadcaster.
- Community drop-in sessions in Selby, Sherburn-in-Elmet and Tadcaster (estimated 600+ in attendance)
- Copies sent to Councillors and Parish Councils on CD, and others on request.
- Article in Citizen Link – the Council's own newspaper delivered to every home in the District.
- Distribution of flyers to all in attendance at Community Engagement Forum meetings

- Extending the consultation period from 10 to 14 weeks (statutory minimum is 6 weeks)

Many called for personal letters addressed to each household outlining the specific proposals that would affect them directly. Although the Council would like to adopt such a tailored approach it is not logistically possible. Instead, it supplied a direct telephone number and e-mail addresses to lead Officers to enable people to discuss the issues, without switchboards or call centres. Notwithstanding the above, an article was placed in *Citizen Link* – the Council’s quarterly newsletter – which is delivered to every household.

Calls that the consultation disenfranchised those without access to a computer were also made. However the Council is mindful that it has an obligation to move towards a paperless system: In 2000 the Government produced a document called “*Modern councils, modern services – access for all*” which set an agenda for all Councils to embrace online services. Later, the Pendleton Review 2006 tasked Planning Authorities with producing all their business online. More recently still, the Planning Delivery Grant (the financial contribution to operational costs of running the planning services) were partially calculated on the quantity and quality of online services. Overall, there is a national shift in Central Government to moving to a paperless and online way of conducting business. SDC is following that requirement and has embedded online consultation in its Statement of Community Involvement.

Statutory direction is not the only driver for operating online – changes in legislation means that there is an increasing amount of information to present to people to help them reach decisions. The number of maps, files and documents is increasing and utilising the internet is the most effective way of presenting information to the general public. It reduces the Council’s operating costs, helps the environment by reducing paper use, and allows consultation to be undertaken with a far greater number of people in a shorter amount of time.

Notwithstanding the above, SDC has continued to ensure that all people have an equal opportunity to be involved in the consultation process by adopting more traditional methods of engaging with communities for those without computers. Copies of the SADPD and its supporting documents are available in Access Selby and all the local libraries. Community drop-in sessions have been held in Selby, Sherburn-in-Elmet and Tadcaster, and copies of the documents have been sent to Councillors, Parish Councils and others on request. SDC has a network of community groups including Parish Councils who also spread the word about consultations in their areas – it is not a hasty calling of meetings but part of the partnership the Councils work within. Over 2000 people attended one of 9 Parish Council meetings, some of which were repeated due to local attendance.

Some calls were made that the Council was trying to blind people with too much information which were mixed with calls that not enough information was made available. The SADPD presents all the information that the Council

is considering, and is asking for public opinion so that it may make the most appropriate decisions in the public eye – not behind closed doors.

More calls were made that the consultation is a token gesture – a “box ticking exercise” – and that decisions were already made, but the Council does not accept this. The SADPD document is a consultation document that presents a range of *issues* and some *options* for solving those issues. It merely asks questions so that people can be involved in the way communities grow and develop over the coming years.

The Council promised to listen to what people say – but it has received lots of conflicting opinions so it must balance the needs and aspirations of the whole district. Therefore in the Preferred Options paper it sets out how it has considered the issues and why it has rejected some options. This will inevitably lead to disagreement, but there is a clear process of considering the issues and the responses. The Council will continue to involve local people in the development of the SADPD and other important planning decisions.

It is a time of transition in the national planning system. The Regional Spatial Strategy that guided a lot of the strategic growth across the Yorkshire and Humber Region is being abolished, and more local planning is being introduced. However the specific details are not yet released. Several responses requested that the production of the SADPD is halted until the new system is in place (via the Localism Bill). Some also suggested that the consultation should be a simple referendum on proposals put forward. The Council is mindful that the need for development does not stop, and although the system may evolve the work done now will remain valid to inform any new structure. The Localism Bill does not intend to introduce a referendum on strategic/district-wide planning, only on neighbourhood plans that are prepared at the local (village) level. As such it would be inappropriate to cease production of the LDF.

SADPD sites assessment does not strictly follow Parish Boundaries so it is misleading to suggest that development is in one village when politically it is part of another.

The Council considered such issues in a handful of Designated Service Villages including Barlby/Osgodby, Eggborough/Whitley, Brotherton/Byram and Monk Fryston/Hillam. Although the Council recognises that each settlement is unique, in many ways such joint settlements function as one by sharing services and facilities, and so they were linked as a joint DSV.

A similar situation is occurring at Brayton/Selby, Hambleton/Thorpe Willoughby, Eggborough/Kellington, and South Milford/Sherburn-in-Elmet. Sites may be adjacent to one village but are in a neighbouring parish area.

Development on the edge of Thorpe Willoughby will be seen by most as development of Thorpe Willoughby, regardless of the fact it is geographically in Hambleton Parish. New residents are far more likely to use shops, services and facilities in Thorpe Willoughby than those in Hambleton purely out of convenience. In terms of identity, people will say they live in Thorpe

Willoughby, and will consider themselves to be part of Thorpe Willoughby's community more so than Hambleton's community. The same applies to the other villages in a similar situation.

The boundary commission consider parish boundaries and they may choose in the future to change boundaries to reflect physical development, but this is beyond the scope of the SADPD. Similarly, the payment of the Council Tax precept to a Parish Council is outside the scope of the SADPD.

#### The need for all this development

The SADPD is not the only planning document. As set out in the introduction to the Issues and Options paper, there is a hierarchy of planning documents that conform to national policy, and in some cases to regional policy. The Local Development Framework is a continually-evolving process where strategic decisions are made first, then more specific site-based decisions are made.

The amount of housing and other development required across the District is a figure derived from many sources. It is based on domestic growth as well as more regional shifts in population. Also, changes in household structures, longer lives and more single parent families, fewer children being raised later in life and many other scenarios that are coming to the fore. Additionally, Selby's sustainable situation and proximity to major urban centres of Leeds and York means that there is inevitably some spill-over of their own growth into our District.

Such strategic issues are dealt with by the *Core Strategy*, leaving the SADPD free to consider the sites to deliver the strategic plan without becoming bogged down in such discussions. The Core Strategy has been developing for a number of years, and it is shortly to be considered at an Examination in Public where a Government-appointed Examiner will consider the issues and make a binding series of recommendations. Then the Council may Adopt the Core Strategy and use it to guide future planning and development.

The SADPD is being developed on the basis that the Core Strategy is Adopted as it is currently written. However, should the Examiner make changes to it; for example adjust the housing distribution by putting more in Sherburn-in-Elmet and Tadcaster and fewer in the DSVs, then the SADPD will be changed to reflect this. It must be stressed however that it is the Core Strategy where such changes would be made, not the SADPD.

In short, the SADPD follows on from some decisions that have already been made, and from some that are still being made. It does not challenge those decisions, instead it concentrates on delivering them.

#### Which villages are Designated Service Villages

The strategic distribution of development is based around the hierarchy of settlements across the District. The Core Strategy consultation resulted in a district-wide preference for following an urban development model whereby development is directed to the towns and villages to protect the open

countryside from development. The hierarchy was developed with Selby as the Principal town, Sherburn-in-Elmet and Tadcaster as Local Service Centres, and a spread of the larger villages across district so that development is spread, offering choice and flexibility in location.

The selection of the Designated Service Villages is covered in *Background Paper no.5*, available from [www.selby.gov.uk](http://www.selby.gov.uk). It considered a range of basic “daily needs” services available, the public transport provision, and other issues to score each village in terms of its ability to absorb additional housing development. However this was not the only consideration, as there are settlements with a lot of housing but few facilities, and it is considered that a small amount of additional growth could see services being created in these settlements, or at least stem the flow of closures and cutbacks. Therefore the presence or lack of facilities is not necessarily a restriction to DSV status.

Some villages are constrained by flood risk, such as Wistow and Cambelsforth, where there are no developable sites outside of Flood Zone 3. Other settlements such as Escrick are constrained by the Green Belt and no sites are available on non-Green Belt land (note: this applies only in Selby District Authority area, as much of the surrounding land is in York City Council jurisdiction). The selection of villages has been made on a strategic District basis, not just on the basis of a village’s existing facilities, so some villages appear to be more marginal than others. However over the life of the SADPD, it is envisaged that more local services may be created, thus improving the District’s sustainability, not just the sustainability of the village.

As such, this is a Core Strategy consideration, and the SADPD will not comment upon the status of each settlement. Should the Core Strategy *Examination in Public* result in changes to the list of Designated Service Villages, then the SADPD will be amended accordingly.

In terms of promoting more rural sustainability, those settlements in the Secondary Village tier are not prevented from developing, as individual planning applications may be submitted at any time. Instead, it is simply that the allocations are targeting the larger settlements in line with the overall strategic district development plan.

**Issue A1: Should we consider all Designated Service Villages (DSV) equally?**  
**Issue A2: How to apportion the 1573 houses between the DSVs**

The Council received a mixed range of responses, but there was no overall preference in the method used to distribute development in the DSVs, other than all of them should be considered suitable. The Council agrees with this sentiment as set out in Core Strategy Policy CP1. Of the options put forward in the Issues and Options paper, each received some support.

**No development**

A number of responses suggest that *no* development was required, however the Council's evidence base and Core Strategy Policy CP2 dismisses these suggestions and set out the broad framework for housing numbers. Many responses concede the need for *some* growth, as long as it is distributed "fairly".

**Previous development**

Numerous responders suggested that historic growth should be taken in to account and those villages that have had a larger than average amount of growth over the previous years should receive a reduced allocation in the SADPD, thus apportioning more in other villages to even out the growth over a longer timeframe.

The Council has already acknowledged the DSVs are sustainable, but are not all equal, so it is expected that there will have been a disproportionate amount of growth over the years. The Council agrees with other responders who note that development has always been directed to sustainable locations, and it is inevitable that these will grow more. To reduce the amount of development in these legitimate sustainable locations would be against established policy.

Similarly there are several unimplemented planning permissions that will see settlements grow outside the numbers in the SADPD. These permissions have already been accounted for in the Core Strategy when calculating the overall housing need.

As such it is not considered necessary to adjust housing numbers on the basis of past growth and outstanding planning permissions.

**All villages accommodate some development**

The vast majority of responders suggest that all Designated Service Villages should accommodate some development. Most also acknowledge the need for a multi-layered approach, considering sustainability issues and an analysis of each villages' ability to absorb development, including through good transport links.

**Alternative suggestions**

A suggestion was made to inflate Barlby/Osgodby, Brayton and Thorpe Willoughby's proportion of housing as the proximity to Selby town make them very sustainable relative to the more rural areas. The Council partly agrees with the recognition of this proximity being a merit, but would balance that with other considerations such as the Selby town and Olympia Park housing numbers. There is also a need for more rural growth to enable smaller villages to remain sustainable or even increase their services and facilities. The Core Strategy has considered this issue in detail and rejected the "*greater Selby*" approach, preferring to consider Barlby/Osgodby, Brayton and Thorpe Willoughby in their own right. Therefore, the issue of proximity to Selby is considered as part of a wider sustainability assessment, as set out in Background Paper 5 to the Core Strategy.

A suggestion was also made to boost Sherburn-in-Elmet's allocation and reduce the DSV proportion. The final number of houses allocated at Sherburn-in-Elmet will be decided through the Core Strategy Examination in Public, and it is not for the SADPD to interfere in that process.

Some suggested that allocations should also be made in Secondary Villages and/or the open countryside. Again, this is a Core strategy issue, and the SADPD should not interfere in that process.

Equal distribution of 1573 dwellings between the DSVs.

As a starting point, it was suggested splitting the 1573 equally between 18 DSVs (note that some are combined villages). This "87 each" approach would mean that proportionately, large villages only grew a bit, while the smaller villages would grow much more. This method did give a useful statistic about the overall amount of development faced by each settlement: 87 dwellings. This offset the initial reaction that some got from looking at the Issues and Options maps where it appeared that huge growth was planned if all the sites were developed.

Settlement	Dwellings at 2011	87 dwellings expressed as % of village growth
Appleton Roebuck	298	29%
Barlby + Osgodby	2099	4%
Brayton	2283	4%
Brotherton + Byram	1006	9%
Carlton	777	11%
Cawood	689	13%
Church Fenton	525	17%
Eggborough + Whitley	1170	7%
Fairburn	401	22%
Hambleton	782	11%
Hemingbrough	805	11%
Kellington	399	22%
Monk Fryston + Hillam	734	12%
North Duffield	551	16%
Riccall	990	9%
South Milford	1015	9%
Thorpe Willoughby	1185	7%
Ulleskelf	322	27%

Unsurprisingly the larger settlements were in support of this approach as it would limit their growth quantity, while the smaller settlements were against it as it would be out of scale. Several responses dismissed this approach as too simplistic, and not in accordance with national policy.

Support for this approach was broadly equal, apart from a large quantity of template letter responses from Barlby. However the Council is mindful that the *Issues and Options* is not a simple vote, but a discussion about the most appropriate methods of planning. Therefore it also dismisses the approach as too simplistic as it ignores the differences between villages and their relative ability to accommodate development.

An alternative simple approach was suggested that assigned a 10% blanket growth in each DSV. This approach was also considered by many to be “fair”.

The Council considers that the 10% approach is “fairer” than the 87 each approach, but in itself is also simplistic. However it considers it a reasonable “starting point” for distributing development which may be refined through consideration of each village’s needs and ability to accommodate development.

The Council also agrees with the majority of respondents who suggest that a more detailed assessment of each village to see which could accommodate development more easily in line with sustainability criteria is required.

Settlement	Dwellings at 2011	10% Growth
Appleton Roebuck	298	30
Barlby + Osgodby	2099	210
Brayton	2283	228
Brotherton + Byram	1006	101
Carlton	777	78
Cawood	689	69
Church Fenton	525	53
Eggborough + Whitley	1170	117
Fairburn	401	40
Hambleton	782	78
Hemingbrough	805	81
Kellington	399	40
Monk Fryston + Hillam	734	73
North Duffield	551	55
Riccall	990	99
South Milford	1015	102
Thorpe Willoughby	1185	119
Ulleskelf	322	32
<b>TOTAL</b>	<b>16031</b>	<b>1605</b>

Accordingly, the Council considers each DSV has attributes that could potentially increase or decrease its ability to absorb development. These issues were explored in the SADPD Issues and Options, and some suggestions have been put forward. The issues to explore are therefore:

- Existing housing numbers – size of the village
- Sustainability issues (services and facilities in each settlement, and transport to other settlements)
- Housing need
- Physical and policy constraints

Given the above, a sequential approach that considers all of these issues is set out below.

*NB: Clearly the figures will not exactly match the 1573 requirement, so a pro-rata adjustment in the final figure will be used.*



### Sustainability Issues

The Council is satisfied that all of the DSVs have *some* potential for growth – hence their designation in the Core Strategy. However not all the villages have equal services and facilities, and their geographic location brings further differences in terms of travelling to other services and facilities. In order to distribute the housing numbers more fairly, an adjustment can be made to reflect the relative sustainability of each DSV.

The *Core Strategy Background Paper Number 5: Sustainability Assessment of Rural Settlements (Updated July 2008 and Addendum January 2011)* considered a range of sustainability issues:

- Size - broad indicator of local market available, and need, for services, together with potential for developing local community groups etc.
- Basic local Services – a guide to the strength of the existing service base
- Accessibility particularly by public transport to RSS Principal Service Centre (or, in the case of York – Sub Regional Centre) and to the Local Service Centres of Sherburn and Tadcaster or Local Service Centres outside the District.
- Local Employment

Each village was then scored against the criteria, and given an overall ranking. Table 7 on page 15 of that document shows the villages ranking. Those villages with greater relative sustainability should accommodate more development, as set out below

- Rank 1: Most sustainable 15% adjustment
- Rank 2: More sustainable 10% adjustment
- Rank 3: Less sustainable 5% adjustment
- Rank 4: Least sustainable no adjustment

*NB: the ranking is relative to other Designated Services Villages, not an assessment of their overall ability to accommodate growth.*

Settlement	Overall Ranking	Sustainability adjustment expressed as dwellings
Appleton Roebuck	4	0
Barlby + Osgodby	1	315
Brayton	1	342
Brotherton + Byram	2	101
Carlton	3	39
Cawood	3	34
Church Fenton	3	26
Eggborough + Whitley	3	59
Fairburn	3	20
Hambleton	2	78
Hemingbrough	2	81
Kellington	3	20
Monk Fryston + Hillam	3	37
North Duffield	4	0
Riccall	1	149
South Milford	2	102
Thorpe Willoughby	1	178
Ulleskelf	3	16

### Housing Needs and Desires

Strong support was received for apportioning housing growth to those areas where there is a greater need. The *Selby 2009 Strategic Housing Market Assessment (SHMA)* identifies 10 sub-areas in the District for housing market analysis purposes. The SHMA does not suggest market demand which could influence any adjustment of numbers in the DSVs, although it does highlight sub-areas where there is need for affordable housing (page 55 Table 4.11). Given that the most likely method of delivering affordable housing is as a proportion of market housing, this could be used to influence the distribution between the villages.

Sub-Area	Total affordable housing requirement	% of total annual need
<i>Selby</i>	110	n/a
<i>Sherburn-in-Elmet</i>	43	n/a
<i>Tadcaster</i>	16	n/a
Central	34	14.2
East	34	14.2
North East	39	16.2
Northern	13	5.4
South East	35	14.6
Southern	48	20
Western	37	15.4
<b>Total</b> (excluding Selby, Sherburn-in-Elmet and Tadcaster)	240	100

Given the above, those villages with greater affordable housing need should accommodate more development, as set out below

Rank	Need	Adjustment
Rank 1:	16 - 20%:	+15%
Rank 2:	11 - 15%:	+10%
Rank 3:	6 - 10%:	+5%
Rank 4:	0 - 5%:	no adjustment

Settlement	Housing Sub-Area	Rank group 1-4	Housing need adjustment expressed in dwellings
Appleton Roebuck	Northern	4	0
Barlby with Osgodby	East	2	210
Brayton	Central	2	228
Brotherton + Byram	Western	2	101
Carlton	South East	2	78
Cawood	North East	1	103
Church Fenton	Western	2	53

Eggborough + Whitley	Southern	1	176
Fairburn	Western	2	40
Hambleton	Central	2	78
Hemingbrough	East	2	81
Kellington	Southern	1	60
Monk Fryston + Hillam	Western	2	73
North Duffield	North East	1	83
Riccall	North East	1	149
South Milford	Western	2	102
Thorpe Willoughby	Central	2	119
Ulleskelf	Northern	4	0

### Constraints

Some settlements have physical and policy constraints such as Green Belt, flood zones and landscape designations that will be more constrictive in some villages than others.

The *Selby 2009 Strategic Housing Land Availability Assessment (SHLAA)* is a schedule of land availability which also identifies constraints. There are no policy recommendations resulting from the SHLAA – it is merely a factual study. Consequently it contains no guidance to suggest apportioning of housing numbers between settlements. Issue D in the Issues and Options paper considered the selection of sites, and it is there that these issues will be taken in to consideration. It is not considered appropriate to use such designations in the apportioning of housing numbers between the villages.

### **Housing Distribution Sub Total**

Using the above methodology, the 10% growth starting figure is increased in those settlements where there is an affordable housing need, and where relatively development could be more easily accommodated in terms of sustainability criteria. The table below shows those adjustments.

The sub-total figures are achieved by adding the relevant growth figures together. This produces a grand total of some three and a half times the actual DSV housing need of 1537. Therefore those figures are adjusted pro-rata to produce the final figure in the grey column.

Settlement	Housing Sub-Area	Dwellings at 2011	10% growth	relative sustainability adjustment as dwellings	affordable need adjustment as dwellings	Sub-total	Pro-rata adjustment: final housing numbers	DSV growth as %
Appleton Roebuck	Northern	298	30	0	0	30	10	5%
Barlby + Osgodby	East	2099	210	315	210	735	234	11%
Brayton	Central	2283	228	342	228	798	254	11%
Brotherton + Byram	Western	1006	101	101	101	303	97	10%
Carlton	South East	777	78	39	78	195	62	8%
Cawood	North East	689	69	34	103	206	66	9%
Church Fenton	Western	525	53	26	53	132	42	8%
Eggborough + Whitley	Southern	1170	117	59	176	352	112	9%
Fairburn	Western	401	40	20	40	100	32	8%
Hambleton	Central	782	78	78	78	234	75	9%
Hemingbrough	East	805	81	81	81	243	77	10%
Kellington	Southern	399	40	20	60	120	38	10%
Monk Fryston + Hillam	Western	734	73	37	73	183	58	8%
North Duffield	North East	551	55	0	83	138	44	8%
Riccall	North East	990	99	149	149	397	127	13%
South Milford	Western	1015	102	102	102	306	98	10%
Thorpe Willoughby	Central	1185	119	178	119	416	133	11%
Ulleskelf	Northern	322	32	16	0	48	15	6%
<b>TOTAL</b>	<b>-</b>	<b>16031</b>	<b>1605</b>	<b>1597</b>	1734	4936	<b>1573</b>	10%

### **Land Availability Further adjustment**

The amount and type of land available within each settlement obviously varies. However, the Council is satisfied that there are sufficient sites in all DSVs to accommodate some amount of growth and so it is not necessary to apportion housing numbers on this basis. The only exception is Appleton Roebuck where no sites have been put forward, so it is necessary to adjust the numbers. However, it is not proposed to adjust the numbers between all 18 DSVs, but only between the other DSVs in the market sub-area. Therefore with no sites put forward, Appleton Roebuck's total is distributed between the northern sub-area villages as follows

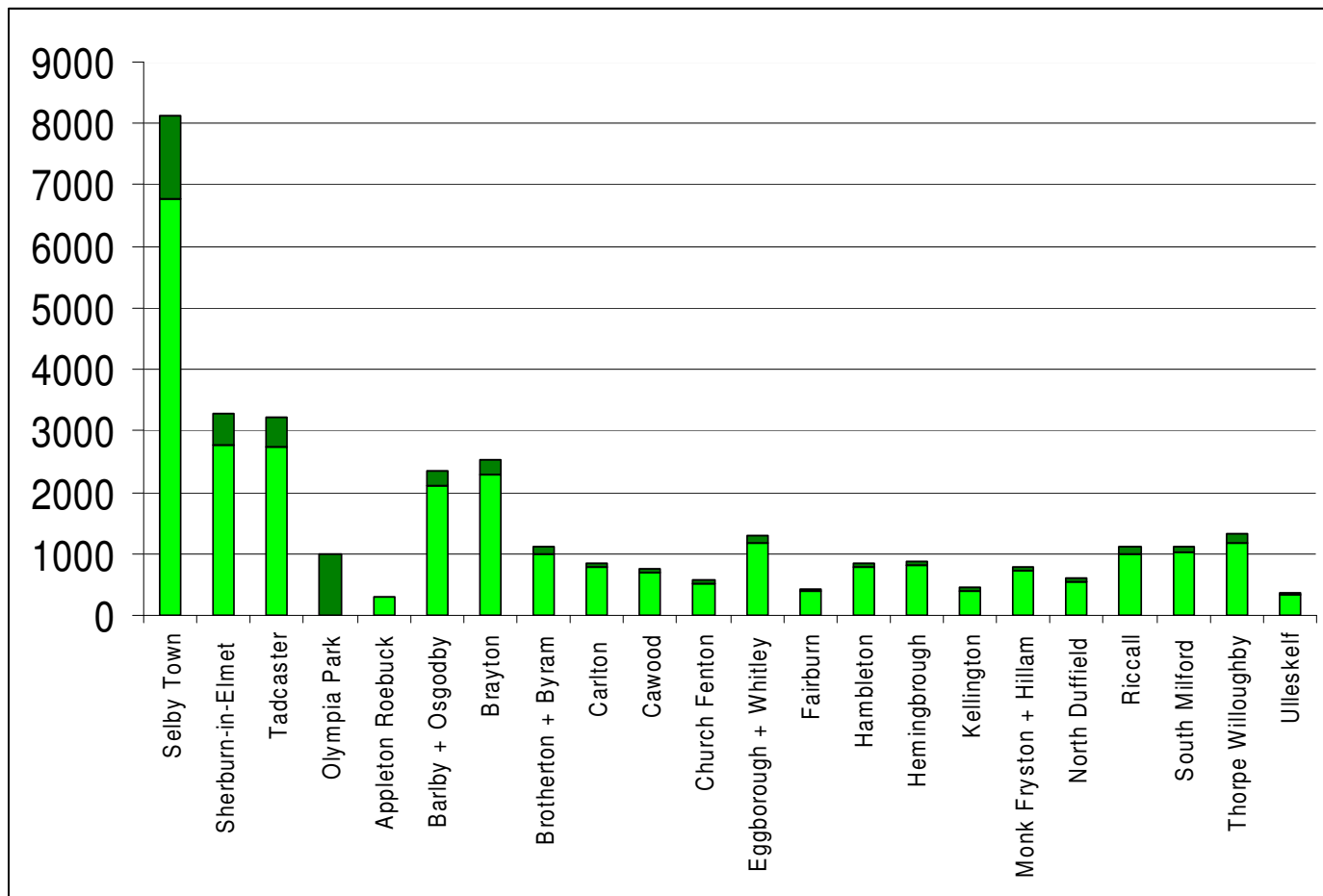
- Appleton Roebuck -10
- Ulleskelf +10

### **Final Housing Distribution in the Designated Service Villages**

<b>Settlement</b>	<b>Pro-rata adjustment: final housing numbers</b>
Appleton Roebuck	<b>0</b>
Barlby + Osgodby	<b>234</b>
Brayton	<b>254</b>
Brotherton + Byram	<b>97</b>
Carlton	<b>62</b>
Cawood	<b>66</b>
Church Fenton	<b>42</b>
Eggborough + Whitley	<b>112</b>
Fairburn	<b>32</b>
Hambleton	<b>75</b>
Hemingbrough	<b>77</b>
Kellington	<b>38</b>
Monk Fryston + Hillam	<b>58</b>
North Duffield	<b>44</b>
Riccall	<b>127</b>
South Milford	<b>98</b>
Thorpe Willoughby	<b>133</b>
Ulleskelf	<b>25</b>

### Final housing distribution

The graph shows the distribution of housing numbers relative to the existing settlement.



Through an assessment of the available sites in each settlement, further adjustment of housing numbers may result.

**Issue B: prioritising the release of land over the next 15 years.**

Responses were varied in this issue. Overall, there was majority support for some phasing mechanism, but a split as to what is the most appropriate. Unsurprisingly, a market-led approach to release all sites at once for maximum flexibility was preferred by the industry. A number of other responders also supported this view as it would be simple to achieve, but would likely lead to over-development and the premature delivery of the housing numbers.

Delivery is very important to the national housing shortage, and responders pointed out that in such a fragile economy as it presently is, it would be inadvisable to place artificial or arbitrary phasing on sites.

Phasing based on geographic location (proximity to Selby or hierarchy of settlement) was dismissed as it is an artificial approach, not taking in to consideration the needs of individual settlements. The same applies to phasing based on site size.

A less dictatorial approach achieved some support where the DSV sites are all released immediately, but phasing occurs in Selby, Sherburn-in-Elmet and Tadcaster where there are more dwellings required.

Basing phasing on the SHLAA was rejected as it is merely a broad assessment of sites suitability and potential availability. The majority of sites are available immediately or in the short term, and as such there would be very little phasing achieved from it.

Phasing based on SHMA and/or housing needs survey was rejected as the reports are not updated regularly enough to match the changes in the housing market.

Another call was for phasing based on past completions – those settlements that have realised a large growth over the last 20 years could be exempted from the first phase to allow the settlement to “breathe”. Similar to the distribution of housing number sin the DSVs, the Council considers the villages to be sustainable locations, and preventing future development on the basis of previous growth is obtuse.

Combining options to create a more complex phasing model was also rejected as it would be unnecessarily bureaucratic. Given the above, the Council does not consider that any phasing is necessary in the Designated Service Villages, instead allowing the market to decide on the timing of delivery to ensure it occurs when it is most needed.

In Tadcaster, previous non-delivery of sites means that there is less certainty in that market, and sites are more vulnerable to non-delivery. As such, no phasing is proposed in Tadcaster.

In Selby and Sherburn in Elmet, phasing is more realistic given the number of sites that are likely to be realised. However, the Council has dismissed

potential approaches (above) as artificial or unrealistic. With such a large number of sites - some that are complex and so will take the whole plan period to deliver – it is once again unnecessary to artificially limit the delivery of housing.

The Council considers that phasing will be achieved through the market adjusting itself – delivering more in the boom periods and less in the slack periods. Additionally, the timing of installation of infrastructure will also place its own checks on the pace of development. Although infrastructure can be upgraded and installed where there are identified deficiencies, this will take time to do and infrastructure providers have their own timetables to achieve this. This will inevitably “apply the brakes” to development over the plan period.



### **Issue C: How to work out the overall amount of housing required**

The Council doesn't want to allocate more land than is necessary for development, particularly on Greenfield land. Therefore it believes that some control over the amount of land released should be exercised. There remains the need to make better use of land despite the removal of minimum density thresholds in PPS3. It was also noted that city-centre densities of 50+ "dwellings per hectare" (dph) were inappropriate in this semi-rural district. The industry noted that high density flat type developments were no longer popular with buyers.

The overall response was for high quality development that is respectful to local character, regardless of a density figure being used. The Council supports this view, noting that density is a broad indicator not the definitive test of a proposed development's suitability.

On this basis, there was strong support for a village-specific density figure, or at least a settlement hierarchy-based approach whereby the larger settlements took on a higher density than the smaller villages. The Council considers such an approach unnecessary as it could artificially prevent the development of low density bungalows in Selby town, or retirement flats in the smaller villages purely on the basis of a number. Basing the density on the existing village density would be misleading – potentially stifling bungalow or apartment development in some places due to a middle of the road existing density. This could cause a larger housing problem in that all development would lack variety. PPS3 also advises against such an approach. The Council interprets this suggestion as another request for development that is respectful to local character, rather than a request for specific numbers.

Basing the figure on the past 10 years of development had a small amount of support, but the Council also consider such an approach to be misleading. Recent short-lived development trends are not necessarily a guide for the future development trends – the industry already highlighting that the recent boom of apartment buildings has ended.

As local character is so important, the approach of basing density on only the "traditional" part of a village was promoted by several responders. However such an approach is also considered inappropriate as historic needs may not match today's needs. Many of these areas were built before cars, with no facilities for accommodating modern creature comforts – even things as simple as recycling boxes and waste bins. Attempting to match historic density with modern needs can result in compromised developments. Again, the Council interprets this overall request for high quality development that fits in with local character.

In terms of establishing a figure, the Council is mindful that it must be flexible to respond to changes in the market over the life of the plan. It is also reminded that the figure used in the SADPD is only a broad guide to establishing how much land is required, not a fixed density "set in stone". By establishing a broad figure it sets an example that better use of land must be

made to avoid unnecessary use of Greenfield sites, but also allows flexibility to exceed the suggested development figures on each site.

Despite some conflicting responses about flexibility and rigidity, the Council is satisfied that a district-wide figure for this purpose is satisfactory. As such it considers the use of the “old PPS3” 30dph to be a reasonable approach.

Through the normal Development Management process, planning applications can address the precise number of dwellings based on the site’s characteristics, fitting in with local character, and other such issues. As potential sites do not form neat parcels of land that accommodate standardised developments, such a broad figure will be exceeded on some sites and reduced on others, thus achieving a overall balance across the district. The Council is satisfied that this approach will give simplicity and flexibility in the SADPD, and sufficient control over local character issues at the appropriate time in the context of the age.

### **Issue D: Selecting the most suitable sites**

The Issues and Options report proposed the following methodology for selecting sites.

1. Undertake the Sequential Test (Seek Flood Zone 1 first, Zone 2 second, and Zone 3 last)
2. Prioritise land that is available soonest.
3. Prioritise land in this order:
  - a. "Brownfield" land already within the Limits to Development
  - b. "Greenfield" land already within the Limits to Development
  - c. "Brownfield" land immediately adjacent to\* the Limits to Development,
  - d. "Greenfield" land immediately adjacent to\* the Limits to Development.
  - e. Do not allocate land that is not physically linked to the limits to development.
4. Direct new development as near to the settlement's services and facilities as possible (including public transport).
5. Direct new development where there will be least traffic impact.
6. Direct new development to where there are no existing planning constraints such as Green Belt, unless there are no alternatives.
7. Develop land that requires the least amount of infrastructure upgrading/development to minimise costs and disruption
8. Direct development to the sites with least wildlife impact?
9. Site development where its carbon footprint can be managed and reduced.

There was overall support for the proposed methodology, with a few amendments suggested. No other criteria were put forward.

Several of the criteria are self-explanatory such as Flood Zones, but more subjective issues such as proximity to services and sites that could reduce the carbon footprint were questioned with regard to the proposed methodology. The Council will consider the methodology of each criterion in the discussion below:

#### **1 Undertake a Sequential Test (Flood Zones)**

The suggested method follows the basic sequential search set out in PPS25. Using the sequential search, development should be directed to the area of lowest flood risk as defined by the Environment Agency's flood risk maps.

The Council is committed to avoiding sites in Flood Zone 3b (Functional Floodplain) as this is land that is designed to flood in extreme weather to accommodate water. If development were to take place on such sites the flood water would have to go elsewhere which would put other areas at greater risk.

Flood Zone 3a is high risk (1 in 100 years event). FZ3a is the land that is most likely to flood due to ground conditions, land contours, barriers, channels and proximity to water courses. Ideally development would not take place on

such sites unless it was unavoidable and the development use would not be of high value or high risk.

Some responses suggest that no development should take place in FZ3 at all. The Council considers this too extreme a view, and inconsistent with PPS25 which states that development in FZ3 should be avoided if there are better sites, but not avoided at all costs. Non-populated development such as electrical pylons, wind turbines etc could be sited in FZ3, but residential and commercial development will avoid these sites wherever possible.

#### Flood defences

In addition to the above exception, the Environment Agency recognises that some land is protected from flooding by physical barriers such as banks and flood walls. However, flood zones are drawn with the assumption that such defences may fail if put under constant heavy test. SDC agrees with the Environment Agency's use of a precautionary approach in zoning, and considers existing flood defences are an additional benefit, but not sufficient to consider a site equal to one in a sequentially preferable flood zone.

#### Flood issues in the methodology for selecting sites

A call was made to reconsider flooding as the primary search criterion, stating that there are exceptions where development of some sites would bring other benefits that outweigh Flood Zone constraints. The Council considers such benefits to be occasional and site-specific, and the proposed methodology remains valid.

However, in Selby Town only, the *Selby Strategic Flood Risk Assessment* (supported by The Environment Agency) acknowledges the importance of Selby as the Principal Town, and to prevent further development on the basis of flood risk would be to ignore the sustainable strengths of development of the town. Therefore, for the purposes of sequential search, Selby Town urban area will be considered sequentially equal. Development will still be directed to sequentially-preferable sites, but FZ3a will not be a "show stopper" within the Selby urban area. Outside Selby Town no such weighting to flood risk shall be given.

The DSVs all have some land availability in Flood Zone 1 (least risk), however the sites that have been put forward are not all in those areas. Therefore the importance of management of flood risk is less important (albeit very important) and other considerations such as brownfield/greenfield and limits to development issues could move up the methodology.

#### Approach to flood zones in Local Service Centres

Sherburn-in-Elmet and Tadcaster have some areas of Flood Zone 2 and 3, but the majority of land lies within Flood Zone 1. Development will be directed to those areas of least flood risk and the Council is satisfied that there is sufficient land available to accommodate the quantum of development. Nevertheless, should other factors remove land and Flood Zone 3 land is found to be the focus of allocations, then sites inside the Limit to Development of the other Local Service Centres will be sought before considering FZ3.

### Approach to flood zones in DSVs

In DSVs when FZ1 and FZ2 sites have been exhausted and sites are only available in FZ3, there remains a need to avoid FZ3. To do so it is proposed to use a broadened the search for sequentially preferable sites to nearby villages, but only those in the same housing sub-area. Development will only be permitted on FZ3 sites in the DSV if there are no sequentially-preferable sites within or adjacent to the Limit to Development of other DSVs within the same housing sub-area (as set out in the SHMA). See sequential search in the DSVs table below:

Sequential position	Site location
1	FZ1 in or adjacent to the village
2	FZ2 in or adjacent to the village
3	FZ1 in or adjacent to another DSV in the same Housing Market Sub Area
4	FZ2 in or adjacent to another DSV in the same Housing Market Sub Area
5	FZ3a in the DSV

The DSV allocation should be distributed between DSVs only, so the broader search will not include the Principal Town or Local service Centres as they already have a specific housing allocation.

### **2 Prioritise land that is available soonest**

As the preferred option not to phase development it is not considered a constraint to the identification of land if it is not available immediately. Sites that are not available in the plan period will be discounted, so there should be no issue with deliverability. This criterion will be removed.

### **3 Prioritise Brownfield over Greenfield land**

Like flooding issues, this is largely based on national planning policy so it received support. There were some calls for no Greenfield land release, however as a small rural authority this is unrealistic given the strategic objectives and policies and associated housing numbers set in the Core Strategy.

Strong support was received for the policy of not allocating land in the open countryside that has no physical links with the DSV (for market housing or general employment use).

The Council considers the use of brownfield land to be very important, and it is closely tied (in the methodology and in national policy) with the use of land within the limits to development. As such it should be moved up the order.

### **4 Direct new development as near to the settlement's services and facilities as possible (including public transport)**

This issue generated a lot of support both directly, and also as a consequence of other considerations including where support was expressed for other criteria: eg

- reducing traffic impact - by locating close to public transport
- reducing carbon footprint - by locating close to shops/facilities
- protecting wildlife – use infill and brownfield land (which is often in the heart of settlements)
- develop where there is least need for improvements in infrastructure – building on existing infrastructure

It was noted that this is an overarching aim of national planning policy, but that no specific mechanism was provided to actually implement this as a site selection tool. The Council welcomes the support for using this issue in the methodology, but will consider it after other less subjective issues and move it down the hierarchy.

In applying this issue, the proximity to services and facilities will be a subjective assessment of the route and distance from the site to key services and facilities (where they exist in each settlement) including bus stop, railway station, convenience store and school. Although other facilities that exist in each village will support village life, these four will be the most frequented.

#### **5 Direct new development where there will be least traffic impact**

It is inevitable that all developments will have *some* traffic impact, and many responses supported the use of highways issues to sequentially select sites.

However the Council is reluctant to use this issue to sequentially test sites, as solutions can always be found to highways issues such as junction improvements, bypasses and access roads etc, agreed through the planning application process and potentially a Section 106 agreement or other method. Access, egress and other highways details are a relatively small site-specific part of the planning application which must be agreed by NYCC Highways in each case. It is never impossible to find a solution, albeit sometimes those solutions can be radical and expensive.

The Council is also aware that a mechanism for using this issue has not been established, and it cannot see a simple, practical way of choosing between sites based on potential highways issues. As such the criterion will be removed from the methodology, but important highways issues will still be dealt with at planning application stage.

#### **6 Direct new development to where there are no existing planning constraints such as Green Belt, unless there are no alternatives**

A mixed result here, some suggesting that it is appropriate to comprehensively review Local Plan designations in the SADPD, however the Council does not consider it the appropriate place to do so as the Development Management DPD where such issues can be addressed will be developed following the SADPD. As a saved DPD in the LDF, the 2005 Selby District Local Plan remains in force so it is appropriate to consider its designations in the spirit they were written.

The defined Limits to Development for each settlement remain as set out in the Local Plan, and will only be amended following the allocation of sites. Anomalies in the Limit to Development will not be amended by the SADPD.

Strong support for established Wildlife constraints set locally such as Local Nature Reserves, or by other authorities/bodies such as RAMSAR, SPA and SAC wildlife sites will remain a constraint against development where they are defined in the Local Plan or other established policy.

Historic Parks and Gardens and Historic battlegrounds will remain a constraint against development, however Conservation Area is not a constraint against the principle of development. Similarly, the setting of a Listed Building is a material consideration, but does not automatically prevent development in principle.

Local Amenity Space and Recreational Open Space identified in established policy will remain a constraint against development, unless the development would result in a local land swap and overall improvement in facilities.

Safeguarded Land and previous unimplemented/unreleased allocations will not be given priority, but such previous status may be a deciding factor between otherwise equal sites.

Green Belt land

Several responses have mixed up Green Belt land with Greenfield land.

Name	Description
Green Belt	A restrictive policy in the Local Plan and statutory protection. Green Belt is a political description, not a description of the physical qualities of the land. It is an area where no development should take place that could individually or cumulatively lead to the coalescence or perceived coalescence of two urban areas. In the case of Selby, the GB prevents the joining up of Leeds and York, and Leeds and Doncaster. Green Belt may not necessarily be open countryside – indeed the villages of Barkston Ash, Beal, Birkin, Bilbrough and Burton Salmon are entirely within the Green Belt.
Greenfield	National policy to use “Brownfield” or Previously-developed land first. Only use Greenfield land if there is no other option. Greenfield is generally “Virgin” or undeveloped land. Eg grassland or farmland. The land has features such as grass or trees, and can be a natural or man-made environment. Some previous man made use that has been allowed to revert to nature can be Greenfield, thus losing its developable status.

There are two tracts of Green Belt land in the District: one effectively covers the western side of the District from Tadcaster to Eggborough and south of the M62. The second is smaller, surrounding York, and covering as far as Colton and Escrick.

Around a third of potential development sites are located within the Green Belt. Several calls were made that Green Belt land should not be developed

at all and that villages surrounded by Green Belt should be removed from the list of Designated Service Villages. Designated Service Village status is discussed in the Core Strategy, and the availability of land/Green Belt issues were considered at the time of designating villages.

The preamble to Core Strategy Policy CP1 (Paragraph 4.39) states that the Council aims to maintain the overall extent of Green Belt, but in villages where there are difficulties in accommodating the scale of growth required, consideration will be given to undertaking a localised Green Belt review.

The Council considers that a sequential approach to development of Green Belt sites is necessary, and will only be permitted if there are no sites within or adjacent to the Limits to Development of other DSVs within the same housing market sub-area (as set out in the SHMA).

However, with an emerging presumption in favour of sustainable development, if there is significant public support or there are wider public benefits, a site in the Green Belt may be allocated.

#### Major Sites in the Green Belt.

Another issue raised in the Green belt is the existence of established businesses and infrastructure that are constrained from otherwise legitimate development by the designation. The Council is sympathetic to such cases and recognises that these sites are at risk from being unable to develop. The Council wishes to support local businesses and retain existing jobs, so it proposes to allocate "*Major Sites in the Green Belt*" in accordance with PPS2 Annex C.

The sites are not removed from the Green Belt, but planning applications for development will be considered favourably where the development is essential for retention or expansion of the core business/use, there is a strong economic justification, and the impact upon the Green Belt is minimal. Such a designation will enable sustainable economic growth in the interests of the economy, but it will not apply to change of use to non-employment uses.

Development proposals must demonstrate the highest standard of design, protecting the ideology of the Green Belt in terms of scale, siting, appearance, layout, character and screening. New built form must be compact, ideally contained within any existing building complex to reduce sprawl. Furthermore, development must adopt the highest standards of energy efficiency and sustainable construction.

In considering suitable sites for this designation, the Council will support employment and infrastructure uses that are:

- An existing, trading company, and
- Established on the site for more than 10 years, and
- Be on a site of 1 hectare or more, and
- Be of regional importance, OR be operational infrastructure



The types of uses supported are in accordance with Annexe C of PPS2 and include:

- Power generation or supply
- Hotels
- Food processing
- Infrastructure

The following sites will be designated as Major Sites in the Green Belt:

#### Power generation or supply

- Kellingley Colliery (X IO R)

#### Hotels

- The Parsonage Hotel, Escrick (X IO L)
- Bilbrough Top services (X IO J)
- Hazelwood Castle Hotel (X011)
- Milford Lodge, Great North Road (X009)
- Quality Hotel, Great North Road (X IO K)

#### Food processing

- Monaghan Mushrooms, Whitley (X IO P)
- Dovecote Farm, Womersley (X IO Q)

#### Infrastructure

- Byram sewage works (X IO N)
- Tadcaster Grammar School (X IO M)

#### Strategic Gap

The Strategic gaps exist between some built up areas to prevent them coalescing, similar in principle to a local Green Belt. Sequentially, the designation will continue to be a constraint against general development, however if there are no non-strategic gap sites available, sensitive development of a small part of the strategic gap may be possible where there are benefits to the remainder of the Strategic Gap and the local population that outweigh any small loss.

Any structures on the sites in the Strategic Gap must adopt a design approach that blends them in to the landscape and reduces their physical and visual impact.

Other forms of development in the Strategic Gap that maintain its openness and appearance but improve public access and facilities will be acceptable: eg permanent sports pitches or nature areas.

#### Landscape Impact

Although development will always have some impact on local landscapes, it is important to protect those most sensitive areas called Locally Important Landscape Areas (LILA), or Special Landscape Areas. Local Plan Policy ENV15 states that those protected areas should be given due regard in

development proposals, but that landscape designation should not be a barrier to the principle of development. Therefore landscape impact will be considered on a site-by-site basis.

#### Summary of Criterion 6

It was considered important that existing constraints be moved up the hierarchy, above proximity to services and facilities.

#### **7 Develop land that requires the least amount of infrastructure upgrading/development to minimise costs and disruption**

Most responses were more concerned with the capacity of infrastructure to accommodate any development. Infrastructure will be dealt with through the Infrastructure Delivery Plan that accompanies the SADPD Preferred Options, and through a Community Infrastructure Levy policy that will be developed.

All development will have *some* infrastructure impact, and the relevant infrastructure providers will comment directly on each site where they feel it necessary. However, no sites have been identified as beyond economic capacity for development, and therefore the specific details may be agreed at planning application stage, together with contributions through Section 106 agreements or Community Infrastructure Levy or other mechanism to address the issues identified. Therefore there is no reason to use this criterion in the selection of sites.

#### **8 Direct development to the sites with least wildlife impact**

Strong support was received for wildlife considerations, but once again the issue of an appropriate mechanism was also raised. Established wildlife sites such as RAMSAR, Nature Reserves etc are dealt with in the Local Plan designations discussion (criterion 6, above). Other impacts on wildlife will be more localised and can be dealt with through master planning or planning application conditions. As such there is no need for this criterion in the site selection methodology.

#### **9 Site development where its carbon footprint can be managed and reduced**

Again responders point out that the Council demonstrated no mechanism for using this criterion. The Council considers that carbon reduction is a key aim of the planning system nationally. All developments must demonstrate a reduction in carbon emissions, and there is an ever-increasing demand for low-carbon homes, BREEAM standards etc from various sources. The Building Regulations are continually evolving to include increasingly sustainable practices, and policies exist elsewhere to promote further “green issues”. As such there is no need to use this as a method of site selection.

#### **Revised Site Selection Methodology**

A handful of calls were made to change the order of the methodology to move core principles to the front, such as established Local Plan policies. The Core Strategy Policy CP1 considers issues of Previously developed land/Greenfield land and limits to development above flood risk, and in conjunction with the

above discussion about the Strategic Flood Risk Assessment, it is appropriate to adjust the methodology to match this.

In consideration of the above discussion the revised, simpler broad methodology is set out below. It retains the core national planning objectives as the main criteria in a revised order that reflects the district's unique position.

Those more subjective issues that are harder to quantify are still important and relevant, but the Council considers them to be more of a "decider" between two or more sites that pass the core tests. As such the last criterion groups those remaining issues in to a single site-specific consideration. This is the place where the individual merits of sites and proposed developments can be weighed against individual site's unique attributes and constraints in to greater detail.

- 1. Prioritise land in this order:**
  - a. "Brownfield" land already within the Limits to Development**
  - b. "Greenfield" land already within the Limits to Development**
  - c. "Brownfield" land immediately adjacent to\* the Limits to Development,**
  - d. "Greenfield" land immediately adjacent to\* the Limits to Development.**
  - e. Do not generally allocate land that is not physically linked to the limits to development.**
- 2. Direct development to non-Green Belt sites unless there are no alternatives;**
  - a. In Tadcaster and Sherburn-in-Elmet, the use of Green Belt sites will only be considered where there are no non-Green Belt sites available within either Local Service Centre.**
  - b. In Designated Service Villages only, use of Green Belt sites will only be considered where there are no non-Green Belt sites available within another DSV in the same housing market sub-area, and only then where it is adjacent to the Limits to Development of the DSV, and demonstrates a good physical link with easy access to existing roads, and where development would join seamlessly with existing built form – ie has road frontage and is not backland development,**

**Notwithstanding the above, where there is significant public support or wider sustainable development can be demonstrated, then an allocation in the Green Belt may be appropriate.**

**AND;**

- a. The site is composed of previously-developed land with structures/hard standing/physical evidence of current or recent use**
- b. is screened by existing landform or built form, and whose development would have a limited visual impact by forming a logical "rounding off" or "infill" of the village – ie do not**

- encroach in to the Green Belt beyond the extent of existing village form or established boundaries.**
- 3. Direct development to where there are no other existing Local Plan constraints unless there are no alternatives.**
  - 4. Undertake the Sequential Test**
    - a. Seek Flood Zone 1 first,**
    - b. Zone 2 second,**
    - c. Zone 3 only where no preferable sites exist**
      - i. In the Local Service Centres only, where there are no FZ1 or FZ2 sites, then sites inside the Limit to Development of the other Local Service Centre will be sought before considering FZ3,**
      - ii. In the Designated Service Villages only, where there are no FZ1 or FZ2 sites, the area of search may be broadened to neighbouring Designated Service Villages in the same housing market sub-area for FZ1 or FZ2 sites before FZ3 sites are considered in the original DSV.**
  - 5. Direct development as near to the settlement's services and facilities as possible (including public transport).**
  - 6. Consider localised and site-specific issues that may place opportunities or constraints on development or viability.**

### **Issue E: influencing the type of housing**

A mixed response was received once again. Overall there was a request for more variety in housing provision, both in terms of urban design with fewer “anywhere” houses, and also in terms of lifetime/starter homes and a move away from the industry’s safety of 3/4/5 bedroom detached. The Council fully supports the urban design issue, having several village design statements in place and more being added. Previous developments of standardised layouts and designs are discouraged while innovative place-responsive developments are fully supported. Core Strategy Policy CP16 sets out the general requirement for good quality design, and so it is not considered necessary to repeat that in the SADPD.

The industry note that they are generally risk averse and particularly so in these uncertain market conditions. The Council would hope that any current recession would not last for the plan period and so there would be opportunities for more innovation and variety emerging. Indeed, with a relatively standard housing stock across the district, some variety may be a catalyst to reinvigorate the housing market.

As the population ages, more bungalows and smaller accommodation (in terms of number of rooms but not necessarily floorspace) are required. This is also linked to affordability where smaller homes (again, in terms of number of rooms not floorspace) are needed to assist people entering the property market. Aspirationally, larger, detached homes are required, particularly more niche or individual properties are required to give design variance. This is true across price brackets where people are seeking a more personal home than the uniformity of older estates.

There was a general reluctance for the Council to control totally the type of housing, the industry noting that planning policy is not responsive enough to quickly changing markets. Conversely the issue of genuine housing need must be addressed, as those with less standardised needs are often overlooked as there is greater risk for the developer. As such the marginal must frequently compromise instead of being satisfied. The Council is mindful of its responsibilities to both issues and so would seek to steer development rather than control it. In order to address identified needs it will respond to the SHMA (updated as required through the plan period), but allow the market the majority of discretion over each site – this approach received strong support.

The current SHMA identifies a need for a broader range of house types, sizes and tenures in the market sub-areas in Table 4.4 on page 44. As the preferred option is not to phase development, the Council will not place SHMA data in the SADPD. Instead the developer must demonstrate the implementation of the most up to date SHMA (or alternative robust data) at the time of the planning application. This will ensure that there is flexibility for the developer to respond to trends, but that the identified need in each area is addressed

The Core Strategy Policy CP4 requires a range of affordable houses and tenures, meeting the needs of the most up to date housing market assessment, so there is no need to repeat that requirement in SADPD.

Support for Lifetime Homes was received, but the industry also noted the additional expense on construction costs associated with this. The Council considers that Building Regulations evolve and become more responsive to issues such as the move towards “green” construction and environmental issues, so too have they evolved towards accessible homes. Core Strategy Policy CP12 sets out a range of criteria to improve energy efficiency and the quality, and Core Strategy Policy CP13 continues this by stating developers must employ the highest viable level of Code for

Sustainable Homes and BREEAM standards. Core Strategy Policy CP16 also sets out the requirement to reflect Lifetime Neighbourhood principles, achieve Very Good standard in Building For Life assessment, and be constructed to Lifetime Homes standard. These are not peculiar to Selby, and there is a national move towards these initiatives and best practice. As such, the Council will continue to promote them in this way, but there is no need to repeat it in the SADPD.

There was a reasonable amount of support for allocating niche development sites such as older persons housing. While the Council welcomes general support from the residents of the District, it received little support from the industry. It was felt that the market could generally deliver these without specific allocations, particularly on mixed sites, and to allocate for a single use would be contrary to the aims of creating mixed communities. As such, no such niche sites shall be allocated.

Some support for self-build plots were received, but the Council will not specifically allocate self-build as this is outside of the scope of its powers. There would be no issue with sites being used for this purpose in principle.

## **Issue F: Affordable Housing**

This issue raised a range of general responses surrounding the affordable housing debate such as the ratio of affordable units to market units on a site, and the true costs of affordable housing in an isolated location once transport is taken in to account. These are political and social issues, some of which are dealt with in Core Strategy Policy CP5. The Council also has an emerging Affordable Housing SPD which provides greater detail as to the background, evidence and mechanism of delivery of affordable housing. As such it is not proposed to consider these responses in the SADPD. The questions in this SADPD chapter concerned the potential allocation of sites for 100% affordable housing, and the possible suitability of some sites.

The highest response rate favoured leaving affordable housing to on-site negotiation at the time of a planning application, thus not allocating specific sites in the SADPD.

A cumulative total of responders who thought that affordable housing should be provided on allocated sites (either in just the identified villages, or in all villages right across the District) broadly matched the numbers above. Clearly there is a division across the District.

The Council notes that overall there is broad support for affordable housing delivery, it is the mechanism of delivery that differs. As there is already a Core Strategy policy to seek affordable housing on market sites there is no need to address this further in the SADPD.

More detailed responses considered the suitability of 100% affordable housing sites, as they could potentially marginalise future residents instead of mixing them in mixed communities as is the policy on market sites. It was suggested that if a site is suitable for affordable housing it was suitable for market housing as there is physically no difference. There was also the question over viability of 100% schemes, and several responded that exception sites should contain market housing to ease the tight financial barriers in delivery.

The Council considers these issues to be more fundamental to the affordable housing debate nationally rather than responses to the SADPD questions of whether to allocate sites or not. However it raises detailed concerns over viability and suitability of sites that requires far greater consideration via an appreciation of all relevant details – something that cannot be done at the broad SADPD level. As such it will not allocate sites for 100% affordable housing in the SADPD.

Instead, the emerging Rural Exceptions Policy (Core Strategy Policy CP6) forms a framework of delivering 100% affordable developments through the normal Development Management process. It is here that a more site-specific approach can be made, thus ensuring the sites are assessed in the detail they require. This will still ensure delivery is promoted, without risking the SADPD being unsound through some sites not being able to deliver.

Several landowners suggested that their site would be available for 100% affordable housing should market housing not be achievable. The Council welcomes these sites and will work with owners and developers to establish suitability.



## **Issue G: Gypsies and Travellers**

Core Strategy Background Paper 13 “The Travelling Community” sets out the background to the Council’s search for a Gypsy and Traveller site in detail.

As part of the July 2010 “Call for sites” exercise, a specific request was put out for Gypsy and Traveller sites – none were submitted. Existing sites in Burn, Carlton and Flaxley Road (Selby) were considered with a view to extending them, but availability of land rendered these options unrealistic.

With a demonstrable need for a site, this radical approach of developing a basic methodology to eliminate obviously-unsuitable sites, and promote discussion about the use of other potential development sites for Gypsy and Traveller use was made in the SADPD Issues and Options report.

The Council anticipated a mixed response, including some emotive responses, but it was only through such an open and transparent process a site could be found.

There was no overall preference from the consultation to guide the Council in its site search – instead many different opinions were put forward, largely based on the proximity of potential sites to people’s own homes. There was an overall feeling that Gypsies and Travellers should not be given any special treatment, but in the same breath it was suggested that they should be exempt from some established planning principles in order to enable them to remain separated from the settled communities to prevent potential conflict over lifestyles and cultures.

This issue generated by far the most responses – over 70% of all responses received. Several issues were raised around the subject of Gypsies and Travellers that are not directly related to the identification of a site, but are important topics that people would like information about. The Council has only taken into account planning issues raised and has to reject emotive and offensive comments. However, the Council has considered at great length the broad responses it has received, and is agreeable to some flexibility over the proposed methodology. It accepts that it cannot please everyone, but in the interests of fairness and openness it will reassess the issue as set out below. The broad issues are dealt with first, and then issues regarding the methodology, site requirements, then finally the 60 potential sites are dealt with individually.

### **General issues**

- Gypsy/Traveller lifestyle
- Existing Gypsy sites
- Need assessment and central targets
- Pitches or sites?
- Human Rights
- Liaising with Gypsies and not other communities
- Gypsies don’t want to mix
- Not consulting with land owners directly
- Gypsy site preferences – west of the District
- Forcing a site upon a community
- Funding a site
- Site appearance/design
- Traffic
- Overlooking
- Noise, odour, water and light pollution

- Scrap materials and general untidiness
- Overcrowding a site
- Crime and disorder
- Council tax and other taxes
- Local schools and other services
- House prices, stalled sales and compensation
- Stress, worry and sleepless nights
- Bankrupting local builders

- Gypsy/Traveller lifestyle

There are various Gypsy and Traveller groups, the most common being Romany Gypsies and Irish Travellers. The term Gypsy and Traveller covers both those of an ethnic minority group, and those whose lifestyle choice is to travel.

It is estimated that there are around 300,000 such persons in England. Although most now live in bricks and mortar housing, there are around 18,000 caravans in England. Around 80% of those are on authorised settled or transit pitches, and the remaining are on unauthorised sites (ie those without planning permission).

Despite the name, most travellers no longer lead a nomadic lifestyle, instead most have a “base” and travel part of the year.

(Source: DCLG *Planning for Traveller Sites* consultation, April 2011)

- Existing Gypsy sites

Several requests for information about the Council’s existing Gypsy sites were made, but Selby District Council does not own or manage any Gypsy sites.

There are two sites in the District:

- NYCC site in Burn (managed by Horton Housing Association). 12 Pitches.
- NYCC site in Carlton (managed by Horton Housing Association). 14 Pitches.

A privately run caravan site in Flaxley Road, Selby is licensed for 62 caravans (not pitches). Although it is not exclusively for their use, a number of Gypsies and Travellers do reside there.

As at April 2011, there are unauthorised sites at Byram, Drax and on the western edge of the District on land at the old A1 route, and these are subject to enforcement action. There are six further pitches that have been granted temporary planning permission as there are no authorised pitches in the District. (Correct at 20 April 2011) they are located at Towton, Hillam and North Duffield. These locations have temporary permissions based on the unavailability of authorised sites. The Council may only refuse these applications when there is an authorised site available in the District.

- Need assessment and central targets

Several calls were made to ignore Central Government targets, and questions in the House of Commons call for a suitable local assessment before decisions are made. Selby District Council is satisfied that the *Gypsies and Travellers Accommodation Assessment (GTAA)* report prepared by ARC4, and the subsequent decision by Councillors on 27 July 2010 to approve it with

amendments, is a robust, up to date and credible local assessment (as set out in Core Strategy Background Paper 13: The Travelling Community).

In April 2011, the Department for Communities and Local Government (DCLG) published a consultation document that proposes to replace existing Central Government planning advice (namely *Circular 01/2006 Planning for Gypsy and traveller Caravan Sites* and *Circular 04/2007: Planning for Travelling Showpeople*) and replace it with a single Planning Policy Statement. The DCLG paper continues the requirement for an up to date survey and suggests that a 5-year supply of gypsy housing sites should be maintained, as is the current system with bricks and mortar market housing. The Arc4 research looked at need up to 2016 which demonstrates a five year supply.

The Council is satisfied that the work it is undertaking does not conflict with the DCLG paper and therefore the SADPD will continue its search for a site/sites for 10 pitches, as it would not be appropriate to delay the search when there is an already identified need. For future needs, the Council will respond to changes in legislation arising from the DCLG consultation, as appropriate.

- Pitches or sites?

The Council is seeking enough land for 10 pitches to satisfy the identified need. A Pitch can accommodate a family unit – usually two or three caravans and the associated amenity block or “shed”, and their vehicles and animals. A site is the collection of these pitches in one location. The Council is seeking one or two sites to accommodate all 10 pitches.

- Human Rights

Several responses ask for fairness in considering Gypsy and Traveller development – expressing concern that the rights of the settled community are being ignored in favour of the rights of the Gypsy and Traveller community. Selby District Council has in no way violated anyone’s human rights through this consultation. It proposed a series of questions asking where a range of development needs - including the need for an authorised Gypsy/Traveller site - could be accommodated, and invited comments on the same. Although the final decision may not be welcome by some, in considering the responses and in identifying a preferred site the rights of all people will be considered.

- Liaising with Gypsies and not other communities

The Council does not accept that Gypsies and Travellers are receiving special treatment, or that they are being consulted before anyone else. The Council must maintain a range of research documents that inform its decisions which are updated periodically. One such document is the Strategic Housing Market Assessment (SHMA) 2009 which supersedes the previous Housing Needs Assessment (HNA05) carried out in 2005 by Fordham Research. These reports consider the housing market and the needs and aspirations of all local people, but excluded Gypsies and Travellers. Recognising the exclusion of this group from the assessments, SDC commissioned a specific focussed report in 2009 which resulted in the *Gypsies and Travellers Accommodation Assessment (GTAA)* prepared by ARC4, accepted with caveats by Selby District Council in 2010. Therefore the Council is satisfied that it has an up to date, robust and credible data source that covers the housing market and needs of all members of society, and has not favoured any group in establishing the information.

- Not consulting land owners directly

As set out above, the Council had already made attempts to seek potential sites for Gypsy and Traveller use, but none were forthcoming. With a pressing need to address, Officers consulted with elected members on an appropriate way forward and it was agreed to the approach being taken to consider the 312 sites put forward (for other forms of development) as a last resort. It was decided that in order to bring the issue to the fore, land owners would be contacted through the consultation process along with all others.

- Gypsies don't want to mix

Although Gypsies and Travellers have different lifestyles, traditions, habits and interests, they still have basic needs such as shops, schools medical services etc. It is incorrect to state that all Gypsies and Travellers are the same as there are numerous cultural and ethnic sub-groups, as well as individuals with personalities. Although some refuse to mix, others do not.

Although there is a general cultural trend that the group enjoy privacy away from other people and would choose to live in the countryside, there remain a range of planning policies and guidance such as Central Government's *PPS3: Planning for Housing* which states that residential development should be centralised to protect the open countryside for its own sake. Gypsies and Travellers' ethnic status or cultural identity does not absolve them of the basic planning framework. Selby District Council will seek a suitable site for Gypsy and Traveller use, based on a balance of Planning Policy, Travelling Community aspiration and need, and local aspiration and need. No favouritism will be demonstrated. The Council will explore the suitability of all potential sites and use a sequential search to select the most appropriate site.

Some people cite examples of the travelling community's behaviour witnessed on the recent television programme '*My Big Fat Gypsy Wedding*' as good reasons not to allow Gypsies and Travellers near villages. The Council does not accept the programme as a material consideration as it may not be those individuals who occupy the new site in Selby District.

- Gypsy site preferences – west of the District

Consultation with the Gypsy and Traveller community reveals a preference for a site on the western half of the District close to the national Motorway network. This is considered an aspiration, not a need, but it conflicts with the statutory Green Belt designation, hence the need to consider other sequentially-preferable sites elsewhere in the District. More discussion around Green Belt is contained in the methodology discussion below.

- Forcing a site upon a community

Selby District Council is not forcing a site anywhere. The Council has a statutory responsibility to provide a robust planning framework and to consider applications from homeless individuals/families. The provision of facilities is a discretionary activity. It has a statutory duty to find a suitable site for a recognised and justified development need, and having unsuccessfully attempted to find sites in the past, has used its Land Use Planning function to broaden the search. The Issues and Options consultation presented a basic methodology for rejecting a range of potential development sites and invited comments on the methodology. Further, it asked for opinions on the range of remaining sites, but showed no preference or steer towards any of the sites put forward. The results of the consultation will be used in deciding which site is the most suitable and will allocate it as such. Selby District Council cannot accept any accusation that it is forcing a site upon a community, but undertaking a fair and transparent public consultation. The

process also allowed for additional sites to be submitted, and these may be suitable for such use.

- Funding a site

The Council has a statutory responsibility to provide a robust planning framework and to consider applications from homelessness individual/families. The provision of facilities is a discretionary activity and in the absence of government funding, the finance for the provision of a Gypsy and Traveller site will fall to the market in the same way that market housing would be built: ie a building company would buy the land, develop the site and manage or sell it to make a profit.

Notwithstanding the above, in 2008, the Council undertook a search for a site with a view to bidding for Central Government finance to develop a site. The bid was not submitted as no site was available and deliverable within the bid window. However money was secured from The Homes and Community Agency which funded a refurbishment of the sites at Burn and Carlton, and made provision for additional 2 pitches at Burn (completed).

Notwithstanding the above, the Government periodically makes funding for Gypsy and Traveller site development available. If a suitable site can be found, the Council would likely help with the preparation of a bid for a grant to assist the development of any site.

- Site appearance/design

An Allocation in the SADPD will establish the principle of a site being used for Gypsy and Traveller Use, but the development will only be able to go ahead with planning permission. Through the planning application process, details of boundary treatment, layout, structures and screening will be put forward and must be approved. An opportunity to influence that process will be made available through the normal methods.

The Government's *Good Practice Guide on Designing Gypsy & Traveller Sites* (DCLG May 2008), and other design advice will be used to ensure that the final site is appropriately designed.

- Traffic

NYCC Highways Department will consider each potential development site (for all land uses) and comment accordingly. Where highways issues including road capacity, safe access to and egress from the site, volume of traffic a site generates, and the suitability of roads for large vehicles are minor, part of the development cost may be to install mitigation measures or improve the road. Where the issues are more significant, it may mean that a site is unsuitable or unviable. The opinions of the Highways Authority have been requested on all potential sites in the SADPD.

- Overlooking

The Gypsy and Traveller community enjoy privacy and site screening to prevent overlooking inwardly or outwardly will be part of the detailed planning application. See *Site appearance/design*, above.

- Noise, odour, water and light pollution

A Gypsy and Traveller site is a residential development where its day to day function is likely to be broadly similar to bricks and mortar housing estates. As with any other residential area, there will be people who work unusual

hours/shifts or have interests that require equipment such as boats, antennae, vans or other large articles.

Operating home businesses is permitted on a Gypsy and Traveller site in the same way that it is in a market housing estate, subject to planning permissions, licenses and permits where required. Any operations that cause noise, smell, vibration, smoke or environmental pollution will be strictly controlled through the normal channels such as Enforcement, Licensing, Environmental health etc. Generally, industrial and commercial activity will be limited on site, and noisy, smelly and unsightly operations will be directed towards industrial premises elsewhere. The site will be predominately a residential use.

Lighting on site will be similar to any ordinary street lighting, and a condition may be placed on the planning permission that requires appropriate cowls to prevent unnecessary light spill.

As well as the normal channels such as Planning Enforcement, Environmental Health, Police etc, the site will be managed by a company or individual who owns the site – similar to Horton Housing Group who run the existing Burn and Carlton sites.

- Scrap materials and general untidiness

As an authorised residential development, general refuse will be collected as part of the normal household refuse and recycling collection service. Where businesses are being operated on the site, a formal contract with a licensed waste handler will be required, just as it would for any other business.

Scrap metal is a lucrative business as global metal prices have risen sharply. However the storage and processing of these metals is an industrial activity which must have the appropriate permissions permits and licenses. Such permits are unlikely to be granted in residential areas, and enforcement action and/or prosecution may result for violators.

- Overcrowding a site

The site will be allocated for a number of caravans in the same way a tourist caravan site is licensed. Where numbers of caravans exceeds the licensed amount, enforcement action may be taken and caravans moved on.

Some responders cite recent national news coverage of the Dale Farm site in Essex is an extreme example of sites becoming overcrowded. Proposed powers under the *Planning For Traveller Sites* consultation (April 2011) will ensure that a similar situation will not occur again.

- Crime and disorder

The fear of crime and disorder is not a material planning consideration, nevertheless this issue forms a large proportion of objections towards a potential site. North Yorkshire Police have responded to this issue as follows:

North Yorkshire Police have found no evidence which would show that crime and disorder increases as a result of Traveller/Gypsy/Showpeople sites being developed in an area. Unfortunately, as we have seen in the Selby area, fear of crime does tend to increase when sites have been identified and become subject of planning applications. This fear of crime is unsubstantiated.

Research from the Joseph Rowntree Foundation in 1996 found that Gypsies and Travellers and settled neighbours have built up effective relationships once a site is established and “many have good relationships with neighbouring communities.” In some areas local residents have actively supported the efforts to achieve an established site and welcomed them to the area. Even where there are considerable difficulties, the way forward is through talking and working together.

The identification of new sites will require effective consultation between the settled community and the Gypsy/Traveller/Showpeople communities in order to address issues such as fear of crime.

The Council accepts the view of North Yorkshire Police.

The Council also considers that previous examples of crime and anti-social behaviour cannot be used as a reason for objecting to a new site as there is no automatic link between previous crimes and potential future crimes. The Government’s *Good Practice Guide on Designing Gypsy & Traveller Sites* (DCLG May 2008) and The Design Council’s *Design Out Crime* document will be used to ensure opportunities for crime are reduced when designing the site.

A mechanism for evicting “trouble” families cannot be implemented by the SADPD or by the granting of planning permission as this is outside the scope of the planning legislation. Depending on who manages the site once it is developed, the management may develop a series of rules and/or requirements similar to those agreed when renting a house. Where the agreement is broken, penalties including eviction may be appropriate. However it is reiterated that this is outside the control of SDC.

- Council tax and other taxes

Gypsies and Travellers are not exempt from paying Council Tax, income tax or other taxes. The requirement to pay tax is not a material planning consideration.

- Local schools and other services

Local Gypsies and Travellers already attend local schools, use local shops, doctors and other services. As with other potential residential developments, the accessibility to such services including an assessment of capacity will be made. Where there is no capacity, either (financial) contributions to create capacity will be required, or the site will not be considered achievable. The assessment of capacity will be made by the relevant authority (eg NYCC Education Department, NHS PCT, Dentist in residence etc).

- House prices, stalled sales and compensation

The national town planning system is set out in the *Planning and Compulsory Purchase Act (2004) (Amended)*. It does not recognise any financial liability for 3<sup>rd</sup> party loss arising from decisions. In short, there is no right to compensation for lower house prices, inability to sell and current sales falling through.

Several responses claimed that the reputation of the village would be ruined if a Gypsy and Traveller site were developed within it or nearby. Some anecdotal evidence of house prices being reduced and some newspaper reports about living near to a site were submitted. Such evidence is inconclusive, as Burn and Carlton remain buoyant housing markets (insofar as the market is flat across most of the country at present).

- Stress, worry and sleepless nights

It is unfortunate that some people have reacted badly to this consultation, but the Council has a statutory duty to undertake its functions, some of which are controversial or unpopular. The Regulations that govern the process – ie Issues and Options – has to cover all sites to ensure that decisions are made in the public eye, not behind closed doors.

- Bankrupting local builders

Concern was raised that wherever the site is eventually located, no further house building would take place as there would be no demand. This in turn would lead to local builders going bankrupt. The Council does not share this view as this has not occurred in Carlton, Burn or Selby where there are other existing sites.

### Site Requirements

Only a handful of replies addressed the issue of providing one or two sites. There was discussion around the ethnic and cultural sub-groups and their ability to mix on a site, with some suggestions that two sites were required to prevent conflicts. Conversely, there were calls for a single site to limit the geographic spread of perceived harm. With such emotive discussion surrounding the issue, it is considered that site(s) should be provided based on what is available and realistically achievable, without artificially influencing the number of sites. Specifically, the travelling community were not overly concerned about the number, as long as sites were legal and they could enjoy some security of having a lawful (permanent) home instead of being moved on from unauthorised camps.

The proposed size of the site was also questioned. Many thought that the 1ha was excessively large and would lead to sprawl, or the possibility of over-occupation (referencing Dale Farm in Essex). The Travelling Community themselves commented that it was generous and although not unwelcome, it was unnecessary. Screening and landscaping was necessary, but the suggested 0.5ha would be unnecessary and unmanageable which would lead to it becoming scruffy. The site need only be large enough to accommodate around 30 vans and sheds and parking so could realistically be very small. However in the interests of quality of life, the Council will insist upon a reasonable separation distance between pitches, and some communal open space/play area. However it will not specify a minimum site size.

A single response was received to the Council's dismissing of the need for a Travelling Showpeoples' site. It challenged that decision stating that historic local need was a material consideration, and that the ARC4 report's identified need for a plot is valid and the SADPD should be seeking to allocate a site. The Council considers that its assessment of need and desire is appropriate and consistent with its approach to market housing, where needs is to be catered for, but desire is not.

### Expansion of Existing sites

Although Burn was highlighted with 3 of the potential 60 Gypsy/Traveller sites across the District, it was the overwhelming promotion by other villages of Selby's, Burn's and Carlton's existing sites for expansion thus absolving them of the potential site.

The Council do not consider it appropriate to continually expand the Burn site. Burn residents accept Gypsies and Travellers as part of their community, but also acknowledge that the balance of ethnic groups in a small community is fragile, and domination by a minority group could lead to local tensions. This is compounded by the residents of the existing site not wishing to grow as it would erode their own enjoyment of their small community. The Council accepts this as a genuine local concern over the creation of balanced communities. Also of concern is the route to



services and facilities in Selby town, and the residents is have all commented on the highway impact of long/articulated vehicles making right turns onto a congested A19 trunk road. NYCC Highway Authority has indicated that development of Burn Airfield would require traffic management schemes to limit impact on the already busy road.

Notwithstanding the above it is of more concern that the current Traveller site is surrounded by the Burn Airfield site owned by Yorkshire Forward. Yorkshire Forward bought the site for a major strategic investment use, not for general sale and profit like most land buyers. As such it is not currently for sale for such ad-hoc use, and the Government is yet to decide how to dispose of it - if at all. The Council therefore considers that due to land ownership issues the site is not deliverable and so can not be allocated.

At Flaxley Road, Selby and Carlton, no land has been put forward for development at or near the sites, therefore no allocation can be made at either site.

#### New suggestions for sites to consider

The Council requested other sites, however none of these were by the land owner so they cannot realistically be considered. They are:

- Former Little Chef, A64/A1(M) interchange
- Adjacent to the Council Offices, Portholme Road, Selby. (Land is occupied by a supermarket and the Police Station)

A raft of “new” sites were put forward for development of all types, including the following which explicitly state that they are amenable to Gypsy and Traveller use:

- Hillcrest (old A1 site): Forms the southern part of Site X008. Support from land owner and several others across the District who cite it as an appropriate site. Site is already operating as an unauthorised site, and a planning application has recently been refused.
- Land at Old Great North Road, Brotherton (if the Council does not consider other uses appropriate).
- Poplar Farm, Whitley
- Land North of Roall Lane, Kellington

#### Proposed site finding methodology

A number of comments were received about the methodology used to “select” the 60 potential sites. The Council would suggest that it did not select 60 sites, but instead *deselected* 252 sites from those in the SADPD by using reasonable criteria based on sound methods.

The SADPD Issues and Options report specifically requested opinions on the methodology used, and some issues were raised, as follows:

- Despite some unhelpful remarks about allowing sites in Flood Zone there was no objection to this criterion. Conversely it was suggested that Caravans could be easily removed from potential flood waters so FZ3 isn't such an issue. However the site will be a permanent site with amenity blocks and other infrastructure that is susceptible to floodwater, and as such the site should not be in FZ3.

Discussion also suggested that if caravans were susceptible to flood water and are removed from FZ3, then by logic they are also susceptible to flooding in FZ2 and these areas should also be avoided. The Council considers that the preferred location for the site would be in FZ1 in accordance with the

sequential search. A site in FZ2 will only be considered if there are no sites in FZ1 and appropriate measures can be put in place to protect the site.

- Use of the Green Belt divided opinion: several thought that Green Belt should be protected while others thought that sites in the countryside (Green Belt or otherwise) were preferable to “in my back yard”. Other responses suggested that sites *could* be appropriate in the Green Belt if there was nothing more suitable, and only where the land is well screened and previously developed (so-called “Brownfield”), so the impact on the appearance is limited. The Council considers such a sequential approach to be suitable.
- Discounting of sites inside the Limits to Development on economic grounds was questioned, but as expected, none of the sites have been made available for Gypsy/Traveller use by owners. Through a sequential search, any sites made available within the Limit to Development will be considered favourably in a sequential search.
- The 400m corridor along the main roads was criticised (although largely on the basis of bus use rather than as a corridor tool). The “as the crow flies” proximity to main roads approach used in the Issues and Options report was criticised. A more subtle approach based around main junctions and actual routes would be more suitable. The Council wishes to continue to seek a site that would minimise travel, but concedes that some reliance on private transport is inevitable due to the business and cultural requirements of the travelling community. As such, a search area based on 5 minute drive times from the motorway network will remain part of the search.
- As a cultural choice, the Travelling Community do not consider walking distance to services and facilities to be a constraint as they prefer to drive everywhere. This is contrary to national planning objectives that try to limit the use of private cars and would normally be dismissed. However a large number of responders suggested that the travelling community should be allowed to rely on cars and private transport as it is part of their way of life. It would also allow them to live within their culture and avoid clashes with settled villagers if they were separated.

Two further key criteria were discussed at various public meetings:

- Whether the Gypsies'/Travellers' would accept a site and use it, and
- Whether landowners would be prepared to sell/develop a site for this use with such low economic returns

As set out above, the Gypsies require a site that is legal to allow them some security, and although they have expressed a desire to live in the west near the Motorway network, they would accept any site.

The availability of land is far more important, and landowner wishes can seriously affect the deliverability of sites, and therefore the soundness of the SADPD. Now the Council is in receipt of a number of sites that land owners are willing to develop for Gypsy & Traveller use, there is no need to pursue other sites at this time.

### Summary

The Council will continue to seek a site/sites based on the following amended methodology. The methodology continues to follow established planning policy and

steer development towards the most suitable sites, but concedes that “the perfect site” may not be found and therefore must compromise on some aspects of need, aspiration and established planning policy.

Note: the methodology is for use only in the SADPD. It will identify sites that may be suitable for an allocation to meet a chronic shortage of sites for identified housing need. It is NOT to be used as a general justification for future applications for Gypsy & Traveller sites.

Potential Gypsy and Traveller sites will be considered using the following methodology.

**Sites should be**

- a) **Specifically promoted by the land owner for such use**
- b) **Located in the Environment Agency’s Flood Zone 1, or in Flood Zone 2 if no sites in FZ1 are available and appropriate measures can be put in place to limit the impact of flooding. Sites will not be located in Flood Zone 3.**
- c) **Located within a 5km drive of one of the main road junctions, listed below:**
  - **A64 – A19 interchange at York**
  - **A64 – A162 interchange at Tadcaster**
  - **A64 – A1(M) interchange at Hazlewood**
  - **A1(M) (Junction 42) – A63 interchange at Lumby**
  - **M62 (Junction 33) – old A1 interchange at Knottingley**
  - **M62 (Junction 34) – A19 interchange at Eggborough/Whitley**
  - **M62 (Junction 36) – A614 interchange at Goole**
  - **M62 (Junction 37) – A63 interchange at Howden**
- and, the site should be no further than 1km from either the A64, A1(M), old A1, M62, A19, or A63 as driven along existing adopted roads.**
- d) **Sites should be as close to existing services and facilities (ie Principal Town, Local Service Centres and/or Designated Service Villages) as possible, within a 5km drive along existing adopted roads.**
- e) **Sites may be considered in the open countryside or Green Belt only if there are no sequentially preferable sites, and the site is previously developed land, and appropriately screened so as to prevent loss of the openness of the Green Belt.**

The result of the amendments to the methodology means all of the 60 sites suggested in the SADPD Issues and Options fail the first test of the revised methodology - as landowners have expressed their lack of support, or have not responded which casts doubt on their deliverability.

Potential sites

The following sites meet the criteria in the revised methodology and are now being considered:

Site	Site code	Flood Zone	Distance from junction and DSV	Notes	Allocate?
Poplar Farm Whitley	EGWH IO A	1	1.2km and 0km	The site is partially an existing farm yard within the Limit to Development and partially a large extent in to the open countryside and Green Belt. Site may be suitable for residential use.	No – suitable for market housing
Land at Old Great North Road,	BRBY IO A	1	4.2km & 0km	Site partially within Limits to Development, partially within Green Belt, albeit on Previously Developed	Yes for 10 pitches (see

Brotherton				Land. Site is constrained by high voltage electricity pylon which limits its usability for market housing, but with the flexibility of caravans means that G&T use is more achievable. <b>Recent Appeal dismissed for caravan storage facility.</b>	Brotherton & Byram chapter).
Hillcrest (old A1 site)	X008	1	2.4km & 3.9km from Sherburn-in-Elmet	Site in Green Belt, on Previously Developed Land, contained by existing landform and planting. Support from land owner and several others across the District. Site is already operating as an unauthorised site, but a planning application has been refused (July 2011). SADPD identified site is larger than the recent planning application site as it includes bungalows.	No – Green Belt location and disjointed from settlements compared with other options.
North of Roall Lane, Kellington	KELT IO A	3	3.3km shortest/ 4.2km simplest & 0km	Green Belt, FZ3 and open countryside. Immediately adjacent Limit to Development.	No, flood zone 3 and Green Belt

## **Issue H: Employment Land**

Sustained growth of the local economy is a key objective for the Council; the Promoting Economic Prosperity chapter of the Core Strategy sets out the Council's approach to creating a stronger local economy, focused on Selby, Sherburn in Elmet and Tadcaster, with continued economic diversification within the extensive rural areas. An improved range of local employment opportunities, services and facilities will help to reduce the number of work, shopping and leisure trips outside the District thus reducing traffic and reinforcing our local economy.

There was a varied response to the Council's approach for future employment land. The principal issues arising were:

### Amount of employment land allocation within the hierarchy of settlements

Like the housing numbers/distribution issue, the amount and broad distribution of employment land is set out in the Core Strategy. The Core Strategy has taken an aspirational approach to employment land to provide developers with choice and flexibility to create much needed employment opportunities in the District to stimulate growth. In short, it will provide a range of sites across the district to enable any business to locate suitable premises.

<b>Location</b>	<b>Employment Land (Hectares)</b>
Selby and Hinterland	22 – 27
Tadcaster	5 – 10
Sherburn-in-Elmet	5 – 10
Rural Areas (including Eggborough and A19 corridor)	5
<b>Total</b>	<b>37- 52</b>

In principal, the majority of employment land is within Selby and relatively smaller allocations are suggested for Tadcaster and Sherburn-in-Elmet. A small amount of land in some of the Designated Service Villages is also allocated to facilitate small scale employment growth. This is in line with the settlement hierarchy, and supports the role of Selby as the Principal Town.

Some suggested that the level of allocation should be reduced in Tadcaster and Sherburn in Elmet and the focus should be on existing employment areas and expansion land. Further, no land should be identified for employment use in the DSVs as they are not defined centres in terms of PPS4. The Council is mindful that such issues will be established through the Core Strategy and the SADPD will simply find the sites to deliver the Core Strategy plan.

Respondents did support the principal of locating the most of employment land in Selby, and a mix of feeling over locating employment near residential areas. On balance, it was considered that some employment use could be accommodated near residential areas as long as it was small scale, attractively designed and non-intensive. The Council supports this view and will seek small scale allocations where they are appropriate across the DSVs.

Larger general industry will be located away from residential areas; this is supported through the responses.

#### Retail and employment use

Respondents did suggest that retail should be considered as an employment use. The main retail areas have been outlined in the Core Strategy. The Council considers that whilst employment is generated from retail uses, the viability and vitality of town centres may be undermined if retail was to be considered as an employment use. Further discussion over retailing in Selby Town, Sherburn-in-Elmet and Tadcaster follows later in this chapter.

#### Phasing release of employment land

There was appetite for the phasing of employment land over fifteen year plan period. Many respondents suggested that employment land should be linked in some way to the phasing of housing developments. Connecting housing growth with employment opportunities is recognised throughout the Core Strategy in order to create sustainable and prosperous communities and to reduce the need to travel for employment outside of the District. However, the Council has taken an appariotional approach to provide market flexibility, in line with PPS4<sup>1</sup> and the Coalition Government's pro-growth agenda. Therefore the Council has not proposed phasing of housing sites and equally would not want to restrict economic growth by releasing employment land on a phased basis.

#### Types of employment that should be promoted

There was support for a large employment site and major employers. The Council considers that a major site is justified, and has allocated Olympia Park in the Core Strategy. The site, adjacent to the A63 bypass is a major mixed use development that will evolve over the next 15 years. The Council has already been working closely with the landowner and signed a planning performance agreement in 2010. This positive working relationship provides the basis to ensure employment development meets the future needs of the District. However it would be premature to establish an end user or specific employer at this point in time, and the Council cannot control the occupiers.

Much discussion was around targeting growth sectors to adapt to the needs of a growing economy. Through the Employment Land Review 2010 (ELR10) key growth sectors were identified within the District over the next 15 years using Yorkshire Forward's Regional Econometric Model<sup>2</sup>. The model provides

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<sup>1</sup> Planning Policy Statement 4; Planning for Sustainable Economic Growth, CLG December 2009.

<sup>2</sup> Yorkshire Forward & Experian Strategies Ltd Regional Econometric Forecasting Model, March 2011.

a forecast of estimated employment changes over the plan period, from this there is potential for growth in the following sectors;

- Low carbon and energy businesses have the potential to be a new driver for the future. There are already a number of green energy projects in the District, the proposed Renewable Energy Park in Selby and the biomass facility at Drax.
- Distribution, Selby District's strategic location means that there is good access to both the national road and rail networks.
- Service sectors are continuing to grow. Hotels & catering and financial & business services are sectors identified as growth sectors.
- Construction is set to grow in connection with the level of new housing expected within the District, and the emergence of Olympia Park.
- The higher education sector in connection with Science City York.

The Council plans to focus on these key sectors and build on existing strengths in manufacturing and energy. There are no plans to re profile sites or identify specific uses, instead employment sites are general employment locations and the suitability of each proposed use will be assessed through a planning application.

#### Site Specific issues – Selby Former Mine Sites.

Responses raised questions on the use of the former mine sites within the District. The Core Strategy has considered the employment use of mines and therefore no allocation is necessary in the SADPD.

#### Rate reductions/incentives

Whilst Local Development Orders can introduce rate reductions and incentives for inward investment, it is beyond the remit of SADPD to introduce such planning mechanisms.

#### De-allocation of existing employment sites

The Council has recently reviewed and assessed all existing employment allocations and known sites within the District as part of the supporting evidence base of the Core Strategy. Some respondents suggested that employment sites within the District should be de-allocated if they were considered to be highly constrained. ELR10 concluded that all employment sites were considered fit for purpose. Those sites have been assessed through SADPD Issues and Options as to whether they should be (re-) allocated. Following the consultation, those sites below are considered suitable for employment.

#### Allocated employment sites

Sites put forward for employment use have been assessed, and the following allocations are promoted:

<b>Location</b>	<b>Employment Land Required (Ha) in Core Strategy</b>	<b>Allocations</b>	<b>Ha</b>	<b>Total by location</b>
Selby and Hinterland	22 – 27	BARL008 BARL014 BRAY IO R SELB019	22 1.18 3.52 2.29	<b>28.99ha</b>
Tadcaster	5 – 10	TADC007	5.5	<b>5.5ha</b>
Sherburn-in-Elmet	5 – 10	SHER IO S SHER015	2.35 7.65	<b>10ha</b>
Rural Areas (including Eggborough and A19 corridor)	5	Combined site (HEMB002, HEMB003, HEMB004, HEMB IO E) EGWH013	1 4	<b>5ha</b>
<b>Total</b>	<b>37- 52</b>	-		<b>49.49</b>

The slight increase over the target at Selby and Hinterland is justified on the basis that the smaller sites are logical employment sites, and Olympia Park development is programmed beyond the life of the Plan, and as such its 22ha may not all be developed. The Council is keen to provide a range of sites and these small sites will do that.

In addition to the allocated employment sites, several of the villages have “Mixed Use” allocations. These are primarily residential, but may include an amount of compatible other uses such as employment or community use. As the specifics of these developments will not be decided until the planning application stage, it is impossible to gauge how much employment land may be delivered. The Council considers that any such development will be very small and so any additional employment development in these locations should be viewed as *de minimis*.



### Retail/Town Centres

Comments were sought on the main retail centre in Selby and the Local Service Centres of Tadcaster and Sherburn in Element.

#### Issue SELBY 1:

There were few comments received on the future development of Selby town centre, but overall agreed that retail development should be focussed within the defined shopping area to reinforce the town centre, not expand it geographically and spread it too thinly. Issues and Options identifies a need for 10,000sqm of comparison retail floorspace, and a site (north car parks Selby SELB030) is identified for future growth. As such, back Micklegate car park and Abbey Walk car park areas are the preferred location to allocate and facilitate further growth, subject to retention of net parking spaces, and a suitable design solution with regard to flooding and existing users' needs (SELB030).

Respondents identified that new development should aim to encourage a mix of national and independent retailers to support the market town and that the size of stores should complement this approach with large and small stores placed together.

#### Issue SHERBURN1: Town Centre

A number of proposals have been suggested through the issues and options paper ranging from; a radical and comprehensive redevelopment of the town centre, reducing the centre, allowing for natural growth along Finkle Hill and Low Street or develop shops and services in Eversley Park.

Through the consultation residents highlighted the issue with lack of suitable amenities and issues with parking near to the shops. Whilst there are issues with the functionality of the centre, there is limited scope for a solution. The majority of responses objected to the proposal for comprehensive redevelopment of the commercial area and the option of developing of Eversley Park, but acknowledged some development was required to improve retail for this growing community. The redevelopment of the High Street would be complex and require multiple compulsory purchase orders. The proposed redevelopment of Eversley Park would require a loss of valuable green space in Sherburn, which has been strongly objected to by residents.

There are also few sites within the High Street area which have come forward for development; as a result it is proposed that SHER006 is the preferable location for town centre uses within Sherburn. This site would define the town centre along Low Street to the south and allow small scale development to occur naturally. This approach would also retain the character and historic core of the village, in keeping with the linear form of the built environment.

#### Issue TADCASTER1: Town Centre

Overall, comprehensive town centre renewal was supported by local residents who feel that the town centre is underperforming due to the limited retail offer and high rates of vacant premises.

Through the SADPD process, only one development site has come forward within the town centre boundary which can be considered for allocation, TADC014: Tadcaster Central Car Park (incorrectly titled Robin Hood's Yard in the Issues and Options document). This town centre site provides the ideal opportunity to encourage a greater variety of retailers to Tadcaster, whilst retaining adjacent high street and historic core of the commercial area. It is not necessary to specifically allocate the site as it is inside the defined town centre and without an identified need for retail space the site remains sequentially preferable in the future for any windfall growth. The site remains a valuable parking area for the town and any development must result in no net loss of parking spaces within the town centre.

Table of town centre sites

Site Code	Site Name
SELB030	North Car Parks, Selby
SHER006	Sherburn village centre
TADC014	Tadcaster central car park

## **ISSUE K: Airfields**

The flat landscape of the District lent itself to several RAF air bases during the Second World War. Despite existing and previous uses, some have fallen in to decline and are classed as Greenfield sites. There is an opportunity to reassess the roles and function of these sites and re-allocate them for use to bring them in line with the strategic vision in the Core Strategy.

Only Church Fenton remains operational with the RAF, albeit in a training and emergency landing role. Sherburn has a small flying club and surrounded by industrial use, while Burn has a gliding club and an elapsed permission for a scientific research facility.

However, Acaster Selby is partially within Selby District and partially in York City Council area, and has been used by agricultural operations and to dump spoil. Riccall has been partially used as an industrial estate, and partially left to return to nature on Skipwith Common.

Through the issues and options paper a number of suggested options were proposed for each site.

### ISSUE K1: Church Fenton

Overall there was support for maintaining the flying at the air base and the Council supports this approach. There was limited support for restoring the site to nature, developing for housing or developing a specialist industry on the site. No allocation is necessary.

### ISSUE K2: Sherburn

There is overall support for retaining the site in its current use as it is in reasonable economic use already, this is supported by the Council and no allocation is proposed for the grass airstrip.

### ISSUE K3: Riccall

Riccall site is currently used in part by light industrial uses, however is largely over grown and is reverting back to nature. Residents agree that the airstrip should revert back to open countryside on Skipwith Common, as such no allocation is proposed.

### ISSUE K4: Burn

Burn airfield has previously had permission for a specialist science research facility; however this permission has now lapsed. The site is currently used by Burn Gliding Club which is widely used by residents. The Council supports this use and proposes no future allocation on this site.

### ISSUE K5: Acaster Selby (southern part is within Selby District)

Acaster Selby airstrip is currently overgrown and is largely used for agricultural purposes. Respondents agree that the airstrip should be allowed to revert back to open countryside and therefore no allocation is proposed by the Council.

## Development in the Settlements

### Introduction

Several responses in the villages state that there are no or dwindling services in the village to support additional growth. This issue is covered in the “Broad Issues” chapter on page XXXX.

Urban Design issues, house types and tenure, and construction standards are covered in “Issue E: Influencing the type of housing” on page XXXX.

Developers of all sites are strongly encouraged to canvass local opinion concerning potential planning applications on allocated sites, using the Parish Councils as a mechanism to access communities.

### Housing numbers

As set out in Issue A on page XXXX, the villages will accommodate the following housing numbers, with the following land requirement based on 30dph as set out in Issue C on page XXXXX

Settlement	Housing numbers*	Approximate land area required (hectares)*	Housing numbers following detailed site assessment and allocations	Source/destination of adjustment
Selby Town	1336	44.5		
Sherburn-in-Elmet	498	16.6		
Tadcaster	457	15.2		
<i>Appleton Roebuck</i>	<b>0</b>	<i>0.0</i>	<b>65</b>	<b>-16 to South Milford -16 to Monk Fryston</b>
Barlby + Osgodby	<b>234</b>	7.8		
Brayton	<b>254</b>	8.4	<b>49</b>	<b>-17 to North Duffield</b>
Brotherton + Byram	<b>97</b>	3.2		
Carlton	<b>62</b>	2.1		
Cawood	<b>66</b>	2.2		
Church Fenton	<b>42</b>	1.4		
Eggborough + Whitley	<b>112</b>	3.7		
Fairburn	<b>32</b>	1.1		
Hambleton	<b>75</b>	2.5	<b>74</b>	<b>+16 from Brotherton/Byram</b>
Hemingbrough	<b>77</b>	2.6	<b>61</b>	<b>+17 from Cawood</b>
Kellington	<b>38</b>	1.3		
Monk Fryston + Hillam	<b>58</b>	1.9	<b>114</b>	<b>+16 from Brotherton/Byram</b>
North Duffield	<b>44</b>	1.5		
Riccall	<b>127</b>	4.2		
South Milford	<b>98</b>	3.2		
Thorpe Willoughby	<b>133</b>	4.4		

Ulleskelf	<b>25</b>	0.7		
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\*Actual sites will vary by location, depending on the other responses to the settlement-specific issues and options. It may also be necessary to amend the above figures, based on the availability and suitability of sites within each DSV.

In addition to the above, a range of employment/commercial/leisure allocations may be made based on identified and perceived local need as a consequence of consultation.

## **Selby Town**

The Core Strategy states that Selby Town will accommodate 1336 dwellings which will require around 44.5ha of land. The focus of this development will be on previously developed land inside the Limit to Development, however due to the quantum of development it is likely that some urban extension will be required.

SELB030 and SELB IO B are town centre sites, and as such are dealt with in **Issue H on page xxxx**. Similarly, SELB010 and SELB011 have recently been granted planning permission for a supermarket, and as such do not require an allocation. SELB012 already has planning permission for a retirement home, SELB027 is the Staynor Hall development with planning permission, and neither require reallocating.

SELB029 is the bus station, but no scheme for comprehensive redevelopment exists. SELB IO C does not meet the minimum site size requirement of 0.4ha. As such no allocation is necessary.

Several sites put forward in Selby Town are in active employment use, or are identified in the Employment Land Review. All such employment sites are re-stated in the SADPD, but would not constitute new employment sites. These include: SELB008, SELB009, SELB017, SELB018, SELB019, SELB021, SELB025 and SELB028.

Other sites discounted include SELB016 which forms part of the cemetery and has difficult access. SELB013, SELB015 and SELB026 are in recreation use and are therefore not allocated.

Residential use is considered appropriate on the following sites:

- SELB007 for 16 units
- SELB014 for 10 units, with a strip of land safeguarded for possible access road across Selby Dam
- SELB020 for 20 residential units and a multi-level commuter car park for rail users
- SELB022 is a Listed building which could be converted for mixed use including employment and residential development (16 units), and include improved access to Cowie Drive.
- SELB023 / SELB024 / SELB IO A is allocated as a comprehensive site for a Leisure Marina, residential, light commercial, light retail. Requires access through SELB023 to relieve pressure on Carr Street. Landscaping around pond and pedestrian access. Allocation for 330 residential units.

The remaining housing numbers may be placed on a second urban extension site. Those have been discussed in Background papers to the Core Strategy, and SELB001 is the most suitable. Therefore it is allocated for 944 units. The remaining sites that form part of the strategic sites (SELB002, SELB004, SELB005, and SELB003, SELB006, SELB031) are not allocated.

SELB001	Residential allocation for 944 units
SELB002 SELB004 SELB005	No allocation
SELB003 SELB006 SELB031	No allocation
SELB007	Residential allocation for 16 units
SELB008	Existing employment
SELB009	Existing employment
SELB010	No allocation
SELB011	No allocation
SELB012	No allocation
SELB013	Recreation Open Space/Sport/Leisure
SELB014	Residential allocation for 10 units, land safeguarded for potential access road and bridge across Selby Dam.
SELB015	Recreation/Leisure/Sports
SELB016	No allocation
SELB017	Existing employment
SELB018	Existing employment
SELB019	Employment allocation
SELB020	Car park (multi level) for station, residential allocation for 20 units
SELB021	Existing employment
SELB022	Restoration of Listed Building for residential/commercial use. Must incorporate improved access to Cowie Drive – forming an in-out with existing access road. Allocation for 16 units
SELB023, SELB024, SELB IO A	Comprehensive site: Leisure Marina, Residential, light commercial, light retail. Requires access through SELB023 to relieve pressure on Carr Street. Landscaping around pond and pedestrian access. allocation for 330 units
SELB025	Existing employment
SELB026	Recreation Open Space
SELB027	No allocation
SELB028	Existing employment
SELB029	No allocation
SELB030	See Issue H on page xxxx
SELB IO B	See Issue H on page xxx
SELB IO C	No allocation
SELB IO F	No allocation

Other potential sites on page 47 of Issues and Options:

- A. Triangular Site: No allocation for this site – land locked by functioning railway lines
- B. Industrial Chemicals Site: see SELB017

- C. Focus DIY and car park: see SELB020
- D. Sports Ground behind Wistow Road: See SELB004 / SELB002 / SELB005
- E. Former Rigid paper site: see SELB023 / SELB024 / SELB IO A



### **Sherburn-in-Elmet**

The Core Strategy states that Sherburn-in-Elmet can accommodate 498 dwellings requiring 16.6ha of land, due to its role as a Local Service Centre.

Responders suggest a range of developments spread around the settlement to reduce the impact is desirable, but also to limit growth on west side due to traffic having to cross the village to reach the main road network. The Council is supportive of this approach insofar as it is able given the range of sites.

SHER014 is designated Recreation Open Space in the 2005 Local Plan and has received a significant number of objections. The Council is not supportive of development on this site.

SHER006 is available, but the landowner does not accept residential development. As such it is suitable for community uses and potentially some employment or commercial uses, but as the site has an existing business it does not need an allocation.

SHER013 is not subject to any specific designation in the Local Plan, but lies inside the Limit to Development. Previously the land was considered as part of the landscape buffer but that designation was removed in the final adopted version of the Local Plan. With significant residential development taking place in the vicinity, the importance of the site in terms of its appearance is increased. Therefore the site is allocated for residential use for 16 units incorporating exemplary architecture to create a gateway to the village.

Although the quantum of development proposed for Sherburn-in-Elmet has reduced from the quantum expressed in the Local Plan, and could be accommodated on the Local Plan Phase II allocated site (SHER007) which lies within the Limit to Development, the responses from the village have expressed a preference for smaller developments spread more evenly across the settlement to reduce the impact. Therefore the Council will consider SHER007 alongside the other potential sites.

There are two Green Belt sites

- SHER012
- SHER011

And three general areas of safeguarded land:

- SHER007/SHER008 – in the south east of the village
- SHER004/SHER005/SHER017 – on the west of the village
- SHER001/SHER002/SHER003 – on the north east of the village

There is strong support for the Green Belt that surrounds the settlement, and this means that sites SHER011 and SHER012 are discounted in accordance with the methodology in Issue D, as sequentially preferable sites exist.

Safeguarded Land is land that is identified in the 2005 Local Plan as outside the Limit to Development (and therefore open countryside) but removed from Green Belt to enable future growth. However, the Safeguarded Land designation does not automatically mean that land should come forward at this point in time.

The amount of land available is far in excess of the amount required to accommodate Sherburn-in-Elmet's quantum of development. As such the sequential search has not resulted in a clear hierarchy of sites, so a more subjective discounting is required.

In considering the merits of each site, the Council will have regard to the 2005 Local Plan Phase 2 allocation, but also to the needs and aspirations of the people of Sherburn in Elmet.

SHER004 and SHER005 (incorporating SHER017) include some existing built development on the site, albeit not previously developed in terms of PPS3 definition. With a desire to spread development around the village, this combined site offers 5.5ha of land that could accommodate a significant development. However, traffic will have to cross the village to reach the bypass and such a large scale of development will be a significant additional load. Development of the other Safeguarded Land areas would not have this impact and so are considered more suitable.

SHER003 has been reclassified as FZ1 (formerly FZ3) following a review of the flood risk by the Environment Agency and is therefore no longer a constraint. As with SHER001 and SHER002 the site lies behind existing estate development and is not so easily accessed from existing main routes. SHER002 is the least easily accessed, requiring a convoluted route through existing estate roads. SHER001 may be accessed from Finkle Hill, but would not seamlessly integrate with existing built form as there are no opportunities for additional links in to existing residential areas. SHER003 may be accessed via Hodgsons Lane with appropriate improvements to the road and its junction with Moor Lane. The Council considers that this is the most likely of the three northern sites to be achievable. In response to the request to distribute development throughout the village, the Council considers that SHER003 is capable of absorbing some of the quantum that would otherwise go to SHER007, resulting in a more balanced distribution across the village. Therefore the Council will allocate it for 200 dwellings and some community use (in consultation with the community).

The Council considers that development of SHER007 remains reasonable as it is inside the Limit to Development, albeit with a lower number than that set out in the 2005 Local Plan to assist the village's desire for smaller developments. Development should be concentrated on the northernmost square parcel of land that remains unconstrained by flood zones, accessed via Carousel Walk and Fairfield Link (around 150 units). Development should not extend further east into the remainder of the site that lies in Flood Zones 2 and 3, except for provision of some landscaping and formal/informal open space use. The remaining allocation (around 132) may be developed between Low Street and the northern area, but in the interests of maintaining a separation between Sherburn in Elmet and South Milford, should not extend any further south than is necessary. A link road will be required between Low Street, the development, and the bypass/Moor Lane. Some frontage development of Low Street (SHER007) would be appropriate where it enhances the character of Sherborn-in-Elmet (as set out in the Village Design Statement), creating a welcoming entrance to the settlement from the south. Because of the quantum of development and the additional land availability, some community facilities should also be developed (in consultation with the community).

SHER008 was also identified in the 2005 Local Plan, but with a reduced housing allocation on SHER007, the site is now unrelated to the built form of Sherburn-in-Elmet and therefore development would be in isolation/open countryside. Although a frontage development along Low Street could be possible, that would impact upon the perceived separation of Sherburn-in-Elmet and South Milford – something that villagers have expressed support for retaining.

The remaining Safeguarded Land areas may be retained in Local Plan policy until such time that the policy is reassessed in the forthcoming Development Management DPD.

SHER001	Open Countryside (remains safeguarded land)
SHER002	Open Countryside (remains safeguarded land)
SHER003	Residential allocation of 200 dwellings
SHER004 SHER005 SHER017	Open Countryside (remains safeguarded land)
SHER006	Existing employment use
SHER007	Residential allocation: Frontage development along Low Street, link road. 282 units in total.
SHER008	Open Countryside (remains safeguarded land)
SHER011	Green Belt
SHER012	Green Belt
SHER013	Residential use (16 units)
SHER014	Recreation Open Space
SHER015	Allocated for 7.5ha employment land
SHER016	Core Strategy has dealt with this site
SHER018	See Issue H on page
SHER019	Open Countryside
SHER020	Green Belt

Regarding employment and village centre issues, these are dealt with in Issue H on page XXXX.

## **Tadcaster**

Core Strategy states that Tadcaster should accommodate 457 dwellings which would require around 15.2 hectares of land. Tadcaster is constrained on the western side by Green Belt but there are several sites available within the Limit to Development, so such constraints are not unduly restrictive.

Previous allocated sites have not come forward and so these are being reviewed alongside any new sites. A newly submitted site TADC IO A is too small for allocating, and TADC014 is dealt with in **Issue H on page xxxx**.

At TADC012 and TADC013, some support was expressed for housing released only after brown field development has taken place. Conversely this was not supported by the Town Council, and issues including traffic impact, walking and enjoying nature/environmentally sensitive area would be impacted upon. The Council note the Green Belt status and discount the site on this basis.

Residents objected strongly to TADC016 and TADC017 on the basis of topography/drainage issues, access, utilities infrastructure, the fact that the site is too big, and cumulative traffic impact. In addition, it is close to SSSI Fox Covert and Catterton Wood. The Council note the Green Belt status and discount the site on this basis.

Support was received for development of TADC018, although part of the site is inside the a Locally Important Landscape Area so needs a high standard of design. As an environmentally sensitive area, it received support for retention from the Town Council. However, it lies outside the Limit to Development and is sequentially less suitable than other sites.

TADC019 received equal support and objection, but its location in the Green Belt means its is sequentially poor. The Council will discount those other sites outside the Limit to Development or in the Green Belt. As such TADC008 and TADC013 are discounted for being in the Green Belt, and TADC001, TADC002, TADC003, TADC011, and TADC017 and are all discounted as being open countryside.

Of those sites inside the Limit to Development, TADC010 and TADC015 lie in Flood Zone 3 and are therefore sequentially poor, although the Town Council would support some development of the bus station for employment use. TADC005 Has an outstanding planning permission approved in 1993 for 156 dwellings. As 10 dwellings have been completed, this validates the permission so the remainder may be implemented. As such, this can't count towards the housing numbers and no allocation need be made.

Residents responded that development should be in smaller sites spreads around the town to limit impact. Given the range of sites available it is likely that allocations will be made on a handful of larger sites.

TADC009 had planning permission but it has expired. The site may therefore be allocated for 16 dwellings. TADC004 and TADC006 also lie inside the

Limit to Development and have the benefit of being identified in the 2005 Local Plan. The sites remain sequentially the preferred choice and as such are re-allocated for 230 and 104 dwellings respectively.

TADC007 enjoys an allocation in the Local Plan for employment use, but has not been developed for such use. Sequentially the site is the next most appropriate for development and can be developed for mix of uses including residential. With 9.1 hectares, there would be sufficient space for the remaining 107 dwellings (3.6ha) to be developed as well as leaving some land for employment use and for some of the site to be made available for junction improvements on the A64. As such, the site is re-allocated for mixed use, including 107 dwellings and employment use.

TADC001	Open countryside
TADC002	Open countryside
TADC003	Recreation Open Space, Open countryside
TADC004	Allocated for residential development of 230 dwellings
TADC005	Existing planning permission for residential development – no allocation
TADC006	Allocated for residential development of 104 dwellings
TADC007	Mixed use site including development of 107 dwellings on 3.6ha, infrastructure (A64 junction improvements) and employment (5.5ha).
TADC008	Green Belt
TADC009	Allocated for 16 dwellings
TADC010	FZ3
TADC011	Open countryside
TADC012	Green Belt
TADC013	Green Belt
TADC014	Site dealt with in Issue H on page xxxxx
TADC015	Bus station
TADC016	Open countryside
TADC017	Open countryside
TADC018	Open countryside
TADC019	Green Belt
TADC IO A	Too small for an allocation

### **Barlby & Osgodby**

Barlby and Osgodby are considered a linked village as they are not only close in geographical terms, but also share several services and facilities.

With over 1000 new homes proposed at Olympia Park (BARL008 and BARL009) with additional greenspace and community facilities proposed, Barlby and Osgodby are within close proximity to the new development and will benefit from these new facilities nearby.

As well as Olympia Park, Barlby & Osgodby villages are well placed to absorb additional development spread more evenly around the settlements as part of the Designated Service Villages' contribution to the District's housing need. As set out in Issue A, the linked villages can accommodate allocations to support 234 houses. This will require around 7.8 hectares of land based on a simple 30 dwellings per hectare basis.

Respondents are concerned that the existing services such as schools, roads and drainage can not cope with further development and that the lack of facilities, including doctors, shops and facilities for young people was also an area for concern. The Council notes the relative sustainability of Barlby & Osgodby in relation to the proximity to Selby town's facilities and good bus links. It also considers the Olympia Park development which will deliver a range of additional services and facilities, thus improving the opportunities in Barlby & Osgodby.

Residents broadly stated a preference for a range of smaller sites and a handful of medium sites in favour over a few large ones. Such an approach is supported in principle by the Council insofar as is achievable in the context of the sites put forward.

In Osgodby several responses suggested that the Village Design Statement prevented further growth, however this is inaccurate as the VDS will only guide the form and appearance of new development should it be found appropriate in Principle. The Village Design Statement will be used in determining planning applications at the appropriate time. In Barlby, no such document exists, but the developer must demonstrate an understanding of local character and how this is applied in any planning application.

Responses from Barlby & Osgodby were varied, but a common issue was the retention of the strategic gap between Barlby & Osgodby to maintain their separate identities. The Council has acknowledged the importance of existing Local Plan designations and will seek to avoid the Strategic Gap. As such the recently-submitted BARL IO B, and BARL006 and BARL007 are discounted on this basis.

BARL014 is previously developed land inside the limit to development. The site is semi-derelict and forms an unattractive entrance gateway to Selby. The Council considers development to be essential to improve the appearance of the town to visitors, and considers it suitable for non-residential

use due to the surrounding land uses, and as such will allocate it for light industry/commercial/leisure or recreation purposes.

BARL004 and BARL003 are the only other sites inside the existing limit to development. With some previous farm use, they also constitute previously developed land, and in the case of BARL003, is a previous housing allocation in the Local Plan – a fact noted by residents which raised some support for reallocation. Sequentially these are the most suitable sites, so BARL003 is allocated for 48 houses, and BARL004 is allocated for 12 houses.

Responders considered that Osgodby Garden Centre (BARL005) is an essential location for local employment and community facilities, the loss of which would be detrimental to the village. However some residential development would be sequentially appropriate and so the Council considers a mixed use site of 50% residential and 50% commercial use. As such BARL005 is allocated for a maximum of 18 dwellings including live/work units, employment, light industrial, commercial, leisure and recreation uses. A small retail operation may be appropriate to the scale of the village.

BARL015 (Magazine Farm) lies outside the Limit to development in Flood Zone 3, and so although it is previously-developed land it is sequentially poor.

The remainder of sites: BARL001, BARL013, BARL002, BARL012, BARL010, BARL011 and BARL IO A are sequentially equal. As such the Council considers it appropriate to direct greater growth in to Barlby where the majority of services and facilities are found, and to limit Osgodby’s growth to that which is relative to its size. Therefore sites in Osgodby BARL010, BARL011 and BARL IO A are discounted.

While BARL013 could offer some development potential, local concerns over its accessibility for traffic are noted, and its wider contribution to the village would be limited. BARL012 is land locked in isolation, and also has greater potential flooding and wildlife impacts than neighbouring BARL002 and BARL001. BARL001 and BARL002 offer an unmatched opportunity to fulfil the Council’s aspirations of an improved entrance to Barlby (and therefore to Selby town) and create junction improvements onto the A19 to facilitate traffic flow and develop safety improvements. This would resolve local concerns expressed against these sites in terms of traffic, and through a high quality design would not only protect the local wildlife area (SINC) but improve it.

BARL002 and BARL001 are allocated jointly for 156 dwellings, junction improvements to the A19, recreation open space, plus measures to mitigate the impact of this and enhance the enjoyment of Barlby Ings Site of Importance for Nature Conservation (SINC site), including car parking, visitor information and improved access.

BARL001 BARL002	Allocated for 156 dwellings, junction improvements to the A19, car parking and visitor information and improvements to access, enjoy and protect the River Ouse and the nature reserve, and a “park and drive”
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	commuter facility
BARL003	Residential allocation for 48 units
BARL004	Residential allocation for 12 units
BARL005	Residential allocation for a maximum of 18 residential units including live/work, employment, commercial, leisure, recreation, small scale retail
BARL006	Strategic Gap
BARL007	Strategic Gap
BARL008	Olympia Park Strategic Site allocated in Core Strategy
BARL009	Olympia Park Strategic Site allocated in Core Strategy
BARL010	Open Countryside
BARL011	Open Countryside
BARL012	Open countryside
BARL013	Open countryside
BARL014	light industry/commercial/leisure or recreation purposes
BARL015	Open Countryside
BARL IO A	Open Countryside
BARL IO B	Strategic Gap



## **Brayton**

Responses from Brayton formed a large number of overall responses, although the majority were directly related to potential gypsy & traveller sites. Some of those comments can be used in considering sites for other uses, together with some responses that deal directly with other uses.

Overall, although there is opposition to large scale growth on the basis of limited services and facilities and the desire to remain a village, it is generally recognised that there is an inevitability to *some* growth. With the number of sites identified in the Issues and Options paper it was feared that well in excess of 3000 dwellings could be built thus doubling the size of Brayton, and major employment development could destroy the village character. However the actual quantum of development proposed in Brayton is far less.

In terms of employment, Brayton is well placed to be part of Selby's employment growth, but responses suggest that sites in the village would be unsuitable for development for this purpose. The Council partially agrees that there is sufficient land very close to Brayton (within walking distance) for employment, and that the most suitable sites for employment could be at the "entrance" to the village on A19 where there may be aesthetic issues. As such, the Council would direct general employment uses to those established areas; BRAY004 is already in employment use as part of the larger industrial area, and BRAY001 enjoys an existing employment allocation in the Selby District Local Plan. More residential-compatible employment may still be allocated on mixed uses sites in the village, explored below.

As set out in Issue A, the village can accommodate allocations to support around 254 houses. This will require around 8.4 hectares of land based on a simple 30 dwellings per hectare basis. With only one site inside the limit to development (BRAY010), the rest of the sites lie on the edge of the limit to development, or beyond the perceptual barrier of the bypass. The majority of responders support the bypass as the limit of all development, and so the Council will discount BRAY008, BRAY007, BRAY003 and BRAY002 as they are in the open countryside, beyond this perceived and physical barrier.

It was broadly suggested that lots of smaller developments would be preferable to a single large one to maintain the character of Brayton and spread the impact of development around to prevent "hotspots". This would help to maintain the village character and limit the perceived impact of development on any part of the village. The Council is supportive of this approach and considers that development should take place in both Brayton village and also in the part of Selby town that is in Brayton parish. However, the overall feeling in Brayton was the importance of the strategic gap between the original village and Selby to maintain a separate village identity. Of particular importance was the setting of St Wilfrid's church.

For the Selby side to accept development, it is inevitable that some part of the gap is developed as these are the only sites available in that vicinity. But it is very important to protect the perception of the gap, so the Council will direct development away from the visible parts of the strategic gap where

development would be most obtrusive; ie around Baffam Lane, the A19. Therefore sites BRAY017, BRAY 013 and BRAY 012 are not considered suitable. BRAY011 is also visible from the main routes, but is large enough to accommodate development away from the roads in the north east corner behind Thistle Close/Poppy Close/Temple Close/Baffam Gardens. However, those parts of the site are generally landlocked and limited by flood zone 3 in places, and as such are not suitable.

The only other site next to the Selby side of Brayton is BRAY014, which incorporates BRAY016 and BRAY015. This area is less visible to the majority of people and as such its development would be less intrusive. However it is essential that development does not absorb the whole area and the perception of the gap is maintained. Therefore the Council will allocate part of BRAY014 for housing development of around 100 units, where the resulting building line does not extend south beyond the last houses in Foxhill Lane, or break through the existing hedge boundary on the western edge of the field. The development will include the improvement of Foxhill Lane and junction improvements on the A19. The remainder of the BRAY014 will be developed to improve public access to the strategic gap, and reinforce its openness. As such appropriate uses will include those facilities that the village has expressed a need for: a cricket pitch and other sporting facilities, open spaces and wildlife areas, and other non-intensive open land uses that benefit the community.

To accommodate the remaining 154 dwellings, development may be spread round smaller sites in Brayton village to ensure there is no large expanse of development that erodes the village feel. The Council already enjoys some control over the design of buildings and layouts through the existing Village Design Statement which will guide development.

Of the remaining sites, several lie inside Flood Zone 2. Sequentially, sites on the west of the village that lie in FZ1 are preferable. Although residents note particular concerns regarding the landscape setting and views of the Barff, the Council is satisfied that site specific designs will enhance the appearance of the village from bypass views, and that a network of attractive walking and cycling routes can be created to enhance existing and future resident's enjoyment of the village.

The southern part of BRAY010 is suitable for residential use but may also include some light commercial use to boost the existing village facilities. The site should link through to BRAY020. Although the site is capable of accommodating significantly more development, the desire by local people for a range of smaller sites means that it is suitable for 35 units on 1.1ha at the south eastern corner of the site.

The northern part of BRAY020 is suitable for residential use with a link through to BRAY010. Although the site is capable of accommodating significantly more development, the desire by local people for a range of smaller sites means that it is suitable for 35 units on 1.1ha at the northern tip of the site.

BRAY009 is suitable for residential use and although it is capable of accommodating significantly more development, the desire by local people for a range of smaller sites means that it is suitable for 25 units on 0.7ha at the eastern end of the site, including some live/work units. The site may also be suitable for light employment use. Whatever is developed, it should present an attractive new gateway entrance to Brayton village.

BRAY019 is suitable for residential use and although it is capable of accommodating significantly more development, the desire by local people for a range of smaller sites means that it is suitable for 35 units on 1.1ha at the eastern end of the site.

The southern part of BRAY018 outside of FZ2 is suitable for residential use and although it is capable of accommodating significantly more development, the desire by local people for a range of smaller sites means that it is suitable for 24 units on 0.6ha at the southern end of the site.

Together these sites on the south west of Brayton village will include a landscaped walk/cycle route that links the southern end of the village, through the sites, linking the footpath at the old railway line, circulating through BRAY018 to link to the existing footpath to St Wilfrid's church.

BRAY001	Existing employment
BRAY002	Open countryside
BRAY003	Open countryside
BRAY004	Existing employment
BRAY005	FZ2
BRAY006	FZ2
BRAY007	Open countryside
BRAY008	Open countryside
BRAY009	Residential allocation for 25 dwellings, including a range of live/work units. Also suitable for light employment use. An attractive entrance to the village must also be created through the development. Includes landscaped walk/cycle way linking development sites.
BRAY010	Residential allocation for 35 dwellings on southern part of site only. Includes a link through to BRAY020. Includes landscaped walk/cycle way linking development sites.
BRAY011	Strategic Gap
BRAY012	Strategic Gap
BRAY013	Strategic Gap
BRAY014 BRAY015 BRAY016	Residential allocation on part of BRAY014. Remainder of BRAY014 to improve public access to the strategic gap, and reinforce its openness. As such appropriate uses will include those facilities that the village has expressed a need for: a cricket pitch and other sporting facilities, open spaces and wildlife areas, and other non-intensive open land uses that benefit the community

BRAY017	Strategic Gap
BRAY018	Residential allocation for 24 dwellings on southern part in Flood Zone 1 only. Includes landscaped walk/cycle way linking development sites.
BRAY019	Residential allocation for 35 dwellings. May also include light commercial use. Includes landscaped walk/cycle way linking development sites.
BRAY020	Residential allocation for 35 dwellings on northern part of site only. May also include light commercial use. Includes a link through to BRAY010. Includes landscaped walk/cycle way linking development sites.

## **Brotherton & Byram**

Responses **to the housing land** were few from Brotherton and Byram, but of those submitted there was support for BTBY001 and support for the Council's discounting of X101 for being in the open countryside. A response also highlighted that "Square 5" showed the active football pitches and therefore should not be developed.

As set out in Issue A, the village can accommodate allocations to support 97 houses. This will require around 3.2 hectares of land based on a simple 30 dwellings per hectare basis.

BRBY001 lies inside the Limit to Development and is also safeguarded land in the Local Plan 2005. Therefore sequentially it is the most suitable site and will be allocated for 20 dwellings.

BRBY002 is also inside the Limit to Development on previously developed land. Around half the site lies in FZ1 and half in FZ2. Sequentially it is the next best site so is allocated for 45 dwellings.

An additional site was put forward (BRBY IO A) on the Old Great North Road. The site lies half within the limit to development on a Greenfield site underneath a high power electricity pylon, and half in the Green Belt on previously developed land. As set out in issue D, the Council will seek to avoid Green Belt allocations unless there are no more suitable sites inside the limit to development in other DSVs in the housing market sub-area. Therefore the SADPD must consider alternative sites in:

- Church Fenton
- Fairburn
- Monk Fryston & Hillam
- South Milford.

Church Fenton is not constrained by Green Belt, but there are no sites within the Limit to Development beyond the DSV's own allocated numbers. Fairburn is equally constrained by Green Belt.

South Milford has just one site inside the limit to development capable of accommodating 114 dwellings at 30dph. South Milford's own allocation is for 98 dwellings, therefore it can also accommodate 16 of Brotherton's allocation.

Monk Fryston is constrained by Green Belt, but the major allocation there is capable of accommodating more than Monk Fryston's quantum of housing. As such 16 of Brotherton & Byram's quantum may be transferred to Monk Fryston.

As the remaining site in Brotherton (BRBY IO A) is only half Green Belt, albeit previously-developed land, the Council has considered the specific characteristics of the site and considers it reasonable to allocate it for Gypsy & Traveller use for 10 pitches. Given the flexible layout that can be achieved with caravans, the existence of the pylon is less of a constraint than

with market housing. Therefore the development may limit the physical intrusion into the Green Belt to that which is essential.

BRBY001	Residential development for 20 dwellings
BRBY002	Residential development for 45 dwellings
BRBY IO A	Gypsy & Traveller use for 10 pitches

## **Carlton**

As set out in Issue A, the village can accommodate allocations to support 62 houses. This will require around 2.1 hectares of land based on a simple 30 dwellings per hectare basis.

The few responses from Carlton demonstrated an overall preference for locating development on a handful of sites. The Council is supportive of this approach insofar as the sites that are available are capable of accommodating it.

A common response was that CARL003, CARL004 and CARL005 should be discounted for flood grounds, and the Council supports this view.

CARL001 lies inside the Limit to Development, in FZ1, and is sequentially the best site. The Council will therefore allocate it for residential development of 12 units.

Responders note that CARL002 lies in a flood plain, but there is sufficient land in Flood Zone One to be considered for development. The site is inside the Limit to Development and is sequentially the next best site, therefore the Council will allocate the site for residential development of 50 units.

Responders note that CARL007 can not be used as it would severely impact upon the parkland of the Carlton Towers estate (although it is not formally part of the protected site as defined in the 2005 Local Plan). The Council considers that the site is outside the Limit to Development and therefore sequentially poor.

The Council agrees with responders noting that CARL 006 site is outside the Limit to Development and therefore sequentially poor.

CARL001	Residential development of 12 units
CARL002	Residential development of 50 units (on FZ1 land only)
CARL003	Flood Zone 3
CARL004	Flood Zone 3
CARL005	Flood Zone 3
CARL006	Open Countryside
CARL007	Open Countryside

## **Cawood**

As set out in Issue A, the village can accommodate allocations to support 66 houses. This will require around 2.2 hectares of land based on a simple 30 dwellings per hectare basis.

Concern was raised over the impact on the 'oldest and most important' settlement in Selby district, which requires some smaller sympathetic development instead of large estates. The use of the adopted Village Design Statement is essential in ensuring development is appropriate in appearance and form.

No sites are inside the Limit to Development apart from a small area of CAWD004. Respondents were against development of site CAWD004, which is home to a number of protected species. CAWD004, CAWD003 and CAWD IO A are all houses with long rear gardens in Flood Zone 2 that stretch beyond the Limit to Development into the open countryside and in to FZ3. In design terms it would be inappropriate to extend the village and comprehensively develop the traditional burgage plots, inevitably setting a precedent that could lead to all such plots being developed. The part of these sites that extends beyond the Limit to Development but stops short of FZ3 is approximately 0.2ha each – generally too small for an allocation. However due to the lack of alternative sites each may be allocated for 6 units. Clearly, design appropriate to the historic location is a key part of these allocations.

All other sites lie adjacent to Limit to Development so are considered equal. CAWD001 is partially previously developed with a plant nursery, and is a mixture of all three flood zones. As such it is suitable for residential development on part of the site outside FZ3.

Infilling and development of CAWD005, which was once part of the village's conservation area and is very close to special buildings, was also objected to. CAWD005 lies entirely in FZ2 and is capable of accommodating residential development of around 21 units, but this must include a range of smaller units so as to limit the visual impact on the attractive street scene by maintaining the burgage plot character.

CAWD001 and CAWD003 currently operate nursery/farm shop businesses that may be lost following development. Therefore each site is also allocated for small scale retail/commercial use to enable the facilities to remain.

Residents considered that development of CAWD002 would result in loss of green areas and views. The Council notes that CAWD002 lies entirely within FZ3 and has been discounted on this basis, however due to the lack of sites it may be considered if there are no more sequentially-preferable sites in other Designated Service Villages in the same housing market sub area (See Issue XXXX on Page XXXX);

- Riccall: capacity on allocated sites to accommodate some of Cawood's housing allocation, but on FZ2 site.
- North Duffield: capacity on allocated sites to accommodate some of Cawood's housing allocation on FZ1 site.



Therefore, the remainder of Cawood's housing allocation (17 units) is transferred to North Duffield.

CAWD001	Sequentially the best site as it lies in FZ1 and partially developed land. Suitable for 10 units on land outside FZ3. Small scale retail/commercial also appropriate.
CAWD002	FZ3
CAWD003	Residential development of 6 units on land outside FZ3. Small scale retail/commercial also appropriate.
CAWD004	Residential development of 6 units on land outside FZ3
CAWD005	Residential development of 21 units
CAWD IO A	Residential development of 6 units on land outside FZ3

## **Church Fenton**

As set out in Issue A, the village can accommodate allocations to support 42 houses. This will require around 1.4 hectares of land based on a simple 30 dwellings per hectare basis.

Some additional responses note the need for commercial, leisure and recreation facilities in the village. The council supports the view that Church Fenton is a not self contained settlement and that there is an overall desire to maintain the village feel, but also considers that some small scale employment use and community facilities could be developed to support the village.

Throughout Church Fenton responders note problems with drainage and although sites may lie outside of defined flood zones, flooding from inappropriate drainage systems creates localised problems. This is something that can be addressed through the Infrastructure Delivery Plan should the service providers note the problems. Other solutions may be to seek contributions from development to fund improvements and management of local drainage network.

With no sites in the Limit to Development, sites on the edge must be considered. Responses from Church Fenton are varied, but a common issue was the retention of the strategic gap to maintain the separate identities of the two parts of the village. The Council has acknowledged the importance of existing Local Plan designations and will seek to avoid the Strategic Gap. Therefore sites CHFN003, CHFN007 and CHFN 002 are discounted on this basis.

Another significant issue locally was CHFN006. The site lies adjacent to the Grade I Listed St Mary's church, in a prime location within the village. The site is used by the village and has Public Rights of Way running throughout the site and so has generated considerable objections. Though not in a flood plain and in the centre of the village, the Council considers the site to be backland with difficult access. Development would have a visual impact upon the church. Other sites are available without such constraints and so CHFN006 is not considered necessary to fulfil the needs of the village.

CHFN 005 is not constrained by flood plain or Green Belt though is open countryside. Responders were broadly supportive of development on CHFN005 site, and although wildlife concerns were raised over resident bats, appropriate residential development may be suitable subject to the necessary investigations and subsequent measures to protect them. As such, the Council will allocate residential development of 5 units continuing the frontage-only character.

CHFN001 is noted as being Greenfield land, however most sites put forward are Greenfield so this is less of a constraint that would at first appear. The site as proposed in the SADPD Issues and Options has been reduced to exclude the

house and garden on the southern part of the site as there is doubt over the availability of the land. The site is well placed for public transport, and has the potential to solve a growing parking problem by providing land for a commuter car park. The site is not in the Strategic Gap, and is surrounded on 3 sides by development making it an unobtrusive infill site, preferable to backland style development. The Council therefore allocates the site for car park use (0.1ha/30 spaces at the northern part) and the remainder for residential use of 27 units.

CHFNI 008 is backland and residents note that there is no on the ground boundary to contain development. However this site is sequentially preferable over other discounted sites in the Green Belt and Strategic Gap. Therefore the allocation is made for residential development of 10 units where the frontage-only character can be maintained.

CHFNI 009 is outside the Limit to Development, within Flood zone 2 and Green Belt. As such it is sequentially poor.

CHFNI004 lies in the Green Belt and is therefore sequentially poor.

CHFNI001	Allocate the smaller site for car park use (0.1ha/30 spaces at the northern part) and the remainder for residential use (around 27 units)
CHFNI002	Strategic Gap
CHFNI003	Strategic Gap
CHFNI004	Green Belt
CHFNI005	Allocated for residential development of 5 units continuing the frontage-only character
CHFNI006	Open Countryside
CHFNI007	Strategic Gap
CHFNI008	Allocated for residential development of 10 units where intrusion into open countryside is minimised, and frontage-only character.
CHFNI009	Green Belt

### **Eggborough & Whitley**

As set out in Issue A, the village can accommodate allocations to support 112 houses. This will require around 3.7 hectares of land based on a simple 30 dwellings per hectare basis.

Residents broadly support housing development at EGWH002 as it was identified in the 2005 Local Plan. The Council acknowledges this support and also notes that the site is inside the Limit to Development and therefore sequentially the preferred choice. As such EGWH002 is allocated for 30 units.

Residents note that although Eggborough is the larger of the two settlements and most development should be directed there, some small development is needed in Whitley. EGWH006 already has planning permission, so the next sequentially suitable site is EGWH010 which lies partially inside the Limit to Development and as such is allocated for 15 units.

EGWH IO C lies partly inside the Limit to Development and partly in Green Belt. The part inside the Limit to Development can accommodate around 10 units and is allocated accordingly.

Additional development was generally directed to EGWH004, and again as a site inside the Limit to Development the Council considers it sequentially preferable. Residents noted the need for additional services and facilities in the linked village, and this site is suitably large enough to accommodate some small scale employment/commercial/retail/community facilities, as well as a significant public open space and some allotment gardens. The Council therefore allocates EGWH004 for residential development of 57 units and the above community uses.

There was support for the retention of the Green Belt, so the Council has discounted EGWH007, EGWH008, EGWH009, EGWH012, EGWH015, EGWH017, EGWH020. In addition, site EGWH011 and EGWH IO B lie partially inside the Limit to Development and partially within Green Belt, but the part within the Limit to Development is already developed, so an allocation is unnecessary.

EGWH013 is open countryside, but is surrounded by built form and employment use. As such it is considered appropriate for employment use itself, so the Council will allocate it for 4ha and significant landscaping.

In terms of employment use, EGWH005 is already in use so an allocation is unnecessary. EGWH014 is in the open countryside and with other sequentially superior sites it is not required for allocation purposes. EGWH017 is located within the Green Belt. EGWH IO A lies in the open countryside isolated from other significant development, and as such it is discounted. EGWH003 and EGWH018 are outside the Limit to Development and are not required to fulfil any additional employment or residential role.

EGWH001 and EGWH016 are adjacent to the Limit to Development, and received some support from residents for residential use, however as the housing numbers have been achieved on sequentially-preferable sites, there is no need to allocate these sites. EGWH019 and EGWH021 are considered necessary by residents to retain the gap with Kellington, and similarly are discounted on the basis of housing allocations already being fulfilled.

EGWH001	Open Countryside
EGWH002	Residential allocation for 30 units
EGWH003	Open Countryside
EGWH004	Mixed allocation: Part of site residential allocation for 57 units on 1.8ha, also for open space/leisure/recreation village green, small scale commercial/industrial/retail use.
EGWH005	Existing employment
EGWH006	Existing planning permission for housing
EGWH007	Green Belt
EGWH008	Green Belt
EGWH009	Green Belt
EGWH010	Residential use for 15 units
EGWH011	Green Belt (part inside Limit to Development already developed)
EGWH012	Green Belt
EGWH013	Employment allocation for 4ha
EGWH014	Open Countryside
EGWH015	Green Belt
EGWH016	Open Countryside
EGWH017	Green Belt
EGWH018	Open Countryside
EGWH019	Open Countryside
EGWH020	Green Belt
EGWH021	Open Countryside
EGWH IO A	Open Countryside
EGWH IO B	Too small to allocate inside Limit to Development, outside Limit to Development is Green Belt
EGWH IO C	Residential use for 10 units

## **Fairburn**

As set out in Issue A, the village can accommodate allocations to support 32 houses. This will require around 1.1 hectares of land based on a simple 30 dwellings per hectare basis.

Throughout Fairburn responders note problems with drainage and although sites may lie outside of defined flood zones, flooding from inappropriate drainage systems creates localised problems. This is something that can be addressed through the Infrastructure Delivery Plan in consultation with the service providers.

The Council considers that FRBN001 lies inside the limit to development on the site of an old quarry, and is sequentially the best site. Residents note that the site already has planning permission, however it has expired and so it is entirely appropriate to allocate the site again. Therefore the Council will allocate it for 12 dwellings.

All other sites are located in the Green Belt (FRBN IO B is partially inside the Limit to Development but principally in Green Belt). As set out in issue D, the Council will seek to avoid Green Belt allocations unless there are no more suitable sites inside the limit to development in other DSVs in the housing market sub-area. Therefore the SADPD must consider alternative sites in

- Brotherton & Byram
- Church Fenton
- Monk Fryston & Hillam
- South Milford.

Brotherton & Byram is equally constrained by Green Belt and there are no additional sites available. Indeed, some of Brotherton's allocation must be transferred throughout the market sub-area as there are no sites available to accommodate it. Church Fenton is not constrained by Green Belt, but there are no sites within the Limit to Development beyond the DSV's own allocated numbers. Monk Fryston is constrained by Green Belt, and there are no sites inside the Limit to Development beyond the DSV's own allocated numbers. Therefore these DSV's may not accept Brotherton & Byram's allocation.

South Milford has just one site inside the limit to development capable of accommodating 114 dwellings at 30dph. South Milford's own allocation is for 98 dwellings, therefore it can accommodate 16 of Brotherton's allocation. This means that there is no further capacity to accommodate any of Fairburn's allocation in South Milford on the basis of Green Belt. Therefore, a Green Belt allocation must be made in Fairburn.

Continuing the SADPD's approach to Green Belt allocations, the Council considers that the site that is least visually intrusive is FRBN IO B. It is contained well within the existing quarry site, flanked by dense vegetation and the earthworks associated with the realignment of the A1 dual carriageway.

Of the other sites in the Green Belt, FRBN002 would form a logical rounding off, but is less well contained by landform and planting. FRBN003 is open and

forms an obvious intrusion into the Green Belt. FRBN005 is also an open agricultural field with no natural boundary to the development, and thus no screening. Although it rounds off the village, it is not screened or sheltered and so development would be an obvious intrusion into the Green Belt without on-the-ground boundary features to contain it. FRBN004 and neighbouring FRBN IO A are also highly visible and obtrusive extensions into the countryside, and several note concerns for wildlife on the Fairburn Ings.

It is considered therefore that FRBN IO B is the most suitable site and is allocated for 20 dwellings.

FRBN001	Residential allocation for 12 units
FRBN002	Green Belt
FRBN003	Green Belt
FRBN004	Green Belt
FRBN005	Green Belt
FRBN IO A	Green Belt
FRBN IO B	Residential allocation for 20 units

## **Hambleton**

As set out in Issue A, the village can accommodate allocations to support 74 houses. This will require around 2.5 hectares of land based on a simple 30 dwellings per hectare basis.

Response from Hambleton demonstrated an overall preference for locating development on a handful of smaller sites rather than one large one to continue the village feel. The Council notes that there is no network of small sites made available, instead large expanses of land are promoted. Allocating small numbers on each site is not considered appropriate as each site has no logical on-the-ground boundary markers to limit sprawl. As such, it is not possible to pursue this goal. Nevertheless, any development that does take place must be designed in such a way to reflect the village character, as determined at the time of a planning application.

Responses were mixed, however some were in favour of joining the two halves of the village together through improving access, particularly road improvements. Some responses note the need for commercial, leisure and recreation facilities in the village to ensure its sustainable growth. The Council supports the view that Hambleton is not a self contained settlement and that there is an overall desire to maintain the village feel, but also considers that some community facilities could be developed to support the village's existing and potential residents – this itself would assist in drawing the village together.

With no sites inside the Limit to Development, sites on the edge are to be considered. HMBT005 lies partially with the Limit to Development being the cartilage of dwellings facing the A63. Together with HMBT009 they offer a backland site capable of accommodating the village's housing number. These sites received numerous concerns for the access on to the A63, creating potential hazards and awkward egress for motorist using the A63. In addition, the easternmost part has no on-the-ground boundary, which could lead to sprawl.

HMBT011 lies beyond the perceived boundary of the village marked by Westcroft Lane. Using the old LocalPlan bypass route as a southern limit to the site, it is not matched by any on-the-ground feature. As such it is difficult to contain sprawl and so the Council does not support this site.

Western growth was also considered at HMBT010, where some comments regarding flood risk and recreation open space were made. However these apply only to the western extent of the site, and there would still be sufficient land for development. However, this site was perceived to be beyond the established village boundary of Bar Lane and would not be an integral part of the village.

Site HMBT008 (incorporating HMBT006) is also outside of the Limit to Development, but is central to the village and forms an infill as it is surrounded on three sides by existing built form and the defined Limit to Development. It also provides an opportunity to provide additional benefits to the community.



The outbuildings from White House Farm have A63 frontage in the vicinity of other services and facilities, so some additional commercial/employment/retail development here would benefit all residents, achieved through the conversion of existing farm buildings. Other responses state there is a need to relieve congestion in Gateforth Lane around school times. HMBT008 is capable of offering land to create a more suitable drop off/pick/up area thus solving one of the village's problems.

As such the Council considers that by allocating HMBT008 a more comprehensive development may be achieved than HMBT010. Therefore 74 dwellings are allocated to HMBT008 in a mixed-use site, keeping the character with the rest of the village with some landscaping and a large proportion recreational facilities (shared with the school) to keep the openness of the site for the village to enjoy. Land is also made available for the school to expand and for a dedicated pick-up/drop-off facility. Farm buildings at White House Farm should be retained and converted to maintain the existing character, and used primarily for commercial use.

Site HMBT 004 lies adjacent to HMBT 008 responses made to this land where the fact that it is currently used as agricultural purposes and is outside of the village boundary therefore should not be allocated for housing. The Council notes that while it may form part of HMBT008 for a comprehensive realignment of the village's Limit to Development and therefore may accommodate some development, HMBT008 is already sufficiently large to accommodate all that is required and therefore there is no need for HMBT004 to be allocated. The extent of physical development will not extend to enclose HMBT004, and so it will not appear an anomaly of undeveloped land surrounded by built form.

HMBT004	Open Countryside
HMBT005	Mostly Open Countryside
HMBT009	Open Countryside
HMBT008 HMBT006	Residential Development for 74 dwellings with community facilities and light commercial use by converting outbuildings belonging to White House Farm. With road and access improvements on Gateforth Lane, Mill Lane and Field Lane for school use. Recreation open space and school play facilities to be developed.
HMBT010	Open countryside
HMBT011	Open countryside .

## **Hemingbrough**

As set out in Issue A, the village can accommodate allocations to support 77 houses. This will require around 2.6 hectares of land based on a simple 30 dwellings per hectare basis.

Some additional responses note the need for, leisure and recreation facilities in the village. The council supports the view that Hemingbrough is a not self contained settlement and that there is an overall desire to maintain the village feel, but also considers that some employment land and community facilities could be developed to support the village.

Respondents broadly favour smaller residential developments in the east and south of the village, with light industrial and employment in the north. With no sites inside the Limit to Development (except one site that is too small for allocation: HEMB IO G), sites on the edge of the village must be sought. There is a strong local desire to retain the village south of the A63 bypass road, and this is supported by the Council insofar as is practical given the range of sites available. As seven new sites have been presented, including two near to the school, all those sites north of the bypass (HEMB IO C, HEMB IO D, HEMB IO F, HEMB005 and HEMB006) are discounted on the basis of being open countryside, and unattached to the function or character of Hemingbrough village.

HEMB001 is discounted on the basis it is inside the Strategic Gap, detached from the village, and also partially in Flood Zone 3.

HEMB IO B surrounds the old Hemingbrough Hall Hotel, and is similar in character to HEMB008. Development would not be well linked to the existing village as this area has only a small number of buildings sparsely developed along the road.

HEMB007 and HEMB IO A are the most closely related to the existing village, and as such are allocated for residential development of 77 units.

The sites allocated for residential use must ensure that there is a significant improvement to the junction of the A63 and School Road.

The support for employment land can be directed to the rationalisation and improvement of existing uses in the north of the village as suggested, rather than a large new site. A small allocation of recently-submitted sites will enable an improved access to be created, and some additional land made available to assist this (1ha). The Council will allocate HEMB002, HEMB003, HEMB004, HEMB IO E for light employment/commercial use, but no development may extend beyond the eastern limit of HEMB IO E. Strong boundary planting must be installed to screen the uses from the A63 and the remainder of the village.

HEMB001	Strategic gap
HEMB002 HEMB003	1ha of Employment light commercial/industrial. New access to A63 Limit extent in to open countryside

HEMB004 HEMB IO E	eastward no further than edge of HEMB IO E. Install strong boundary panting/screening here.
HEMB005	Open Countryside
HEMB006	Open Countryside
HEMB007 HEMB IO A	Residential development of 77 units. Include improvement of school playing facilities and potential land swap to limit urban expansion. Improvement of junction to A63/School Road included (with HEMB008). Access through HEMB007 and off Chapel Balk Road.
HEMB008	Open countryside
HEMB IO B	Open Countryside
HEMB IO C	Open Countryside
HEMB IO D	Open Countryside
HEMB IO F	Open Countryside
HEMB IO G	Too small for an allocation

## **Kellington**

As set out in Issue A, the village can accommodate allocations to support 38 houses. This will require around 1.3 hectares of land based on a simple 30 dwellings per hectare basis.

With no suitable sites inside the Limit to Development, sites on the edge must be considered. Responders supported the Council's discounting of sites in the open countryside, of discounting Green Belt sites, and also of the discounting of KELT020 on flooding grounds, so five edge-of-village sites exist: KELT IO A, KELT011, KELT019, KELT003 and KELT009.

Responses from Kellington note that the village is compact and is fiercely distinct from nearby Eggborough, as such any expansion that would close the gap between the settlements would be unwelcome. Similar protection was offered towards the listed St. Edmund's church on the western side of the village.

KELT IO A is located in Flood Zone 3 and so is discounted based on the flooding sequential search. Although KELT011 is a large site, a small portion of it lies adjacent to the Limit to Development at Roall Lane. However, that part of the site lies in Flood Zone 3 and is discounted, and development that is unattached to the village is not supported. The remaining sites are equal, so a more detailed consideration of constraints and opportunities is required. KELT019 is defined in the 2005 Local Plan as Recreation Open Space – a restrictive policy – and is therefore discounted.

KELT003 has three potential access points for a small development: on the north side off Lunn Lane, south side off Whales Lane or in the centre off Pick Haven Garth/Wells Lane. The central part is sited within Flood Zone 3 and as such is discounted sequentially. The northern and southern parts would result in a linear extension of the village into the open countryside that would alter the form of the village when compared with KELT009 which could contain additional development within the existing extent of the village- ie less apparent sprawl. In addition, the owners of KELT009 have offered the remainder of the site for leisure and recreational use which is a significant benefit to existing and future residents. As such, the Council will allocate KELT009 for 38 dwellings and leisure and recreational use.

KELT001	Green Belt
KELT002	Green Belt
KELT003	Open countryside
KELT004	Green Belt
KELT005	Green Belt
KELT006	Partial Green Belt/Open countryside.
KELT007	Green Belt
KELT008	Open countryside
KELT009	Residential allocation for 38 dwellings on the northern part of the site. The remainder of the site to be used for sport and recreation, including a football/rugby pitch.
KELT010	Open countryside

KELT011	Open countryside
KELT012	Open countryside
KELT013	Open countryside
KELT014	Open countryside
KELT016	Open countryside
KELT017	Open countryside
KELT018	Green Belt
KELT019	Recreation Open Space
KELT020	FZ3
KELT IO A	FZ3
KELT IO B	Too small for an allocation

### **Monk Fryston & Hillam**

As set out in Issue A, the village can accommodate allocations to support 58 houses. In addition to its own allocation, a shortage of sites in Brotherton & Byram has resulted in their allocation being split between other Designated Service Villages in the same housing market sub area. As a result, Monk Fryston & Hillam can accommodate an additional 16 units. Overall, this will require around 2.5 hectares of land based on a simple 30 dwellings per hectare basis.

Some additional responses note the need for commercial, leisure and recreation facilities in the village. The Council supports the view that Monk Fryston & Hillam are not self-contained settlements and that there is an overall desire to maintain the village feel, but also considers that some employment and community facilities could be developed to support village life.

Throughout Monk Fryston and Hillam, responders note problems with drainage and although sites may lie outside of defined flood zones, flooding from inappropriate drainage systems creates localised problems. This is something that can be addressed through the Infrastructure Delivery Plan should the service providers note the problems. Other solutions may be to seek contributions from development to fund improvements and management of the local drainage network.

Responses to Monk Fryston and Hillam demonstrated an overall preference for locating development on a handful of smaller sites rather than one large one. The individual sites received various responses, as set out below:

Land outside the current village boundary and inside the Green Belt, particularly that which would extend well beyond the village's existing limits received little support, and substantial objections. In particular MFH008 and MFH011 were unpopular due to this and access issues.

MFH001 could form a small extension to the village, but it has access difficulties along a narrow roadway. Further, existing mature trees and other vegetation as well as a location inside the Green Belt mean that this site is not well supported

Responses to MFH009 and MFH010 were more mixed, some seeing the sites as a reasonable small extension, out of sight from the remainder of the village. However others note that importance of retaining land for potential future school expansion. Further, the land is in Green Belt and is backland development.

The Council's discounting of sites as being in the open countryside (MFH014, MFH002, MFH013) was also supported, also noting Green Belt status of each site, as well as the village being developed in backland and/or difficult to reach places.

In principle, land in the west was supported, with almost universal support for development in the old quarry (MFH 006). As a previously-developed site, inside the limit to development, and also a partially completed housing development, it is sequentially the obvious choice. As such the site is allocated for housing development of 13 dwellings.

Support was expressed for some small-scale development at MFH012 despite it being in the Green Belt. It is reasonably well established with existing buildings and well contained. The Council concur with this assessment, but consider the site to be only that portion on the south side of the road. Several people consider the site unsuitable for residential use, and given the approach of directing development close to the village centre, the Council would also take this view. The Council would support consolidation and expansion for small scale employment / commercial / community use, such as office space, small workshops, business premises or community facilities, but given the existing use, no allocation is considered necessary.

MFH003 lies out of the Green Belt and has the benefit of being “safeguarded land” in the 2005 Selby District Local Plan – land that was expressly removed from Green Belt as potential future building land. Around half of responders accept the inevitability of that site coming forward as it fulfils broad planning policy, but other calls note its ecological and landscape value on sloping ground, citing previous Inspectors refusal of planning applications on adjacent sites. Other concerns with the site include access and visibility for traffic emerging from the site. In design terms, the site is noted as being too large a site that will lead to an “anywhere estate” instead of an attractive infill that matches the local character. A further issue related to the “gap” between Monk Fryston and Hillam being built on (although the road is built up on both sides there is a distinct narrowing of the urban footprint at the true parish boundary). The Council considers the site to have merits, and the issues raised could be addressed through the normal planning application process. However in the 2005 Local Plan, the land set out for a bypass was not considered for housing development. The scheme relates to when the A63 was a trunk road but following de-trunking, NYCC Highways do not declare them on searches and have no plans to implement them. Therefore the development of MFH003 is not inevitable.

Instead, several responders note the desirability of developing the “eyesore” former petrol station which lies around MFH004. Responders also noted that MFH005 is land locked and could only be developed through joining up with another site (004 or 007). However it was generally considered that 005 is constraint free (apart from Green Belt) and is contained enough to prevent excessive intrusion in to the open countryside. It was also noted that MFH007 forms an attractive gap that prevents “the coalescence of Monk Fryston and Hillam”. Although the parish boundary is further south, the perceived and physical gap remains important.

Also in this area there is a call for school parking to relieve congestion, additional land for the cemetery, and additional play areas/village green. It is possible therefore to unite the desires of the community on these three sites

by allocating all three as one development site. Although there are ownership issues to consider and none of these sites in isolation would deliver benefits, the three together could achieve a range of land uses to address local concerns and accommodate housing, without extending the village beyond the existing urban form. The intrusion in to the Green Belt is the only significant constraint to this concept, however the Council considers the public benefit of the concept to outweigh the harm. It is not necessary to consider other non-Green Belt sites in other DSVs in the housing market sub-area, as a non-Green Belt site exists in Monk Fryston & Hillam. As such the Council considers MFH007/MFH005/MFH004 to be a more suitable development site than MFH003, only where it can deliver the range of services and facilities to the benefit of the villages.

61 dwellings are allocated to this combined site, if it can be developed in a linear style to reflect the traditional layout of Monk Fryston and Hillam. Land must be set aside on Lumby Hill for a car park to satisfy the needs of the school, using green surfacing. A large area of land must also be available for open space/play/recreation/village green use, together with play equipment for the village to enjoy. Land must also be provided for an extension to the cemetery. Such open uses will maintain the appearance of a gap, but permit the development of a suitable range of community facilities, funded by market housing. **To improve traffic flow, a one-way system will be considered.**

MFH001	Green Belt
MFH002	Green Belt
MFH003	Open Countryside
MFH004 MFH005 MFH007	Residential allocation for 61 dwellings, school car park/drop off, Recreation Open Space and play equipment, community facilities.
MFH006	Residential allocation for 13 dwellings
MFH008	Green Belt
MFH009	Green Belt
MFH010	Green Belt
MFH011	Green Belt
MFH012	Green Belt
MFH013	Green Belt
MFH014	Green Belt



### **North Duffield**

As set out in Issue A, the village will accommodate allocations to support 44 houses. In addition to North Duffield's own allocation, there are insufficient sites in Cawood due to flood risk, so their allocated number has been redistributed around other DSVs in the housing market sub-area to sites in sequentially-preferable flood areas. As such, North Duffield will accommodate 17 additional units = 61 units. This will require around 2.0 hectares of land based on a simple 30 dwellings per hectare basis.

There are no sites inside the Limit to Development, so sites on the edge of the village are to be considered. Following the consultation period, five new sites were presented to the Council, which effectively means that there is development potential on all sides of the village.

Local opinion requests that the village remain on the north side of the A163 Selby Road that forms the "bypass". This would contain the village within its natural boundary and prevent sprawl, including limiting the need to cross the busy road. The Council is generally supportive of this view insofar as it is able within the confines of the sites available. Therefore NDUF IO A and NDUF IO C are discounted.

NDUF001 and NDUF004 are also discounted for residential use, but it is considered that some small scale employment growth may be appropriate within the confines of the existing farm complex. Such use could reduce out-commuting, without detriment to the residential enjoyment of the land on the north of the main road. However, as the farm is established and operating there is no requirement for an allocation on the whole site.

Similarly, there was a lot of local opposition to backland development. Sites NDUF002, NDUF IO B, NDUF IO E and NDUF005 all have limited access, and as such are discounted.

NDUF003 has extensive frontage, and although it could accommodate deeper development, it is considered that frontage development would maintain the character of the street, therefore it is allocated for 15 units.

NDUF006 and NDUF IO D together have road frontage, but insufficient to accommodate the remaining 46 dwellings. However with an identified need for allotment gardens and some improvements to the narrow road and blind junction, there is sufficient space to accommodate these improvements that would benefit all the residents of North Duffield. To limit sprawl, the site is limited to a 3.2ha site that is contained within the track and field boundary to the north and east, and by built form to the south and west. Development must ensure it follows the character of North Duffield in linear rather than estate layout.

NDUF001 NDUF004	Allocation of 1ha employment to support rural diversification on this site to promote sustainable communities
NDUF002	Open countryside

NDUF003	Residential development continuing the frontage-only layout character for 15 dwellings
NDUF005	Open countryside
NDUF006 NDUF IO D	3.2ha site: residential development of 46 units, allotments, equipped play area, sports field, road widening, footpath and junction improvements.
NDUF IO A	Open Countryside
NDUF IO B	Open Countryside
NDUF IO C	Open Countryside
NDUF IO E	Open Countryside

## **Riccall**

As set out in Issue A, the village can accommodate allocations to support 127 houses. This will require around 4.2 hectares of land based on a simple 30 dwellings per hectare basis.

RICC005 is the sequentially superior site, being located inside the Limit to Development and in Flood Zone 1. The council therefore allocates this site for 15 dwellings.

Next in the sequential search, RICC001 is inside the Limit to Development and partially in FZ1 and partially in FZ2. However, development has already commenced and therefore the site cannot be allocated. The Council acknowledges that the development is a windfall site and as such will not contribute to the allocation of housing numbers.

The next sequential site is RICC002 as it lies inside the Limit to Development. Some people suggest that RICC002 should be used for Recreational Open Space, although it is not identified in the 2005 Local Plan as such and with the sequentially superior location it is suitable for development. Therefore the Council allocates it for residential development of 13 dwellings, retaining the footpath link to the A19.

RICC003 lies adjacent to the Limit to Development and has some previous development of glass houses and nursery buildings. The site access is limited, and this coupled with the quantum of development in Riccall means that the site should be considered as one with RICC004 which lies adjacent. Both are located in FZ2, but there are no other available sites. Access to the combined site is limited, and residents note difficulty on Northfield Lane as it exists. The Council considers such a development will require two access points and therefore an appropriate layout must be achieved. Access improvements are required on the A19 to enable this development, and the council will consider using its powers of Compulsory Purchase to facilitate a scheme if no solution is available. RICC 003 and RICC 004 are to be allocated for mixed use including light employment use, residential development of 99 units including live/work units.

RICC001	Already has planning permission and development is under way
RICC002	Allocated for 13 dwellings
RICC003 RICC004	Allocated for mixed use, primarily residential (99 units) including live/work units, and some light employment. Must include improved access from A19 and suitable access to the site.
RICC005	Allocated for 15 dwellings

### **South Milford**

As set out in Issue A, the village can accommodate allocations to support 98 houses. However, due to the Green Belt restriction at Brotherton & Byram, South Milford may also absorb an additional 16 dwellings to accommodate local housing needs, therefore giving a total development of 114 dwellings. This will require around 3.8 hectares of land based on a simple 30 dwellings per hectare basis.

SMIL002 is sequentially the best site in South Milford as it lies inside the Limit to Development. The site has already been identified in the 2005 Selby District Local Plan which demonstrates that the principle of development has previously been accepted. The site also has considerable support from local residents both in 2005, and more recently through the Issues and Options consultation in 2011. The site is capable of accommodating 114 dwellings based on 30 dwellings per hectare, and so will absorb the entire South Milford allocation of 98 dwellings. In addition to South Milford's housing number, the site may also accommodate an additional 16 dwellings from Brotherton & Byram where there are insufficient sites for their housing numbers. Therefore the Council will allocate SMIL002 for 114 dwellings. Since the issues and options consultation, an application for 116 dwellings has been received by the Council and is pending consideration.

A new site SMIL IO A has been submitted. The site is open space and allotments, and as such is unsuitable for market housing.

Other sites promoted in South Milford lie outside the Limit to Development in the Green Belt, and given the housing numbers can be accommodated on sequentially-preferable sites, there is no need to allocate further sites. Notwithstanding the above, SMIL001 has recently been developed for sports and leisure use, and is therefore allocated as Recreation Open Space.

SMIL001	Allocated for recreation/sport/leisure
SMIL002	Allocated for residential use (114 units) including some light commercial, live/work units.
SMIL005	Green Belt
SMIL006	Green Belt
SMIL007	Green Belt
SMIL008	Green Belt
SMIL IO A	Open space

### **Thorpe Willoughby**

As set out in Issue A, the village can accommodate allocations to support 133 houses. This will require around 4.4 hectares of land based on a simple 30 dwellings per hectare basis.

A number of sites have been put forward for allocations but can be discounted as they are outside the Limits of Development, including THWI002, THWI IO A, THWI007 and THWI005. THWI003 and THWI004 are constrained by flood risk and are therefore discounted.

Respondents also note that THWI002 has poor drainage, is within the flood zone, while THWI007 and THWI005 have poor access. These sites also lie within Gateforth Parish, although this does not mean they cannot be allocated in the SADPD for Thorpe Willoughby Parish.

Therefore the sequentially preferable site is THWI001. The Council has allocated THWI001 for residential development for 133 dwellings, which will absorb the entire Thorpe Willoughby allocation. Taking account of local concerns, the site will also include a new road for access, and land set aside for school expansion.

Two sites have also been considered between the village and the bypass for employment uses. THWI006 is in existing (albeit redundant) employment use, but it is surrounded by THWI008 and needs this land to enable future development. However, with the employment quantum being met elsewhere in Selby urban area, it is not considered necessary to allocate additional land here.

THWI001	Residential development for 133 units including new road enabling access to THWI006 and THWI008, land for school expansion.
THWI002	Outside limit to development
THWI003	Flood Zone
THWI004	Flood Zone
THWI005	Outside limit to development
THWI006	Open Countryside
THWI007	Open Countryside
THWI008	Open Countryside
THWI IO A	Open Countryside

## **Ulleskelf**

As set out in Issue A, the village can accommodate allocations to support 25 houses. This will require around 0.7 hectares of land based on a simple 30 dwellings per hectare basis.

ULES002 lies inside the Limit to Development and is previously developed, so responders suggested additional parking for the railway and light industrial/office would be appropriate. The Council supports this and would add that five live/work units may be appropriate in addition to those uses. As such it allocates the site for some car parking for the station, small scale light employment/ commercial use which may include some live/work units.

Responders to ULES004 note that the site falls within the flood plain and there is poor access. However, part of the site also lies inside the Limit to Development and presents an opportunity to solve the access issue for existing and future residents by developing a link road to join the end of West End to create a one-way loop. Allocation of 20 dwellings will ensure that development takes place outside the defined flood zones.

As the housing numbers have been accommodated on the sequentially-preferable sites there is no need to consider other land put forward for housing.

Residents noted that development of ULES003 would contradict the linear layout of the village, but that it could be used for recreational open space, but was considered dangerous due to the highway. ULES005 and ULES007 were considered to be large sites that would result in urban sprawl for the small village. Responders suggested limiting ULES006 to a small development and were keen for the character of the street to be preserved. ULES007 and ULES IO B that lies adjacent to it were supported for housing by the owners. All these sites are in the open countryside and sequentially poor, and unrequired.

ULES002	Mixed use allocation Station and employment use (including five live/work units).
ULES003	Open countryside
ULES004	Part inside the limit to development part open countryside. Allocated for 20 units on land south of West End. Include link road to create a one-way loop to benefit all residents in the local area.
ULES005	Open countryside
ULES006	Open countryside
ULES007	Open countryside
ULES IO A ULES IO B	ULES IO A forms a part of ULES IO B. Open Countryside site

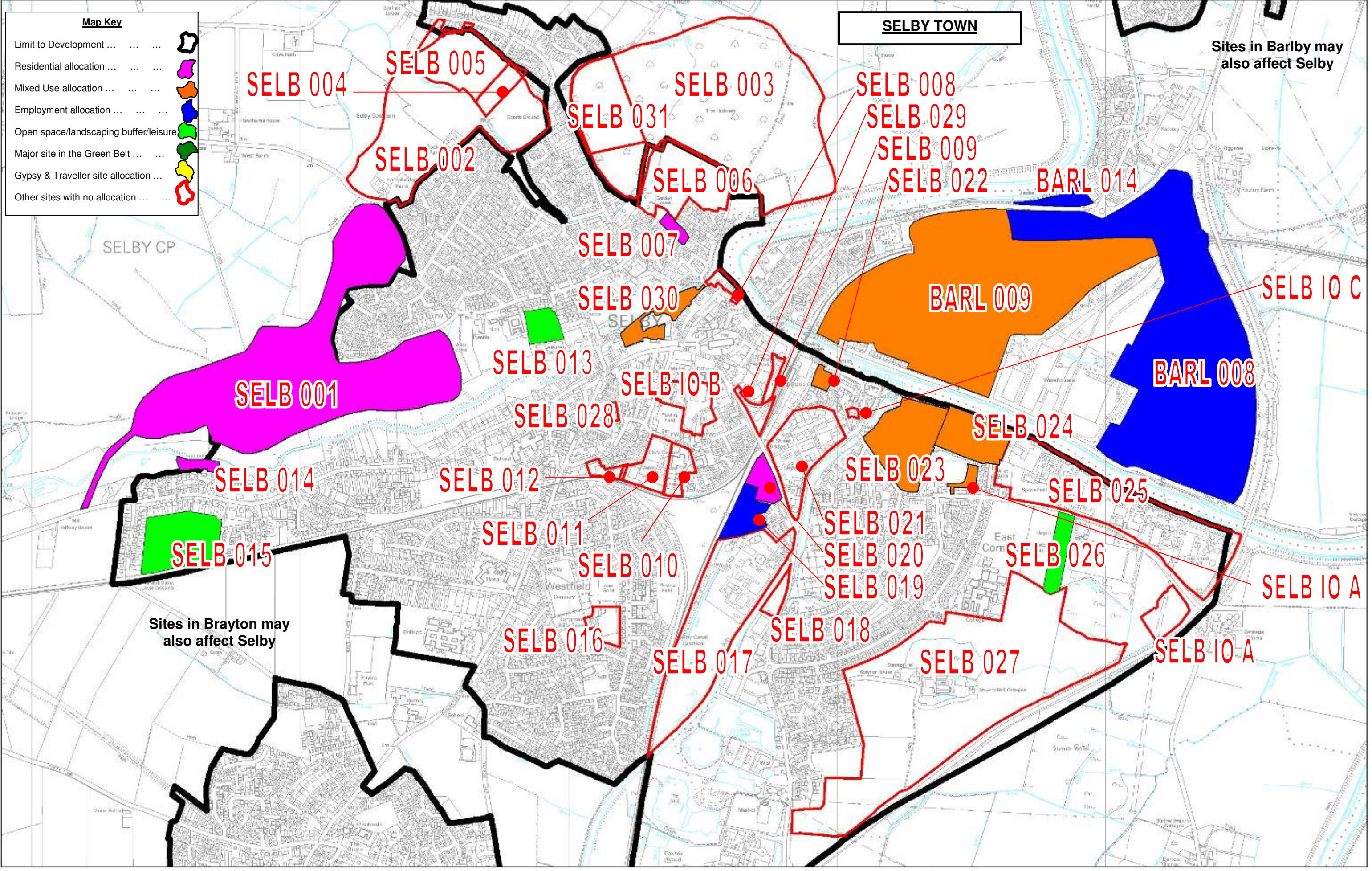
## **Other discounted sites**

The following sites were also promoted for allocations

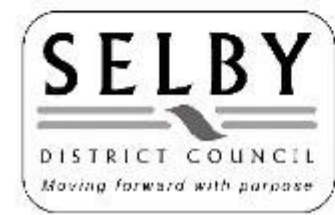
Site Reference Number	Site Name	Council response
X 001	Stillingfleet Mine	See Issue H on page xxxx
X 002	Wistow Mine	See Issue H on page xxxx
X 004	Land Adjacent Milton Place	No allocation – site is not related to the Principle Town, Local Service Centres or Designated Service Village. No special circumstances or developments are identified to alter the Council’s view that an allocation is unnecessary or inappropriate.
X 005	West of Selby Road, Wistow	
X 006	Land between Field Lane and Lordship Lane, Wistow	
X 007	Land north of Garman Carr Lane, Wistow	
X 008	Milford Hotel, Peckfield	Major Site in the Green Belt (see page xxxx)
X 009	Former Boot and Shoe	Major Site in the Green Belt (see page xxxx)
X 010	Former Papyrus works	No allocation – site is not related to the Principle Town, Local Service Centres or Designated Service Village. No special circumstances or developments are identified to alter the Council’s view that an allocation is unnecessary or inappropriate.
X 011	Hazelwood Castle and farm	
X 012	Saw Wells, Barkston Ash	
X 013	Ings Lane, Beal	
X 014	Land off Hull Road, Cliffe	No allocation – site is not related to the Principle Town, Local Service Centres or Designated Service Village. No special circumstances or developments are identified to alter the Council’s view that an allocation is unnecessary or inappropriate.
X 015	New Oak Farm, Cambelsforth	
X 016	Pakwood Farm	
X 017	Meadowfield Farm, Cambelsforth	
X 018	Paddock at 38 Wrights Lane	
X 019	Former Little Chef	
X 020	Weeland Road and Station Road	
X 021	Land at Scathingwell Park, Barkston Ash	
X 022	Land East of Mill Lane, Barlow	
X 023	Land at Oak Tree Nursery, Barlow	
X 024	Land at School Farm, Barlow	
X 025	Land at Common Road and Mill Lane, Barlow	
X 026	Land North of Haddlesey Road	See Issue K on page xxxxxx
X 027	Burn Airfield	
X 028	Land Adjacent Poplar House, Burn	No allocation – site is not related to the Principle Town, Local Service Centres or Designated Service Village. No special circumstances or developments are identified to alter the Council’s view that an allocation is unnecessary or inappropriate.
X 029	Burn Grange Farm, Burn	
X 030	Land at Camela Lane, Camblesforth	
X 032	Land at Camblesforth Hall, Camblesforth	
X 033	Land West of Camblesforth Hall, Camblesofrth	
X 034	Land at Camblesforth Hall, Adjacent A1041	
X 035	Land North of A1041, Camblesforth	
X 036	Land at Plum Tree Cottage	
X 037	Land at East Garth Cottages	
X 038	Land at North View	
X 039	Land Rear of Sycamore House,	No allocation – site is not related to the Principle Town, Local Service Centres or Designated Service Village. No special circumstances or developments are identified to alter the Council’s view that an allocation is unnecessary or inappropriate.
X 040	Land at Haymoor House, South Duffield	
X 041	Land at Turnham Lane, Cliffe	
X 042	Land at Station Lane, Cliffe	
X 043	Land adjacent White House, Cliffe	
X 044	Land at Willow Cottage, South Duffield	

Site Reference Number	Site Name	Council response
X 045	Mansion House, Drax	
X 046	Land at 107 Main Road, Drax	
X 047	Land West of Escrick	
X 048	Land at Skipwith Road	
X 049	Land at Junction of Station Road and West Common	
X 050	Land North of Station Road	
X 051	Land at Heck Lane	
X 052	Land at Yew Tree Farm, Main Street, Kelfield	
X 053	Land At Kelfield Road, Kelfield	
X 054	Land At Main Street, Kelfield	
X 055	Land at Kirby Wharfe	
X 056	Land at Woodlands	
X 057	Land South of Papyrus Villas	
X 059	Refuse Tip, Weedling Gate	
X 060	Land off Church Lane, Stutton	
X 061	The Engine Works, Thorganby	
X 062	Land adjacent Ings View Farm, Thorgandby	
X 063	Land adjacent West Cottingwith House, Thorgandby	
X 064	Land at Towton Grange, Towton	
X 065	Land at Towton Hall	
X 066	Land adjacent the Avenue, West Haddlesey	
X 067	Land At Westfield Farm	
X 068	Land South of Station Road, Wistow	
X 069	Land at Woodlands House, Long Lane, Wistow	
X 070	Land South of Manor House Farm, Wistow	
X 071	Land at Willowside, Cawood Road, Wistow	
X 072	Land at Selby Road, Wistow	
X 073	Land at Selby Road, Wistow	
X 074	Land At Garman Carrs Lane, Wistow	
X 075	Land Rear of the Grange, Wistow	
X 076	Land at Manor Farm, Womersley	
X 077	Lumby Court, Lumby	
X 078	Land at Hall Farm	
X 079	Church Fenton Airbase	See Issue K on page xxxxxx
X 100	Oxon Lane, Cliffe	No allocation – site is not related to the Principle Town, Local Service Centres or Designated Service Village. No special circumstances or developments are identified to alter the Council’s view that an allocation is unnecessary or inappropriate.
X 101	Land off Sutton Lane, Byram cum Sutton	
X 102	Drax Power Station Land	
X 103	Yew Tree Farm, Cliffe	
X 104	Bon Accord Farm, Cliffe	
X IO A	Toulston Cottage	
X IO B	Blackwood Pig Farm east	
X IO C	Blackwood Pig Farm West	
X IO D	Manor House Cliffe	
X IO E	Land at Hazlewood Castle	
X IO F	Bon Accord Farm, Main Street, Cliffe	
X IO G	Land east of The Close, Towton	
X IO H	Land at Green Lane, Cliffe	







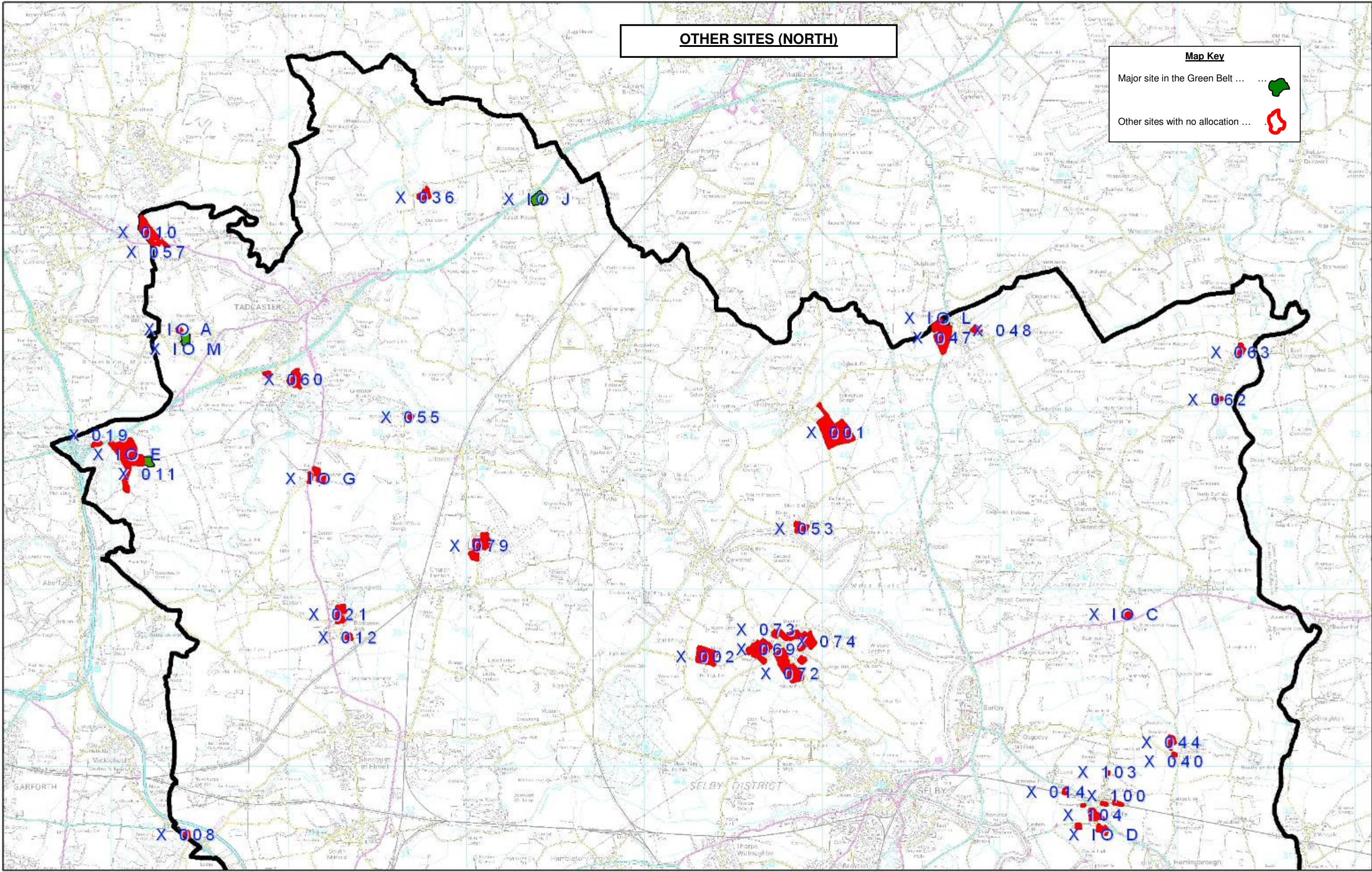
0 110 220 440 Meters



**OTHER SITES (NORTH)**

**Map Key**

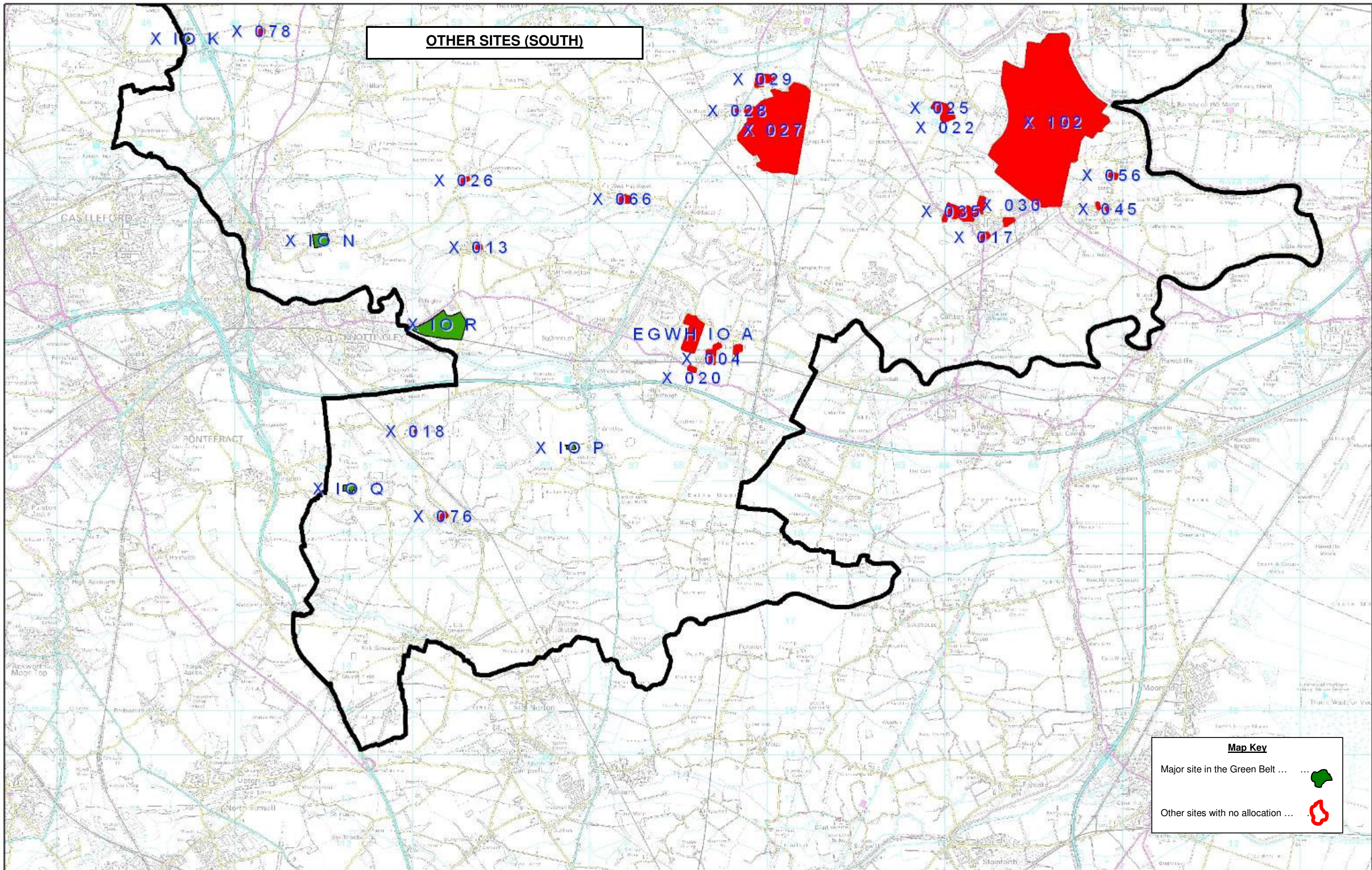
- Major site in the Green Belt ... .. 
- Other sites with no allocation ... .. 



0 700 1,400 2,800 Meters



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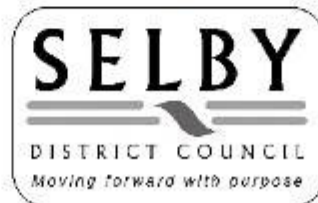
**OTHER SITES (SOUTH)**

**Map Key**

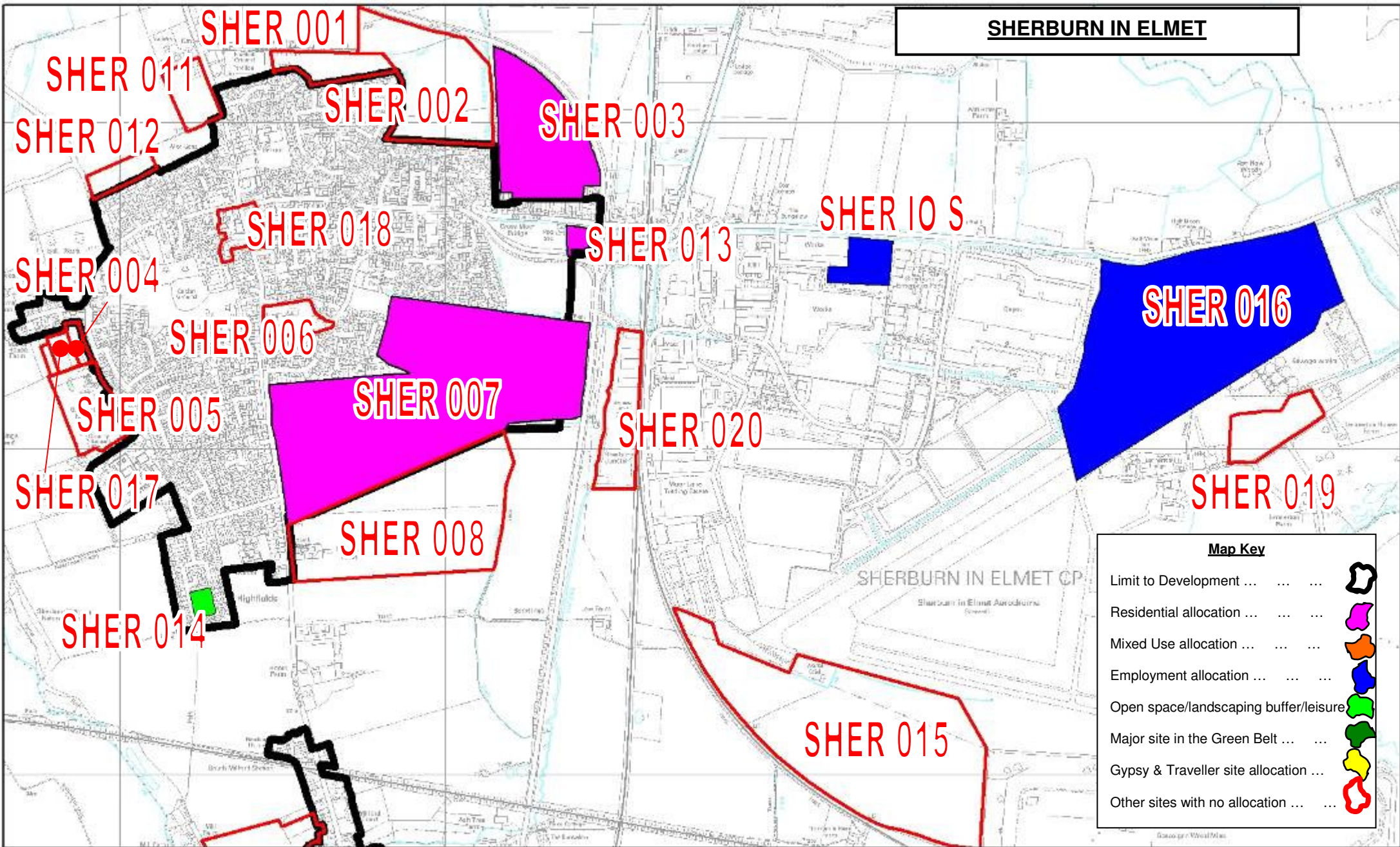
- Major site in the Green Belt ... 
- Other sites with no allocation ... 

0 700 1,400 2,800 Meters

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**SHERBURN IN ELMET**

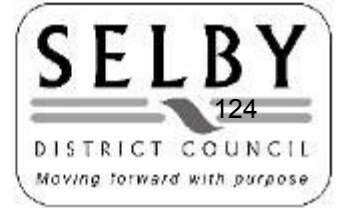


**Map Key**

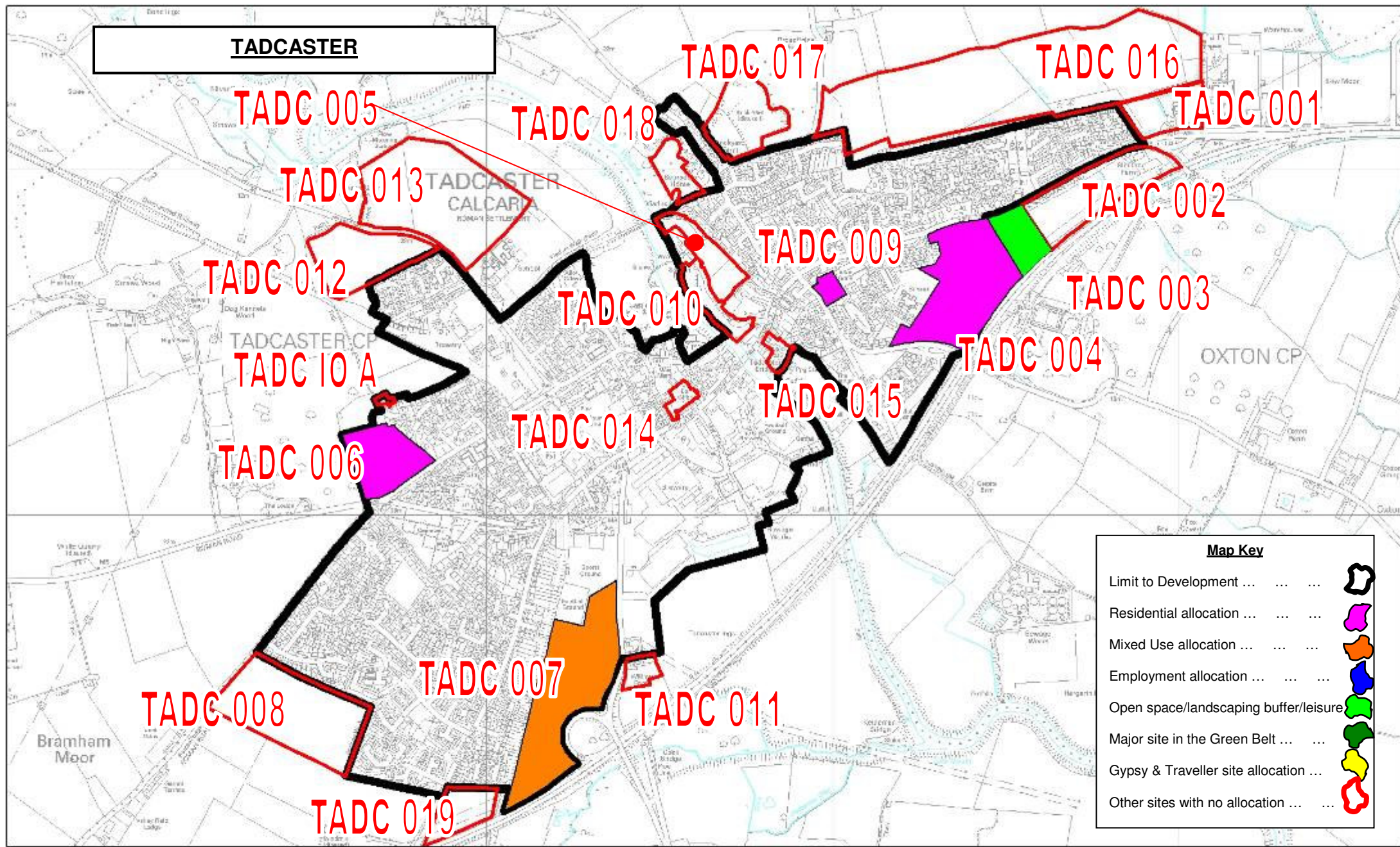
Limit to Development ... ..	
Residential allocation ... ..	
Mixed Use allocation ... ..	
Employment allocation ... ..	
Open space/landscaping buffer/leisure	
Major site in the Green Belt ... ..	
Gypsy & Traveller site allocation ...	
Other sites with no allocation ... ..	

0 175 350 700 Meters

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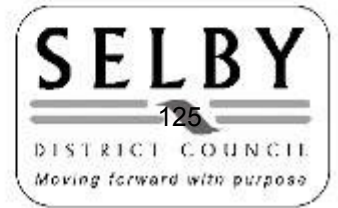


**TADCASTER**



**Map Key**









- Limit to Development ... .. [Black outline]
- Residential allocation ... .. [Pink]
- Mixed Use allocation ... .. [Orange]
- Employment allocation ... .. [Blue]
- Open space/landscaping buffer/leisure ... .. [Light Green]
- Major site in the Green Belt ... .. [Dark Green]
- Gypsy & Traveller site allocation ... .. [Yellow]
- Other sites with no allocation ... .. [Red outline]

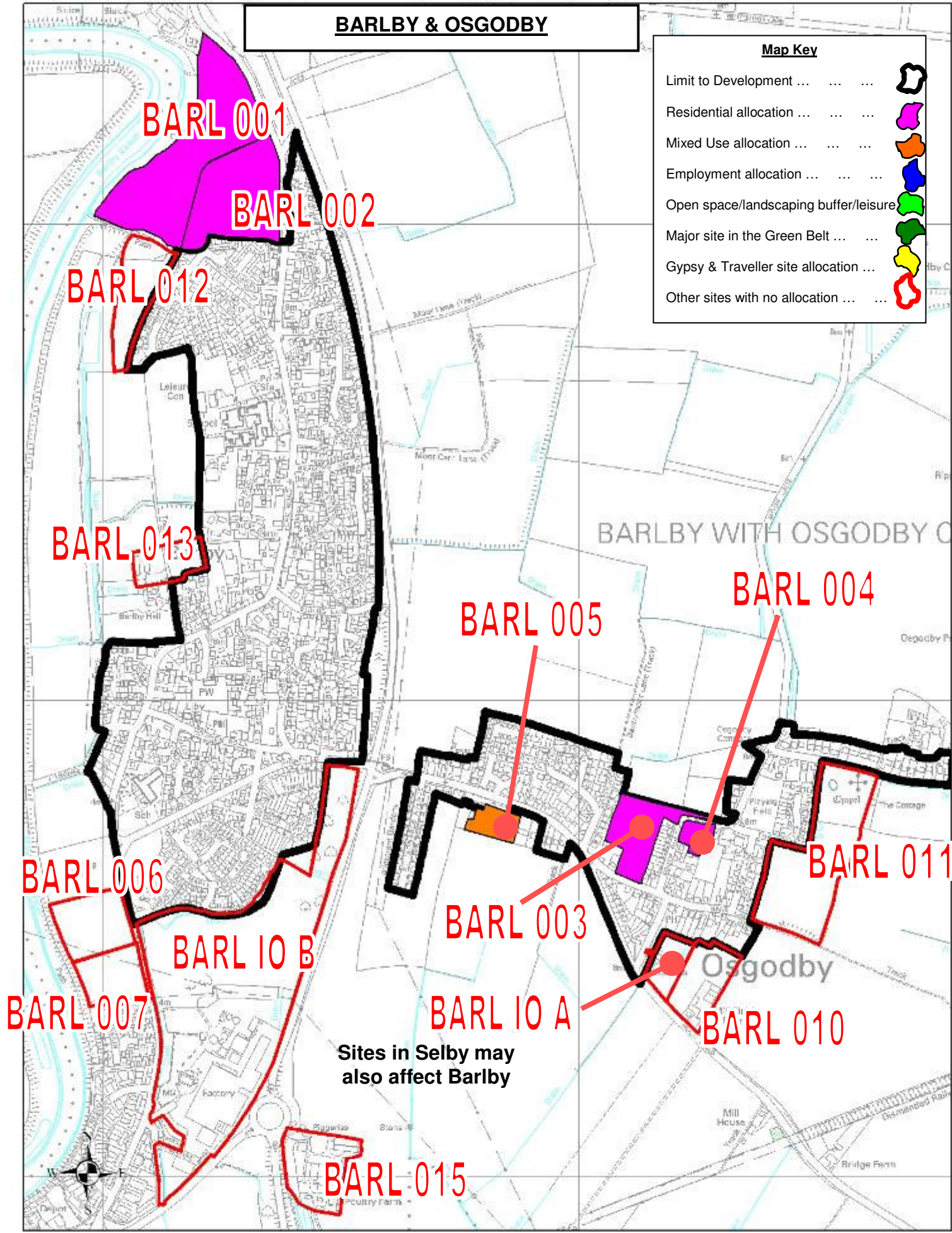


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# BARLBY & OSGODBY

## Map Key

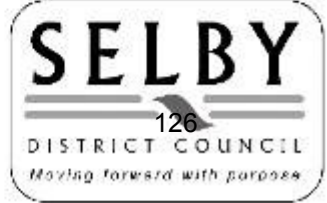
- Limit to Development ... .. 
- Residential allocation ... .. 
- Mixed Use allocation ... .. 
- Employment allocation ... .. 
- Open space/landscaping buffer/leisure ... .. 
- Major site in the Green Belt ... .. 
- Gypsy & Traveller site allocation ... .. 
- Other sites with no allocation ... .. 

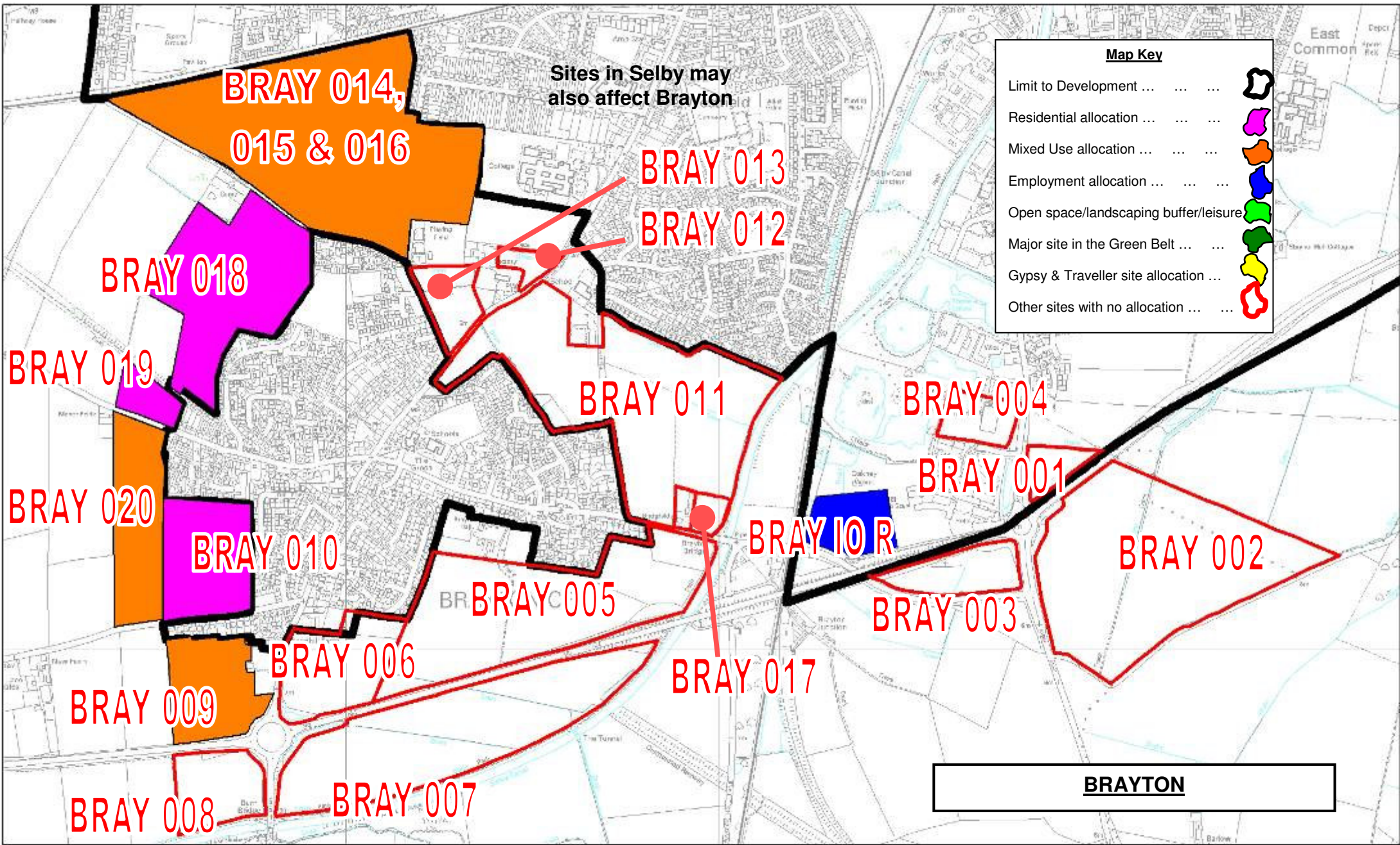


Sites in Selby may also affect Barlby

0 90 180 360 Meters

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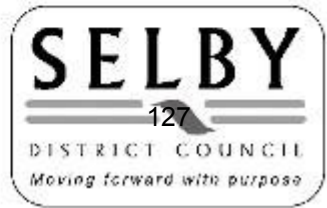
**Map Key**

Limit to Development ... ..	
Residential allocation ... ..	
Mixed Use allocation ... ..	
Employment allocation ... ..	
Open space/landscaping buffer/leisure	
Major site in the Green Belt ... ..	
Gypsy & Traveller site allocation ...	
Other sites with no allocation ... ..	

Sites in Selby may also affect Brayton

**BRAYTON**

0 162.5 325 650 Meters

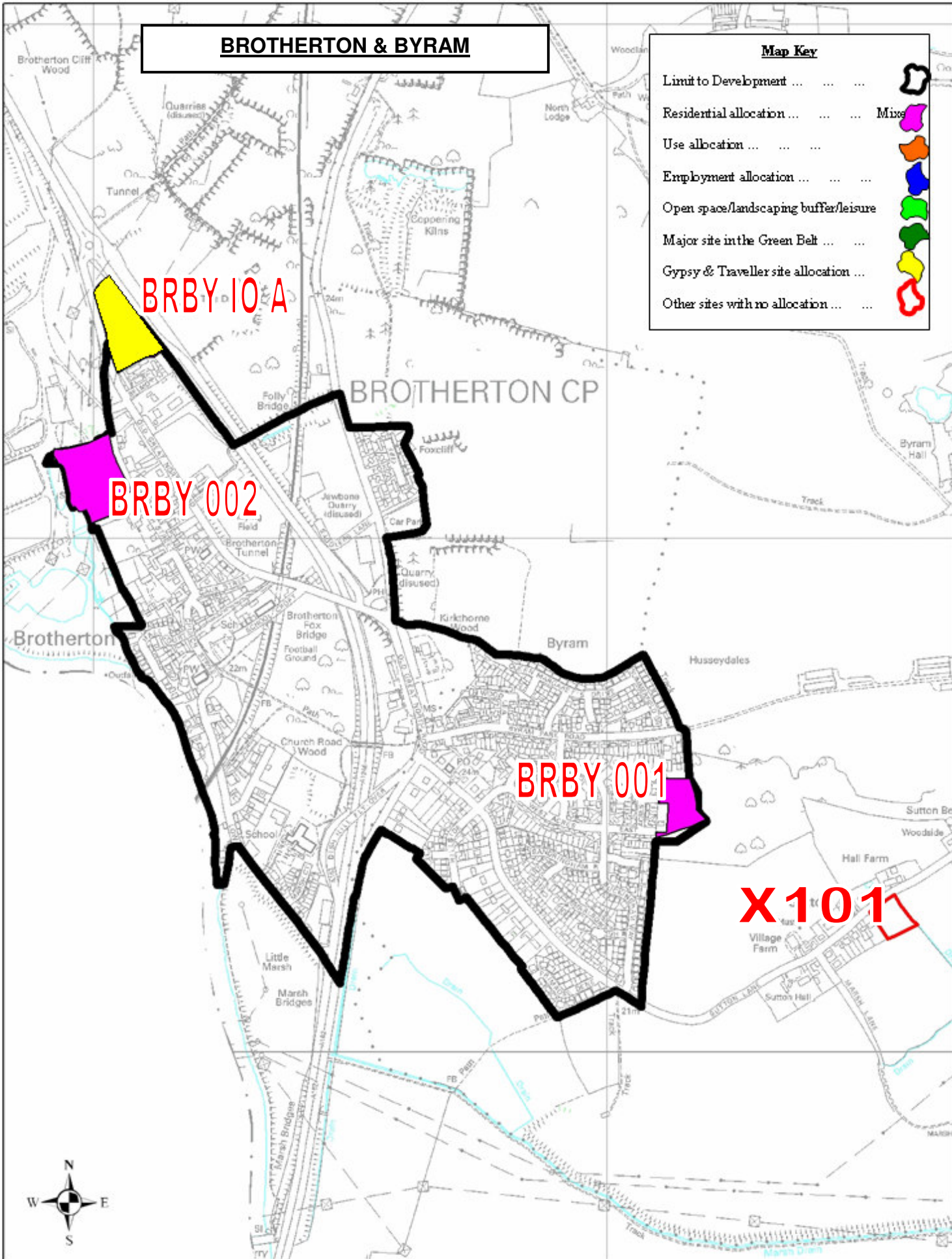


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# BROTHERTON & BYRAM

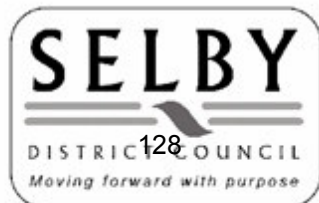
## Map Key

- Limit to Development ... ..
- Residential allocation ... .. **Mix**
- Use allocation ... ..
- Employment allocation ... ..
- Open space/landscaping buffer/leisure
- Major site in the Green Belt ... ..
- Gypsy & Traveller site allocation ... ..
- Other sites with no allocation ... ..

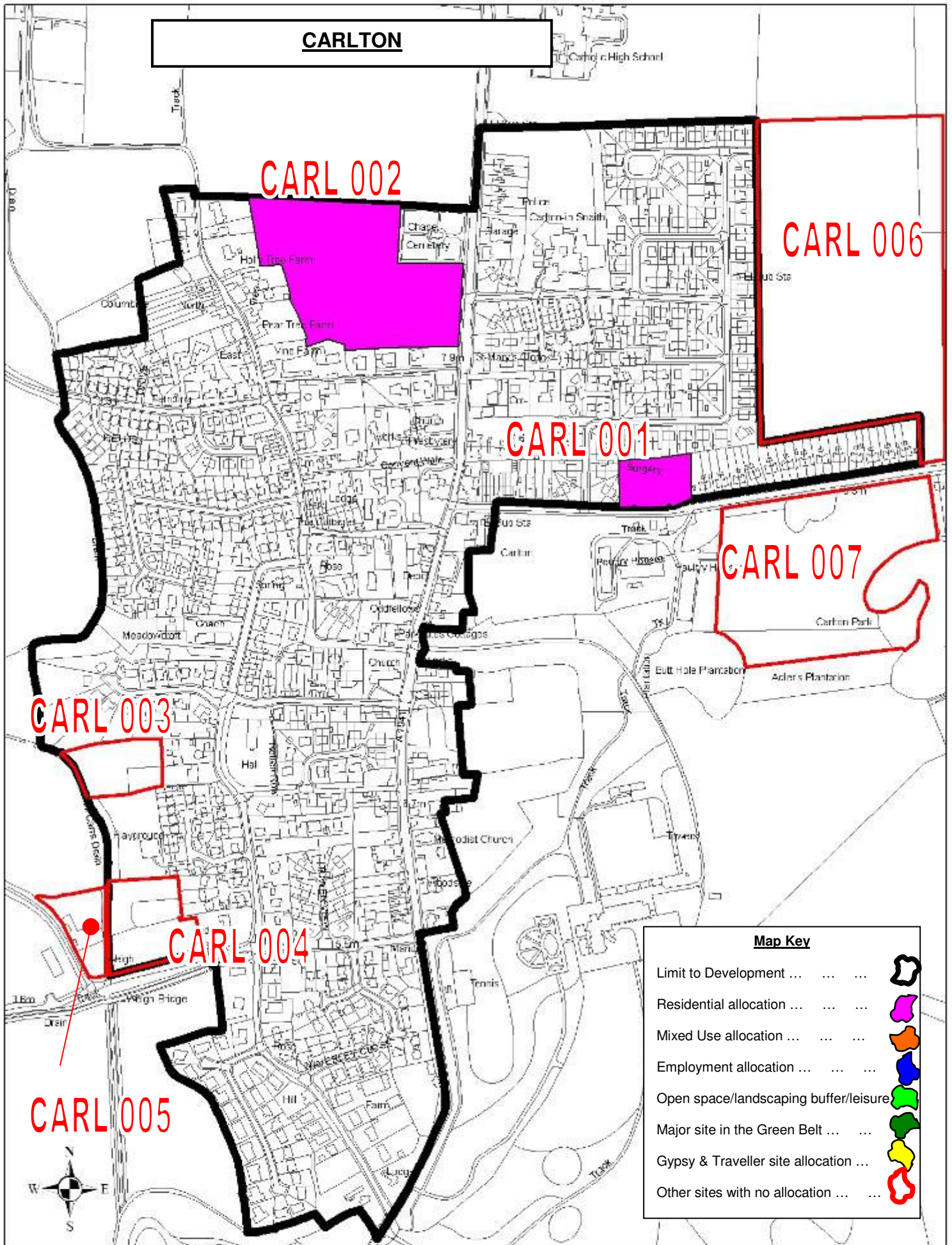


0 80 160 320 Meters

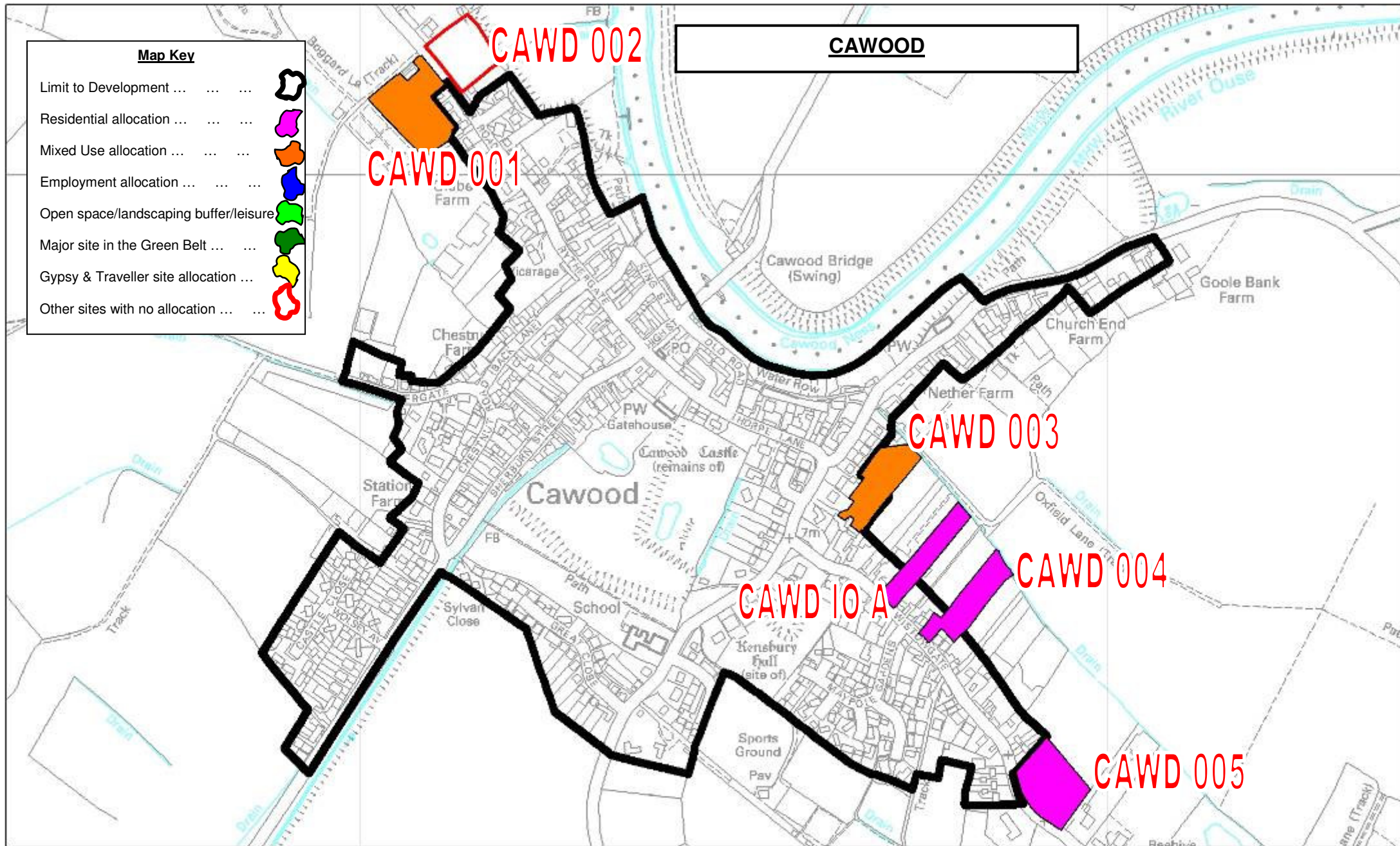
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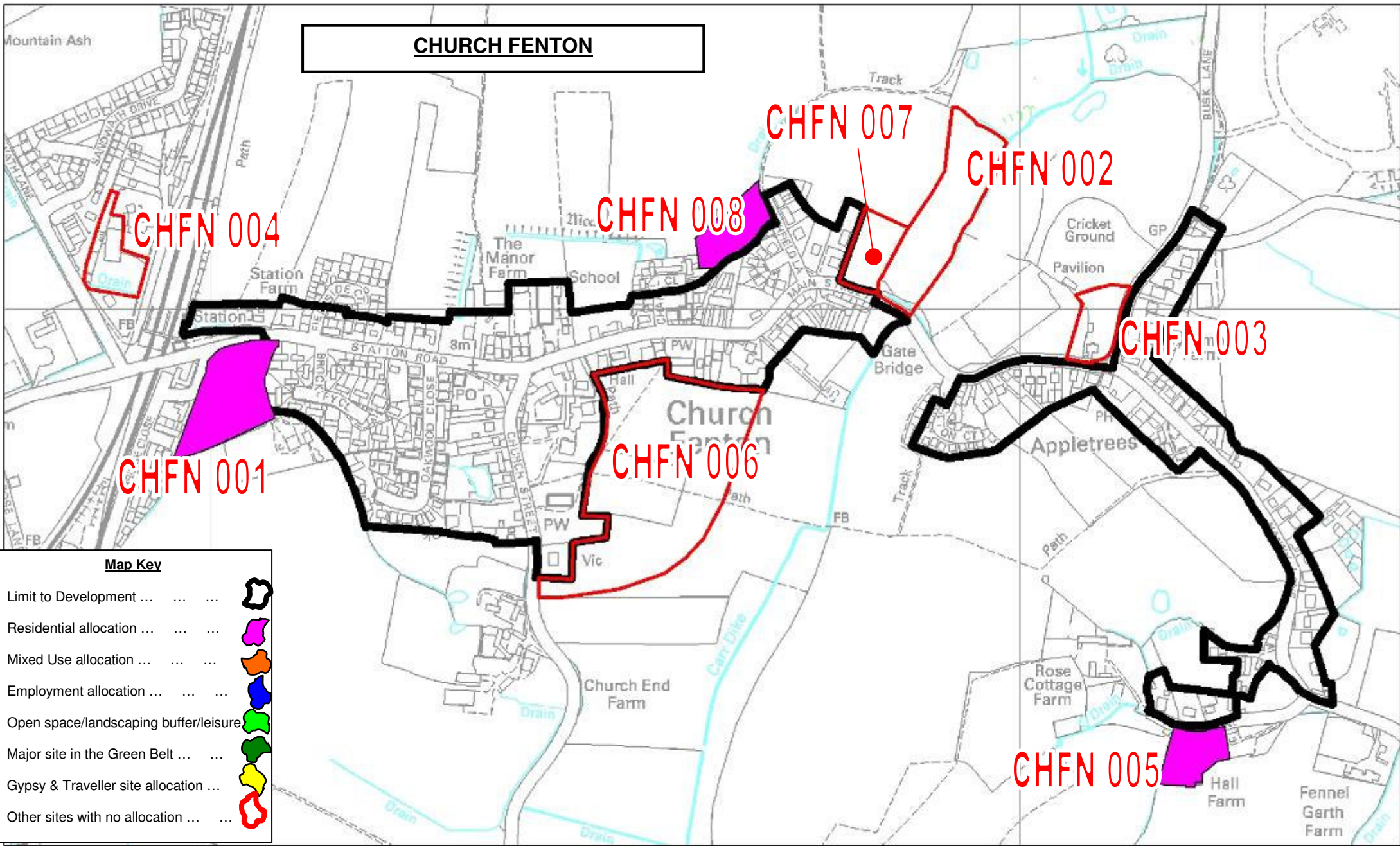




**Site Allocations Development Plan Document (SADPD)  
PREFERRED OPTIONS**



# CHURCH FENTON



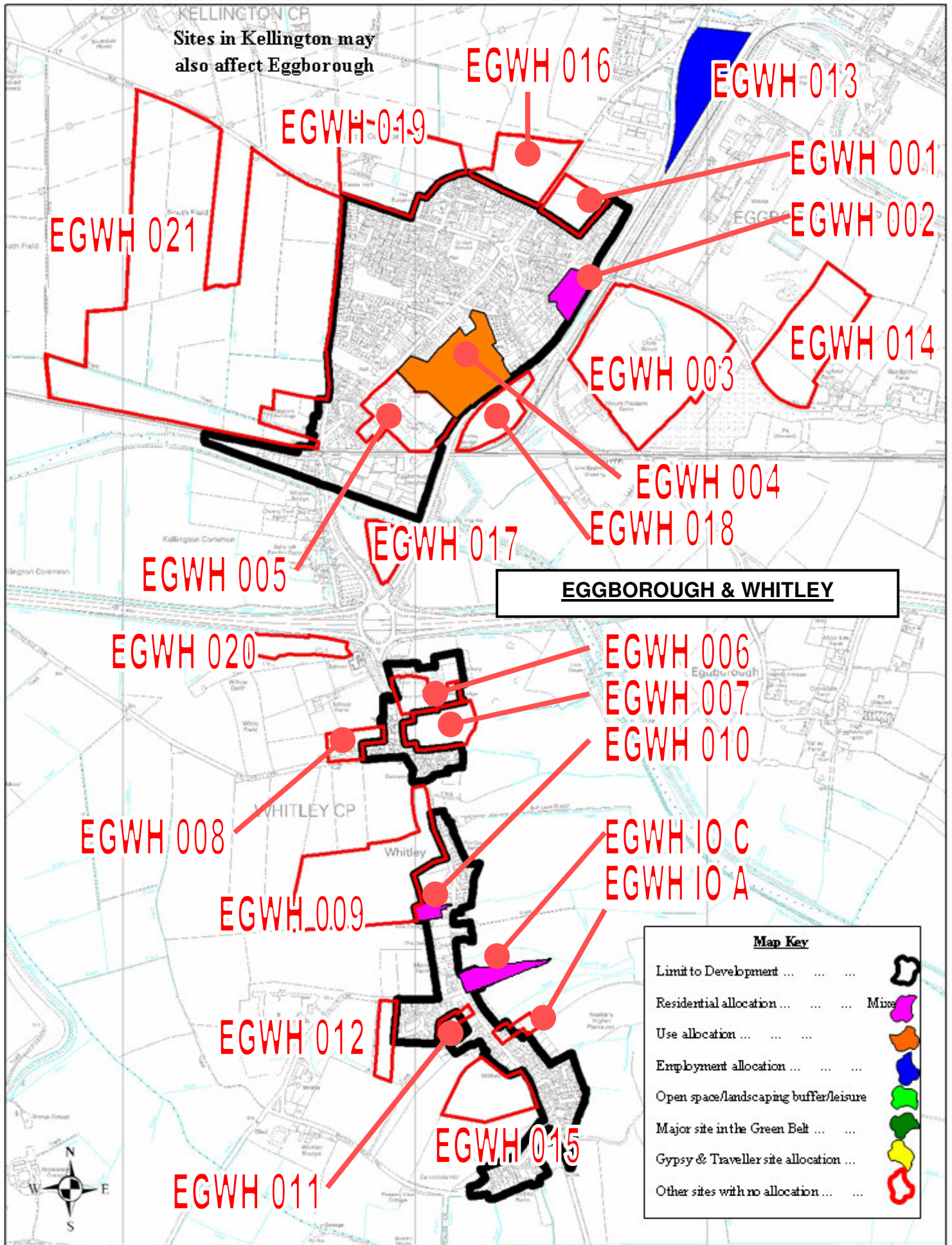
### Map Key

- Limit to Development ... .. [Black outline]
- Residential allocation ... .. [Pink polygon]
- Mixed Use allocation ... .. [Orange polygon]
- Employment allocation ... .. [Blue polygon]
- Open space/landscaping buffer/leisure ... .. [Green polygon]
- Major site in the Green Belt ... .. [Dark Green polygon]
- Gypsy & Traveller site allocation ... .. [Yellow polygon]
- Other sites with no allocation ... .. [Red outline]



**SELBY**  
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 DISTRICT COUNCIL  
*Moving forward with purpose*









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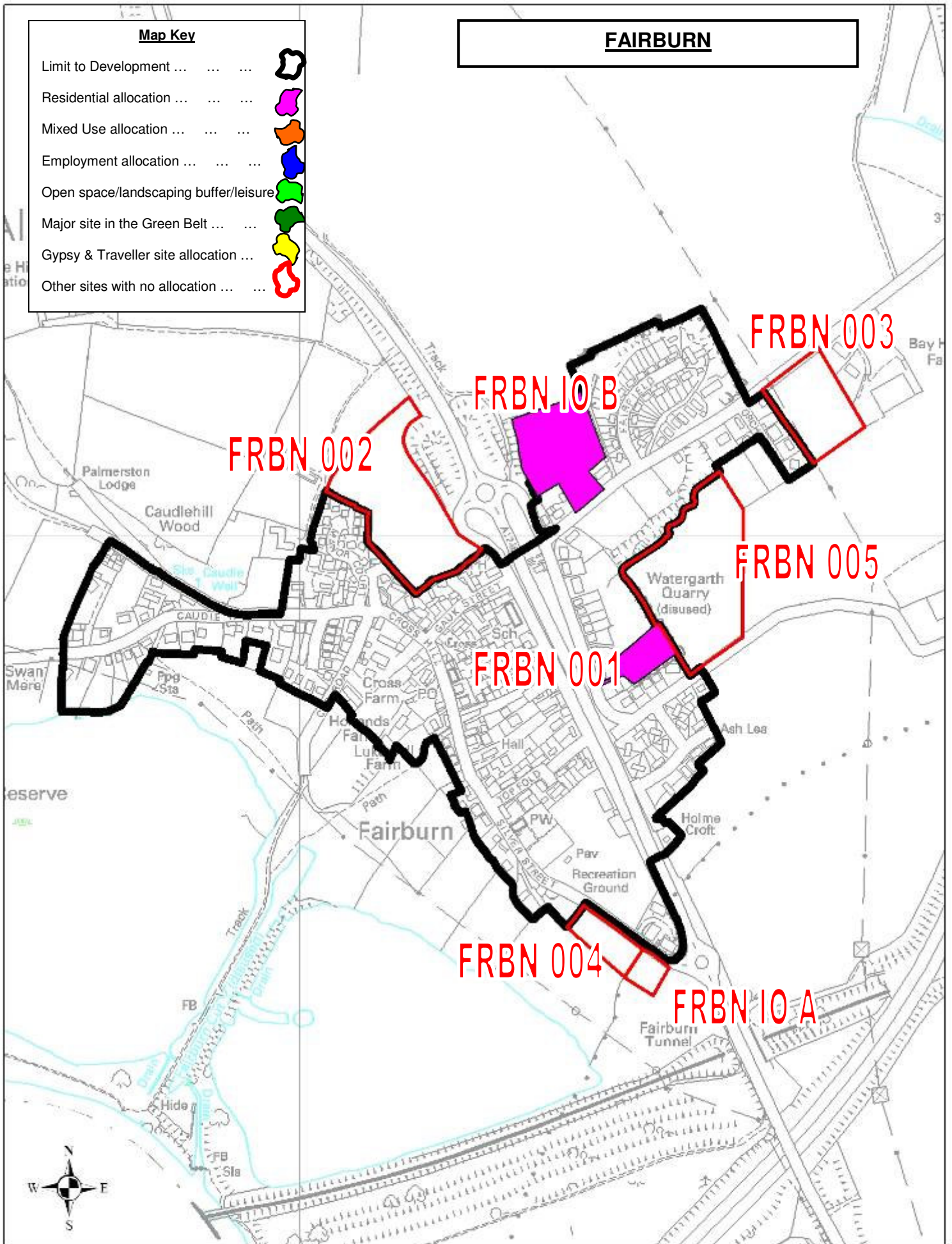
0 125 250 500 Meters

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**Map Key**

- Limit to Development ... .. 
- Residential allocation ... .. 
- Mixed Use allocation ... .. 
- Employment allocation ... .. 
- Open space/landscaping buffer/leisure 
- Major site in the Green Belt ... .. 
- Gypsy & Traveller site allocation ... 
- Other sites with no allocation ... .. 

**FAIRBURN**



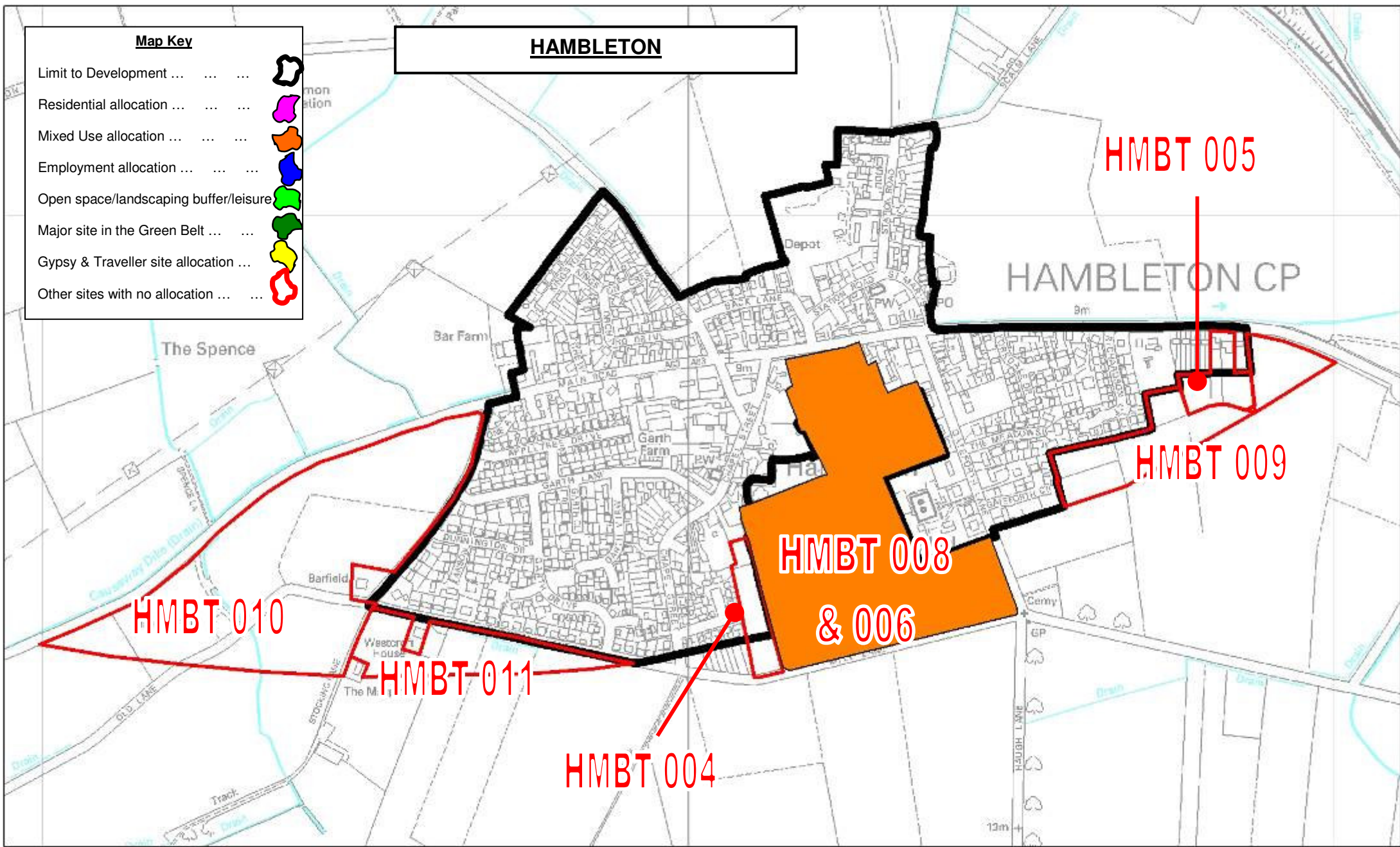
0 50 100 200 Meters

**Map Key**

- Limit to Development ... ..
- Residential allocation ... ..
- Mixed Use allocation ... ..
- Employment allocation ... ..
- Open space/landscaping buffer/leisure
- Major site in the Green Belt ... ..
- Gypsy & Traveller site allocation ...
- Other sites with no allocation ... ..



**HAMBLETON**



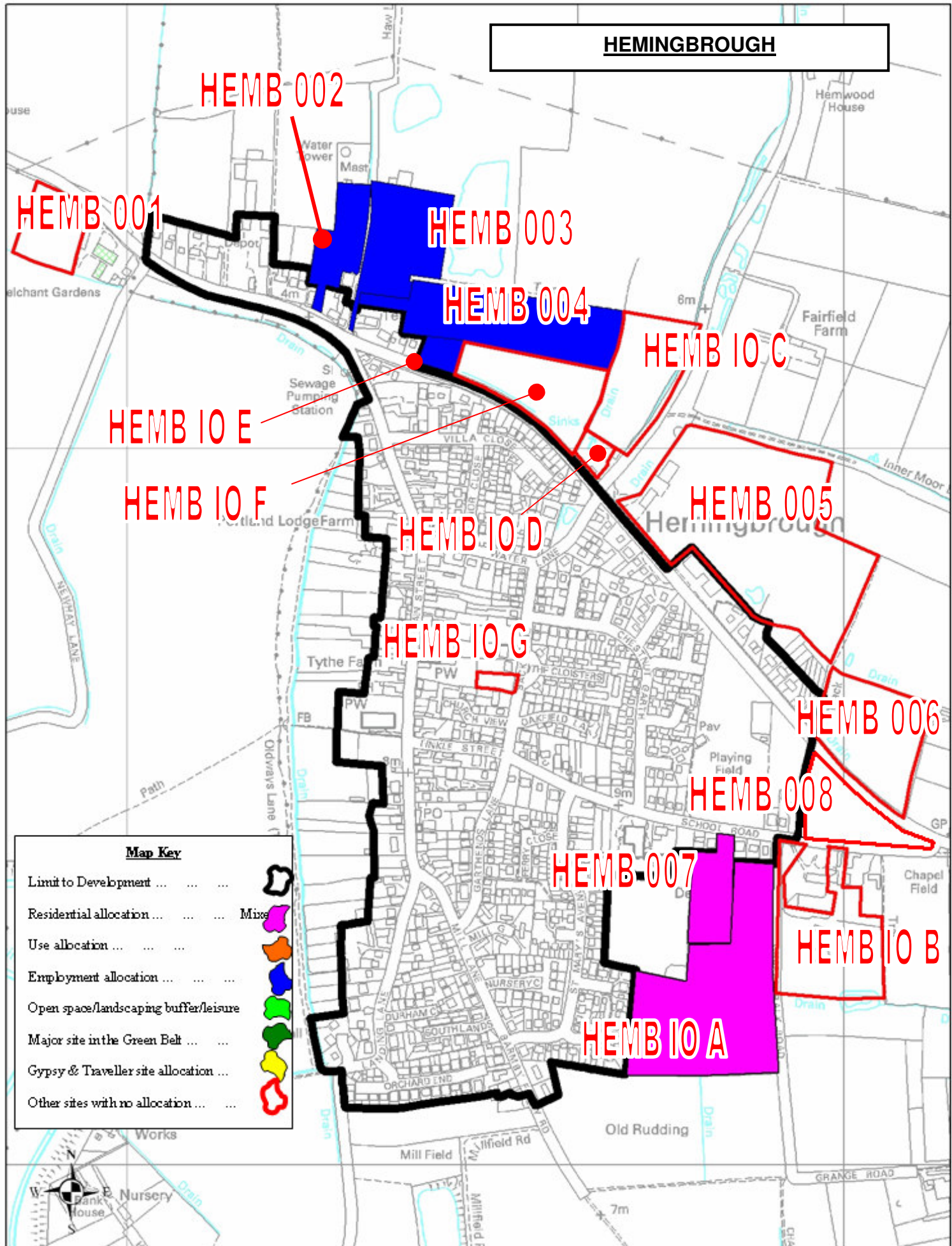
0 95 190 380 Meters



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DISTRICT COUNCIL  
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# HEMINGBROUGH



**Map Key**

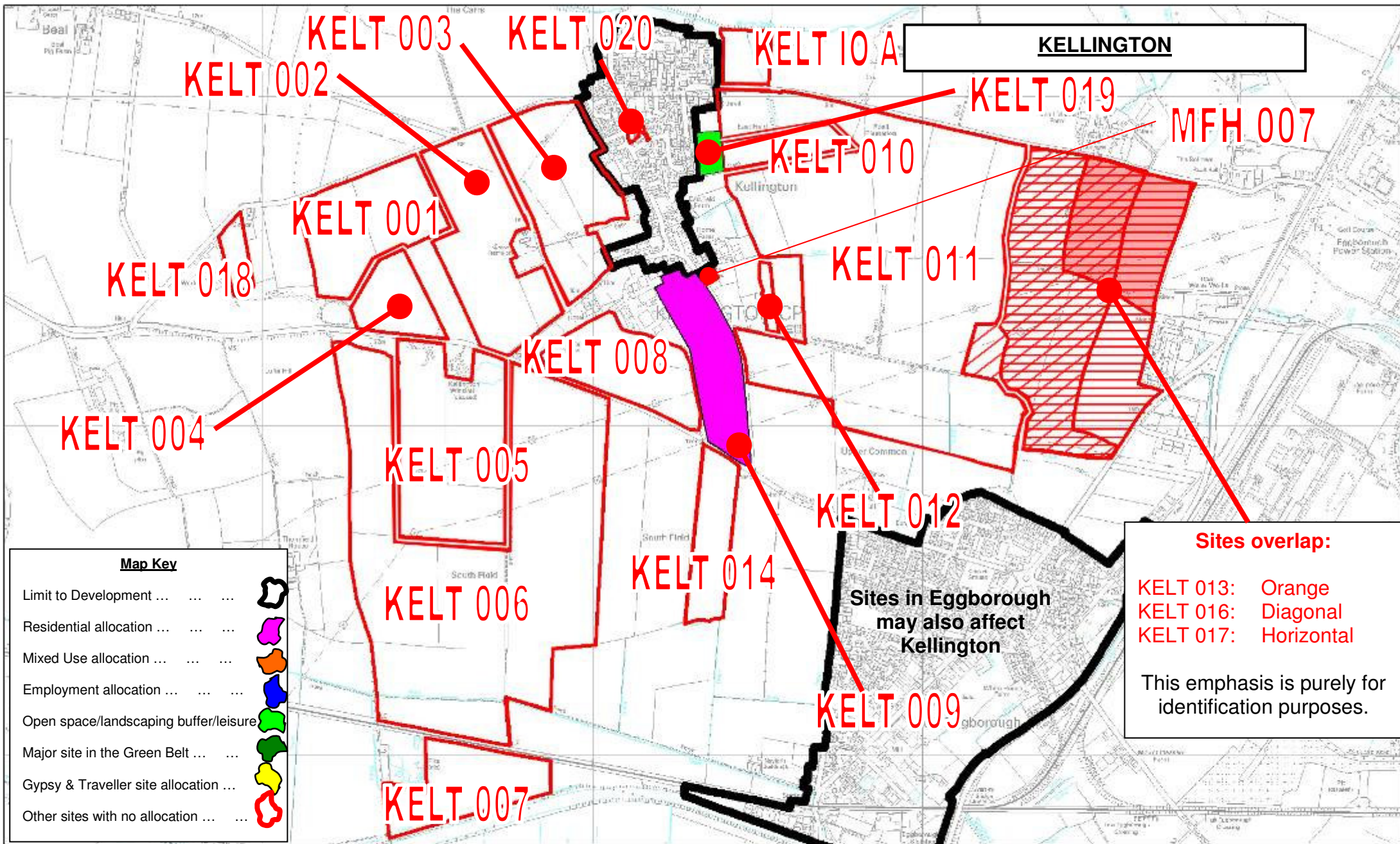
- Limit to Development ... ..
- Residential allocation ... ..
- Use allocation ... ..
- Employment allocation ... ..
- Open space/landscaping buffer/leisure
- Major site in the Green Belt ... ..
- Gypsy & Traveller site allocation ...
- Other sites with no allocation ... ..

0 45 90 180 Meters

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 DISTRICT COUNCIL  
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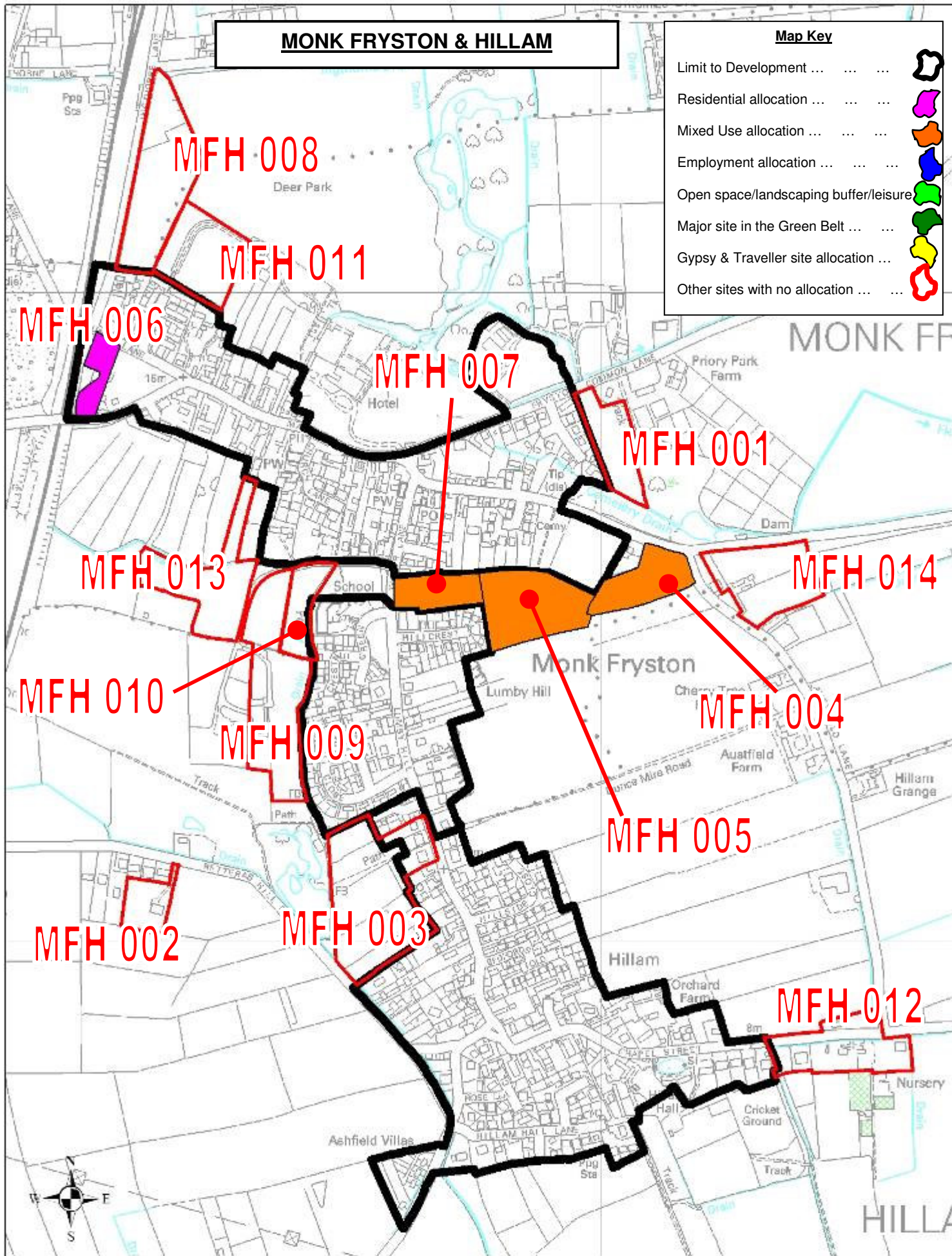


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# MONK FRYSTON & HILLAM

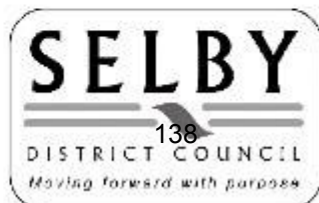
## Map Key

- Limit to Development ... ..
- Residential allocation ... ..
- Mixed Use allocation ... ..
- Employment allocation ... ..
- Open space/landscaping buffer/leisure ... ..
- Major site in the Green Belt ... ..
- Gypsy & Traveller site allocation ... ..
- Other sites with no allocation ... ..

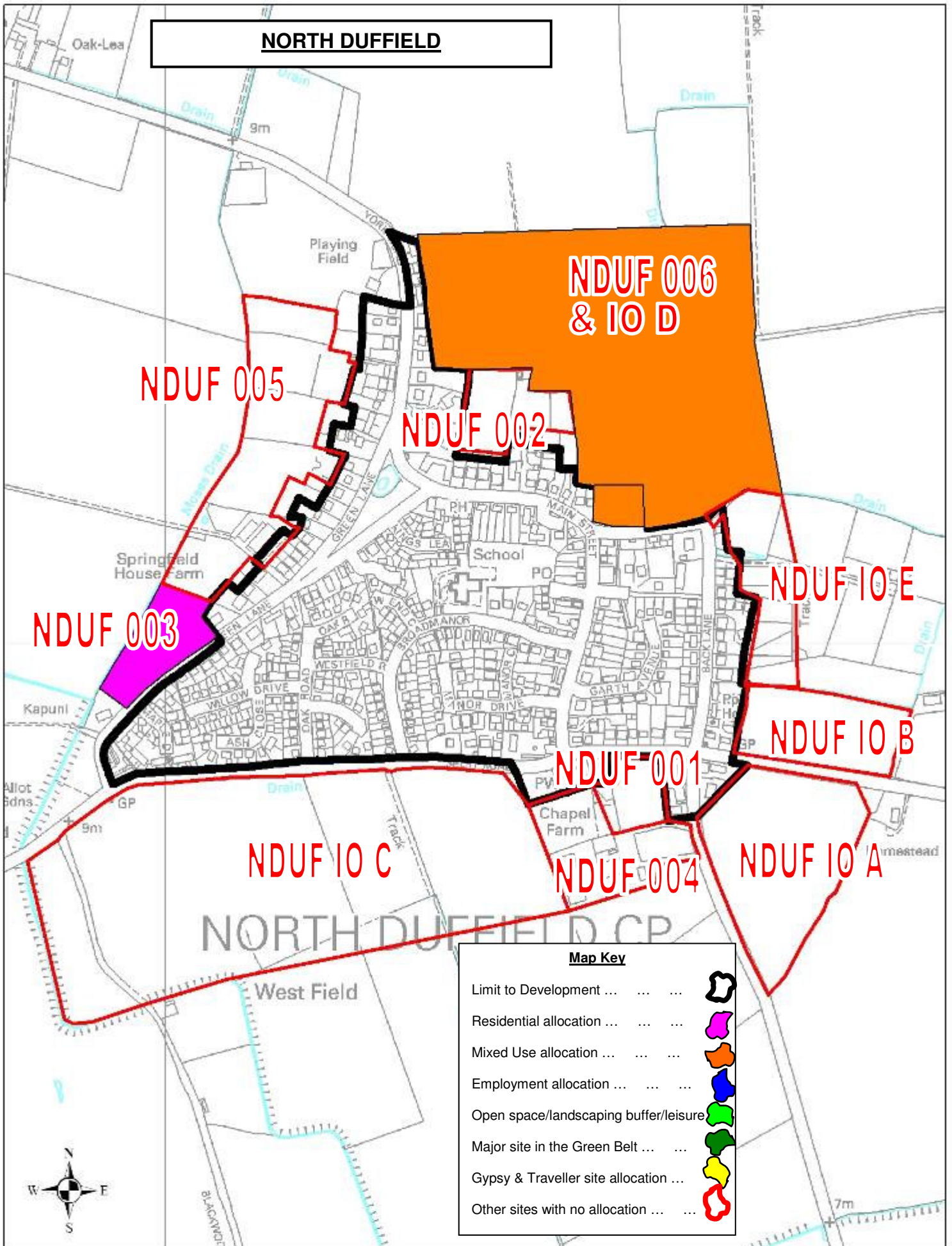


0 45 90 180 Meters

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# NORTH DUFFIELD

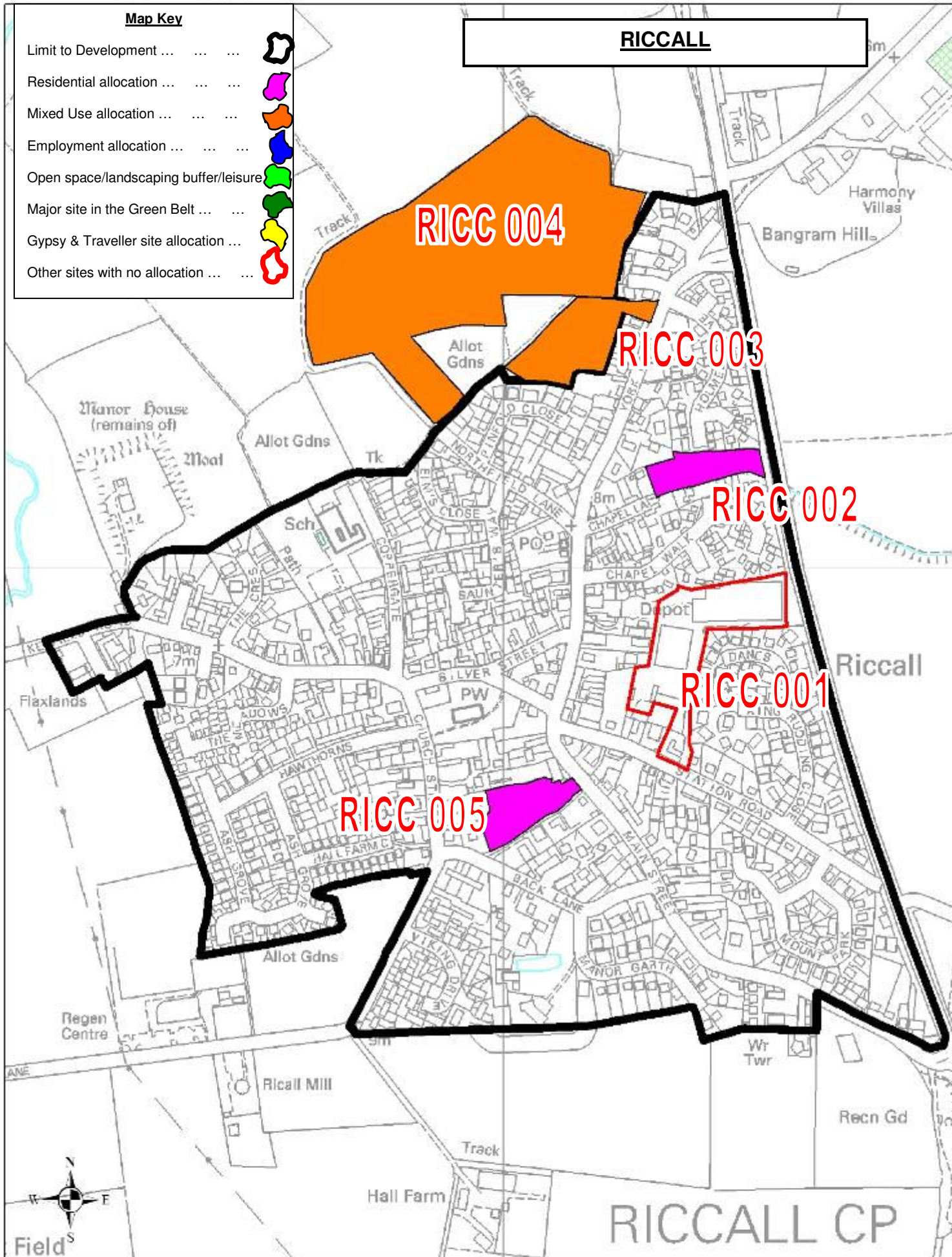


0 35 70 140 Meters



**Map Key**

- Limit to Development ... .. 
- Residential allocation ... .. 
- Mixed Use allocation ... .. 
- Employment allocation ... .. 
- Open space/landscaping buffer/leisure 
- Major site in the Green Belt ... .. 
- Gypsy & Traveller site allocation ... 
- Other sites with no allocation ... .. 



0 30 60 120 Meters

# ULLESKELF

## Map Key

- Limit to Development ... ..
- Residential allocation ... ..
- Mixed Use allocation ... ..
- Employment allocation ... ..
- Open space/landscaping buffer/leisure ... ..
- Major site in the Green Belt ... ..
- Gypsy & Traveller site allocation ... ..
- Other sites with no allocation ... ..

ULES 004

ULES 002

ULES 003

ULES 007

ULES 006

ULES 005

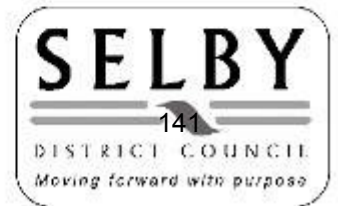
ULES 10 B  
(inset)

ULES 10 A

0 50 100 200 Meters



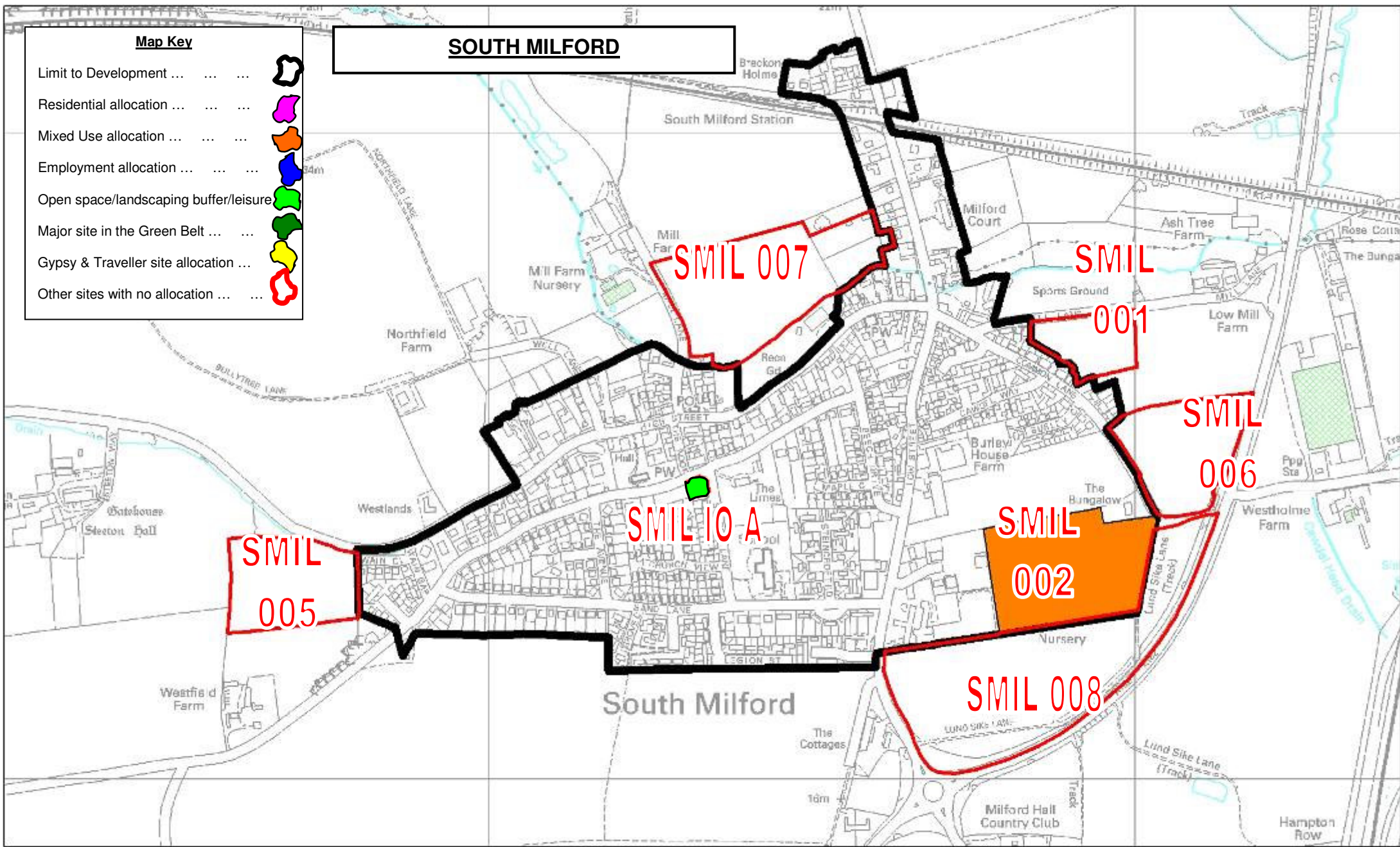
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**Map Key**

- Limit to Development ... ..
- Residential allocation ... ..
- Mixed Use allocation ... ..
- Employment allocation ... ..
- Open space/landscaping buffer/leisure
- Major site in the Green Belt ... ..
- Gypsy & Traveller site allocation ... ..
- Other sites with no allocation ... ..

**SOUTH MILFORD**



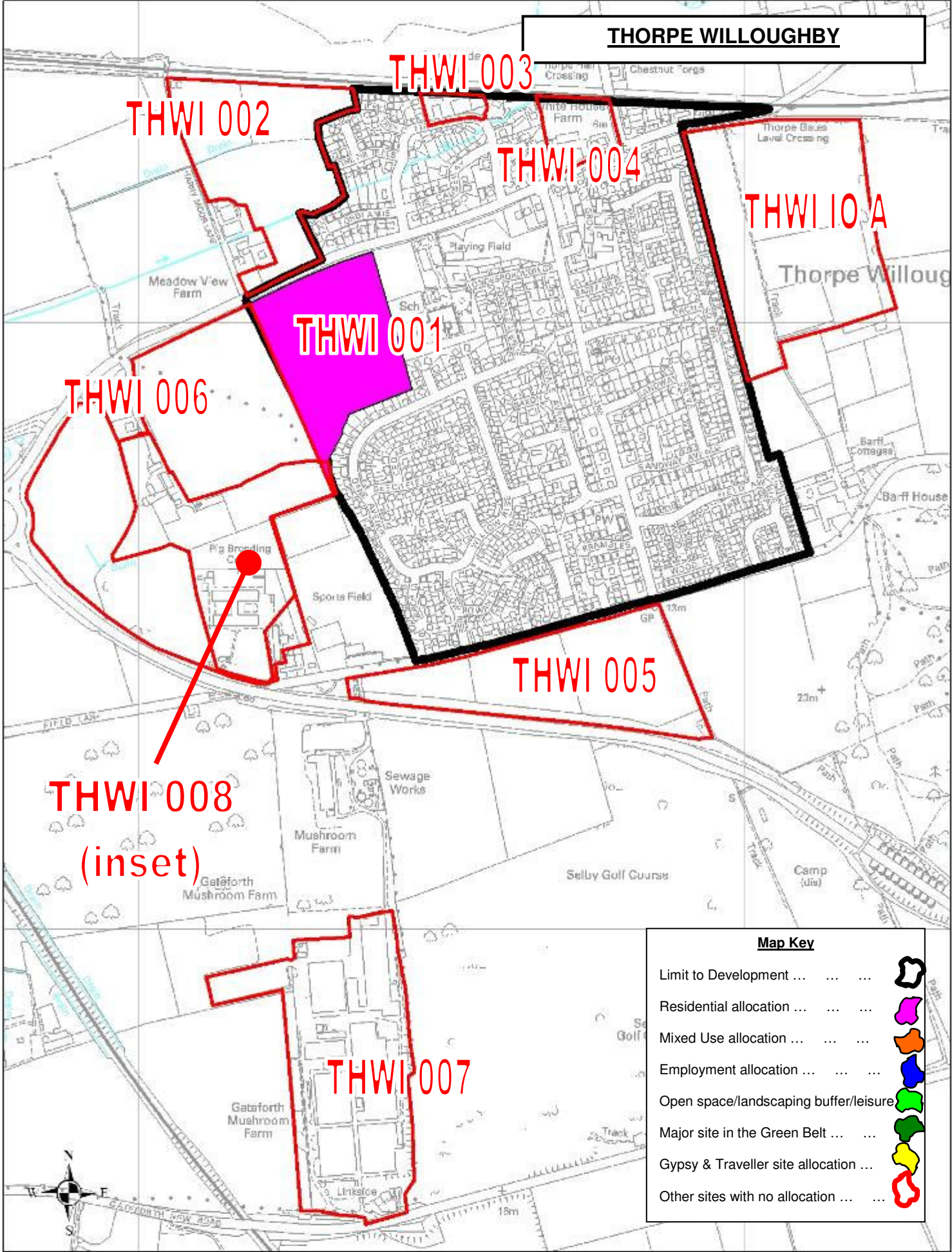
0 95 190 380 Meters



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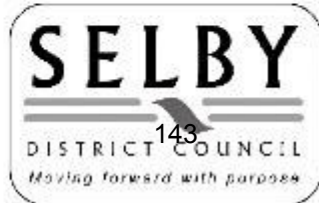
# THORPE WILLOUGHBY



Map Key	
Limit to Development ... ..	
Residential allocation ... ..	
Mixed Use allocation ... ..	
Employment allocation ... ..	
Open space/landscaping buffer/leisure	
Major site in the Green Belt ... ..	
Gypsy & Traveller site allocation ...	
Other sites with no allocation ... ..	

0 45 90 180 Meters

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**Site Allocations Development Plan Document (SADPD)  
PREFERRED OPTIONS**

If you would like to comment on the Site Allocation Development Plan Document, please use the "Limehouse" website available here:

[www.selby.gov.uk/SADPD](http://www.selby.gov.uk/SADPD),

alternatively, please write to

Policy and Strategy Team  
Selby District Council  
Doncaster Road  
SELBY  
YO8 9FT

Or e-mail

[LDF@selby.gov.uk](mailto:LDF@selby.gov.uk)

All comments MUST be made by **DATE** if they are to be considered.

For an informal discussion about the SADPD, please telephone 01757 292 092. Please note however that any comments made verbally and not followed up in writing will not be considered.

All comments received will be put in to a public register, and made available on our website where others may see your personal identifying details.



# Selby District Council



## Minutes

### Executive

Venue:	Committee Room 2, the Civic Centre, Portholme Road, Selby
Date:	28 July 2011
Present:	Councillor M Crane (Chair), Mrs G Ivey C Lunn, C Metcalfe and J Mackman
Apologies for Absence:	None
Officers present:	Martin Connor - Chief Executive Jonathan Lund – Deputy Chief Executive Karen Iveson – Executive Director (s151) Mark Steward – Managing Director Eileen Scothern – Development Manager Andrew McMillan – Policy Officer Karen Mann – Democratic Services Officer
Public:	4 members of the public and Councillors Crawford and Nichols in attendance

### 22. Minutes

The minutes of the meeting on 7 July 2011 were submitted, after the following amendment they were agreed as a correct record and signed by the Chair.

#### Minute 16

Councillor Mackman reported that for clarification purposes he wanted it to be recorded that his personal and prejudicial interest was only in relation to the decision on the independent review of the draft Policy CP1A of the Core Strategy.

## **23. Disclosures of Interest**

There were no disclosures of interest.

## **24. Site Allocations Development Plan Document – Preferred Sites Version and associated LDF Documents – Key Decision**

Councillor Mackman presented report E/11/17 which outlined the Council's response to the recent public consultation exercise regarding the Site Allocations Development Plan Document (SADPD) Issues and Options as part of the Local Development Framework, and the background to two late representations to the "Publication" version of the Core Strategy.

An update was circulated that identified a number of areas that could benefit from clarification. It was suggested that Officers prepare a second "summary" graph showing how the District housing is distributed after the redistribution arising from flooding issues, for absolute clarity. An updated table was presented and the Executive agreed it should be included in the SADPD Preferred Options document.

### Tadcaster Central Car Park

It was made clear that the Central Car Park in Tadcaster is not being allocated for a specific development, but simply reiterating that it is a town centre site and in National Planning Policy terms that it is generally suitable for town centre development should any arise.

### 10,000 sqm floor space allocation

Issues and Options identified a need for 10,000 sqm of comparison retail floor space, and a site (north car parks Selby SELB030) is identified for future growth. It was made explicit that the 10,000 sqm floor space can be accommodated in this area.

### 4864 houses – split as below

The graph and table on Page 18 and 19 to be redrawn to include the Selby, Olympia Park, Sherburn and Tadcaster housing numbers.

### Page 55 – Introduction to villages

The Executive agreed the proposed revised Methodology for site selection (Issue D) and agreed some rewording to show "Introduction to the Settlements" and not "villages" for consistency with Issues and Options and to recognise that it includes Selby, Sherburn in Elmet and Tadcaster.

### Burn and Carlton existing Gypsy/Traveller sites

Officers confirmed that the number of pitches (10) at the three sites is correct in the SADPD Preferred Options document.

### Ullerskelf

The table showing the allocations sets out some live/work units on ULES002. This should absorb the remainder of the allocations to read 5 units and the text should be amended accordingly.

### Monk Fryston

It was agreed to amend the last paragraph, last sentence to read "To improve traffic flow, a one way system will be considered".

### Sherburn in Elmet

The text in paragraph 3 should read "301" and not "201".

The Executive then debated the document and raised the following issues:

#### Phasing of housing development

The Executive agreed not to include proposals for phasing.

#### Major Sites in Green Belt

Full details of the criteria for a major site will be added to the report as an addendum and will be submitted to Policy Review.

#### Gypsy and Traveller Sites

Consultation had taken place on a need for ten pitches on one or two sites. Seven new sites had been put forward of which four had been put forward by the land owners. In response to the consultation it was proposed to adopt a revised methodology for identifying suitable sites which was detailed in the report.

The Executive requested that officers amend the methodology wording to give further clarity to point c) on page 46 of the report "*Located within a 5km drive of one of the main road junctions*".

Councillor Crawford had asked, prior to the meeting, if he could speak on the Brotherton site. The Leader of the Council had agreed to the request.

Councillor Crawford asked if there had been a deadline date on the consultation and when had the Brotherton site been added into the consultation. He was informed that the Issues and Options consultation had been intended to take place for 10 weeks however this was extended to 14 weeks ending in April 2011. The site had been identified within the consultation timeframe and has arisen in response to the consultation. It was also explained that if the Preferred Options Document was approved by the Executive it would go before Policy Review on the 9 August, back to

the Executive on the 1 September and finally to full Council to be adopted on 13 September. A further 10 week consultation period would commence on the 22 September and finish on the 30 November 2011. The final document will go before the Secretary of State to be approved.

Councillor Ivey asked if landowners could still put sites forward and she was informed that landowners could indeed put sites forward.

#### Affordable Housing

It is not proposed to allocate sites for 100% affordable housing as it will go through the normal planning processes as an exception site.

#### Maps

Councillor Ivey requested that the maps be named as it was difficult to tie the map to the sites. The Executive agreed this amendment.

#### Late Representation to the Core Strategy

Two late submissions had been received to the Core Strategy. One of the submissions had identified issues that had already been included in other representations therefore this was not accepted. The second submission made a number of new strategic points and it was agreed to accept this late submission on those grounds.

#### **Resolved:**

- (i) To submit the Site Allocations DPD draft Preferred Options document to Policy Review with the inclusion of an addendum document**
- (ii) To authorise Officers to approach service providers and partner organisations to discuss deliverability and soundness of proposed schemes prior to public consultation**
- (iii) To accept one late representation raising issues of significance not previously raised, and**
- (iv) To delegate to the Managing Director of Access Selby, after consultation with the lead Executive Member, authority to deal with any further late representations to the "Publication" version of the Core Strategy prior to commencement of the Examination in Public on the 20 September 2011.**

The meeting concluded at 5.50pm.

## Policy Review Committee

- Venue: Committee Room 2
- Date: 9 August 2011
- Present: Councillor M Jordan (Chair), Councillor Mrs M Davis, Councillor Mrs E Metcalfe, Councillor R Musgrave, Councillor I Nutt, Councillor R Packham, Councillor I Reynolds, Councillor Mrs A Spetch and Councillor R Sweeting
- Apologies for Absence: None
- Also Present: Councillor J Mackman and Councillor J Crawford
- Officers Present: Jonathan Lund, Deputy Chief Executive; Keith Dawson, Director; Eileen Scothern, Business Manager, Andrew McMillan, Policy Officer and Richard Besley, Democratic Services

### **1. Chair's Address to the Policy Review Committee**

The Chair welcomed councillors to this special meeting to discuss the very important paper before them. He thanked Councillor Mackman and the officers for attending to answer the Committee's questions.

The Chair proposed to discuss the papers in sections making proposals as they went and urged Councillors to declare any personal or prejudicial interest as relevant items were discussed.

### **2. Report PR/11/5 – Site Allocations Development Plan Document (SADPD)**

Councillor Mackman began by circulating a revised table on the Final Housing Distribution in the Designated Service Villages and an amended section on site allocations in Sherburn in Elmet.

Councillor Packham raised concerns over the Committee's role and Councillor Mackman explained the stages still to go through before the SADPD was adopted

### **Designated Service Villages (DSV)**

Councillor Nutt, felt that far too many houses had been proposed for Brayton and that it was disproportionate. Brayton could not support anymore houses. There are already more than can be occupied at the moment.

Councillor Davis, had concerns for Selby Town. The Town Council wished to keep a "green corridor" round the town but Selby already ran into Brayton and only the river separated the town from Barlby. Access to Green Belt is further away and further development could not maintain a green corridor.

Councillor Metcalfe asked why the ten residential units earlier designated for Appleton Roebuck were now no longer present.

The Policy Officer, Andrew McMillan, outlined the methodology behind the allocation proposals which resulted in the figures for Brayton and how in the case of Appleton Roebuck no landowners had indicated that land was available for allocation.

Councillor Mackman reminded the Committee that the SADPD is a strategic document that will go to public examination and the Inspector would want to test the justification for how the Council allocated sites.

Councillor Mackman informed Councillors of the hierarchy of communities and their ranking of sustainability. He identified how the major villages of Thorpe Willoughby, Barlby and Brayton could sustain development because of their proximity to Selby.

Councillor Reynolds did not agree that it was wrong to phase development and that phasing should be reconsidered.

Councillor Musgrave felt that Appleton Roebuck would welcome the reinstatement of its 10% allocation and would not accept zero properties and asked what weight would be allocated to the allocations document in development control assessments

Councillor Mackman reminded Councillors that aside from allocations communities were still open to "windfall" planning applications for building and that despite extensive opportunities and calls for sites none had come forward from Appleton Roebuck.

Councillor Musgrave was aware of two potential sites and Eileen Scothern agreed to talk with the Councillor to identify the locations.

Phasing had been discounted by officers and the Executive and the government did not want delays in making housing available.

The Chair invited proposals arising from the discussions so far.

Proposed by Councillor Nutt and seconded by Councillor Reynolds.

**1. To recommend the Executive to consider arrangements to phase the release of allocated sites in areas like Tadcaster and the designated service villages.**

After a vote this proposal was **lost**.

Proposed by Councillor Packham and seconded by Councillor Metcalfe.

**2. To recommend the Executive to adopt the new housing distribution proposals set out on page 29 draft Preferred Options SADPD (Agenda copy page #) instead of the revised version which proposes additions and deletions in respect of South Milford, Monk Fryston, North Duffield, Brotherton, Byram and Cawood.**

This proposal was **carried**.

Proposed by Councillor Musgrave and seconded by Councillor Sweeting.

**3. To ask the Executive to adopt a more proactive approach to identifying suitable development sites, particularly in areas like Appleton Roebuck.**

This proposal was **carried**.

### **Gypsy / Traveller Sites**

The Chair welcomed Councillor Crawford who had asked to speak on this matter as it had direct relevance to his ward.

Councillor Crawford felt that the paper was deeply flawed and asked that officers look at it again, taking into account the views of local communities. He took particular issue with the paper stating that responses from Brotherton and Byram were small, but that was at a point before those communities might be allocated a Gypsy/Traveller site at land at Old Great North Road, Brotherton.

He questioned the decision making and pointed out that the reason for discounting an alternative site at Hillcrest, had been that it had a recent planning application refused. However no mention was made of a similar refusal at the Brotherton site.

Councillor Crawford asked that the opening paragraph be re-drafted as it was inaccurate and criterion C in the proposed methodology be removed.

He also asked that the previous refusal at the Brotherton site be mentioned in the notes.

In relation to the Brotherton site, Councillor Crawford had serious concerns that the site had an electricity pylon situated in it, which raised Health and Safety issues. The pylon carried 250k volts as a major line out of Ferrrybridge Power Station.

Councillor Crawford was disappointed that as District Councillor for the ward he had not been informed of the proposal earlier and was aware that the landowner was consulted last March.

Eileen Scothern confirmed that the methodology had been amended after considering consultation responses. Following a call for sites at the previous stage no sites were submitted for Gypsy and Travellers, the Council therefore considered all sites submitted and deselected those sites not meeting the proposed methodology. As part of the last consultation four sites were submitted by landowners and using both the original methodology and the proposed new methodology the site at Brotherton scored highly.

Councillor Reynolds agreed with Councillor Crawford over the Brotherton site and thought any recommendation of suitability from the landowner could be questionable.

Councillor Reynolds agreed that the Council needed to look at this again in detail with a sub-committee made up of interested parties.

This was welcomed by Councillor Crawford who informed Councillors that in the East Riding a sub-committee made up of Councillors and representatives from the communities and Travellers group had identified sites which were agreed by all parties.

Councillor Davis sympathised with Councillor Crawford and recollected past sites nationally being hidden under motorway bridges, etc but Gypsy/Traveller communities deserved decent accommodation and homes in the community.

Councillor Davis felt Hillcrest was a more suitable site as it was already owned by Travellers, is occupied by Travellers and is where they wish to be.

Councillor Mackman was concerned that the Council was obliged to find new vacant sites and that Hillcrest was neither vacant nor new, however the Committee felt that adjacent land could be used.

Councillor Reynolds proposed and Councillor Packham seconded.

**4. To recommend the Executive to look again at the question of suitable sites for Gypsies and Travellers; and**



**5. To appoint a working group of Councillors and representatives of Gypsy and Traveller communities to identify suitable sites, looking first at the potential development of land adjacent to exiting sites.**

The proposals were **carried**.

### **Employment Land**

Councillor Mackman highlighted the areas identified in this chapter.

### **Airfields**

Councillor Nutt reminded the Committee of the loss of the proposed Science Park for Burn airfield and hoped that the Council did not miss out on those types of opportunities again.

Eileen Scothern confirmed that despite the best efforts Burn had not been supported by central government. She indicated that sites would not be penalised by lack of a proposed allocation and that any future similar project could be discussed as a windfall application.

Councillor Davis felt that the value of the site should be recognised and the Council should be more pro-active.

Councillor Davis proposed and Councillor Nutt seconded.

**6. To identify a suitable form of words which does not allocate the site at Burn Airfield but which indicates that the Council would welcome comprehensive proposals for a significant or specialist development at that location.**

This proposal was **carried**.

### **General Issues**

Councillor Musgrave referred to the revised page on Green Belt land (Page 41 in Agenda papers) in relation to the re-grouping of sites, in particular Bilbrough and what counts as a major site in the Green Belt.

Councillor Musgrave proposed and Councillor Sweeting seconded.

**7. To recommend the Executive to review and clarify the proposed definitions, industry sector classifications and criteria used to identify major sites in the Green Belt.**

This proposal was **carried**.

Councillor Packham was concerned that where there was insufficient regard for traffic impact which could lead to problems.

This was supported by Councillor Davis who pointed out that Selby town had major transport issues that were not readily solvable.

Councillor Davis proposed and Councillor Nutt seconded.

**8. To recommend the Executive to make highway impact a material consideration in allocating sites, particularly in urban areas and particularly in respect of the cumulative impact of development.**

This proposal was **carried**.

Councillor Packham referred to proposals on page 40 regarding Historic Parks and Gardens and Historic battlegrounds and asked that Ancient Monuments (archaeological sites) be included. Officers felt that was a valid suggestion and would amend paper.

**Individual Areas**

**Selby**

Councillor Davis felt the town had a major lack of designated recreational open space, referring to specific sites off and around Wistow Road. Instead of “no allocation” she would have preferred them classed as recreational open space.

Councillor Davis proposed and Councillor Nutt seconded.

**9. To recommend the Executive to allocate sites SELB002, SELB003, SELB005 and SELB031 as recreational open space.**

This proposal was **carried**.

Councillor Davis urged officers not to remove car parks from the town as it would kill trade, in particular in relation to land known as Back Micklegate where a major town centre car park is situated. If multi level units and parking were proposed consideration should be given to flood areas and parking levels should be allocated to ground floor with development above.

Councillor Davis proposed and Councillor Nutt seconded,

**10. To recommend the Executive to reconsider the proposed allocation of existing car parking for redevelopment and in particular to:**

**(a) safeguard existing car parking provision by requiring any development to take place above lower level car parking and/or**

**(b) ensure adequate provision for vans, including those used in connection with Selby Market.**

This proposal was **carried**.

## Sherburn in Elmet

On the matter of the revised pages, officers acknowledged that information had been provided late due to the necessity to correct references to green belt land.

Councillor Packham was concerned over the late change as it gave little time to scrutinise the changes.

Councillor Packham was concerned that the employment site allocated was too remote from the existing settlement and that more suitable land would be that below the airfield adjacent to Gascoigne Wood.

This view was supported by the Chair who had received comments from Sherburn airfield of the location of industrial sites in proximity to the runways and airfield approach.

Councillor Packham proposed and Councillor Jordan seconded.

### **11. To recommend the Executive to reconsider the proposed allocation of site SHER015.**

This proposal was **carried**.

Councillor Nutt proposed and Councillor Packham seconded.

### **12. To recognise that proposals in respect of Sherburn had been amended within the previous 24 hours and to ask Councillor Jordan and Packham to consider and submit any views in relation to the revised proposals directly to the Executive, in advance of the Executive Briefing on 22 August 2011.**

This proposal was **carried**.

## Tadcaster

The Committee discussed Tadcaster town centre.

Councillor Mrs Eileen Metcalfe declared a personal and prejudicial interest in respect of proposals to designate land as retail sites which were adjacent to a retail property she owned. She left the meeting whilst that item of business was considered..

At this point as the meeting had been sitting for three hours, the Committee agreed to continue the meeting beyond three hours until business was concluded

Councillor Metcalfe proposed and Councillor Sweeting seconded.

**13. To recommend the Executive to remove all of the wording after “No Allocation” in respect of the response on the former Papyrus Works (Site X 010) set out in the “Other discounted Sites” table on page 110.**

This proposal was **carried**.

#### Cawood

Councillor Reynolds noted that sites had been transferred to North Duffield which was not an adjoining community and wondered why they could not have been accommodated in Cawood.

Officers confirmed that Cawood was covered by Flood Zone 3 and subject to an earlier proposal (2) to ask the Executive to re-look at the chart on Page 29.

Other sites were mentioned for suitability though no further resolutions were made.

The Chair thanked the Committee for its diligence and was pleased that a number of proposals had been tabled that would go through to the Executive for further consideration.

The meeting closed at 8:50pm

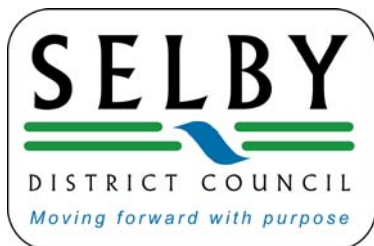


Selby District Council

Strategic Housing Land Availability Assessment  
(SHLAA) Refresh & 5 Year Supply.

2010/11

DRAFT



### Abbreviations

AMR	Annual Monitoring Report
CLG	Communities and Local Government
LDF	Local Development Framework
ODPM	Office for Deputy Prime Minister
PAS	Planning Advisory Service
PARS	Planning Application Recording System
PDL	Previously Developed Land
PPS3	Planning Policy Statement 3: Housing
PPS12	Planning Policy Statement 12; Local Spatial Planning
SADPD	Site Allocations Development Plan Document
SHLAA	Strategic Housing Land Availability Assessment

## Contents

1. Introduction
  2. Methodology
  3. 5 Year Housing Land Supply
  4. Trajectory
  5. SHLAA Update Conclusions
- Appendix 1 – Staynor Hall Supply
- Appendix 2 – 5 year Housing Land Supply 2011 Sites.

## 1.0 Introduction

- 1.1 Planning Policy Statement 3 (Housing) requires Local Planning Authorities to identify enough land to ensure the continuous delivery of new homes in their area over the next 15-year plan period. In the Case of Selby District Council this equates to 17 years (15 years from the predicted date of Core Strategy adoption), including: -
- Specific deliverable sites which are ready for development within 7 years
  - Specific deliverable sites which can be developed during years 8-17, and which can be drawn upon to top up the five year supply
  - Strategic sites, such as possible urban extensions, which are needed to meet the housing targets established in regional spatial strategies
- 1.2 In 2009 the Council published its Strategic Housing Land Availability Assessment (SHLAA). This forms part of the evidence base for the Local Development Framework to inform the preparation of the Core Strategy and Site Allocations DPD. It provides more robust evidence, which is wider in scope than previous capacity studies such as the Selby Housing Potential Study – November 2003.
- 1.3 A major element of annual monitoring of the local development framework implementation is housing delivery. PPS12 requires local development frameworks to include information on housing policy and performance, particularly in terms of net additional dwellings. As such, the SHLAA is reviewed annually to ensure the Council can demonstrate a 5 year housing land supply and an up to date trajectory over the plan period to support delivery of the Core Strategy.
- 1.4 This paper sets out the framework which has been established for this the 2010/11 5 year housing land supply and trajectory and provides a basis for future monitoring of the SHLAA.

### SHLAA Requirements

- 1.5 Table 4.4 of the ODPM's 'Local Development Framework Monitoring: A Good Practice Guide' sets out the indicators which Housing Trajectories should show. These are:
- I. Net additional dwellings over the previous five year period or since the start of the relevant development plan document, whichever is the longer;
  - II. Net additional dwellings for the current year;



- III. Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer; (See note below on timescale)
- IV. The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.

#### *Timescale of Trajectory*

- 1.6 Prior to the housing requirement figures from the 2008 Regional Spatial Strategy, the 05, 06 and 07 trajectories were based on the likely outcome from existing commitments and current trends based on existing policies. They were limited to short timescales (5 years in the case of the 06 and 07 trajectories). It was considered that there was insufficient basis to attempt to illustrate the likely delivery of housing beyond that period until longer term targets were available through the Regional Spatial Strategy.

#### *Trajectory Results*

- 1.7 Future housing requirements were adopted in the Regional Spatial Strategy (May 2008). The minimum housing requirements for Selby District are 440 dwellings per annum from 2008 to 2026. Following the recent national discussions in relation to the RSS, Selby District Council's Policy & Resources Committee agreed on 27 July 2010 to continue Core Strategy preparation using the evidence that supported the RSS, due to being tested and therefore sound. Whilst at the time the RSS had recently been revoked by the Secretary of State, this has since been overturned following a successful legal challenge.
- 1.8 The Council's Core Strategy sets out the longer term housing requirements for the District and is expected to be adopted in early 2012. However, given the future requirements it is now possible to provide an indication of how future delivery is expected to be managed over the plan period to 2026, taking into account the short-term constraints being provided by the current weak housing market.
- 1.9 The trajectory comprises of an initial relatively firm prediction of housing delivery for the first five years (5 year housing land supply – see section 3), together with a longer term illustration of expected delivery which will arise through the implementation of Core Strategy and LDF housing allocation policies (Trajectory results – see section 4).

*Recent changes to policy and monitoring requirements.*

1.10 As part of the Smarter Government<sup>1</sup> agenda, there are plans to reduce the burdens of monitoring on Local Authorities. As a result, there have been a number of changes in relation to LDF monitoring.

1.11 These are as follows;

- On the 30 March 2011 MP Bob Neil wrote to all Local Planning Authorities outlining the removal of LDF Monitoring; A Good Practice Guide (ODPM 2008), Annual Monitoring Report FAQ & Emerging Practise 2004 -2005 (ODPM 2006) and Regional Spatial and Local Development Framework; Core Output Indicators – Update 2/2008 (CLG/2008). The letter also indicated that following removal of these documents *‘It is therefore a matter for each Council to decide what to include in their monitoring reports while ensuring they are prepared in accordance with relevant UK and EU legislation’*<sup>2</sup>.
- On the 14 April 2011 Communities and Local Government published The Single Data List<sup>3</sup>; a catalogue of all the datasets that local government must submit to central government in a given year. The Secretary of State Eric Pickles committed that local authorities would not be obliged to provide any data which is not on the list without extra funding. Whilst there is no detail in relation to the 5 year housing land supply and trajectory, AMR’s are still listed for submission for 2010/11. In future this duty will also be removed through the changes proposed in the Localism Bill.
- Taking account of these changes PPS3; Housing<sup>4</sup> remains UK planning policy; paragraph 33 clearly states that Local Authorities must draw on *‘Local and sub-regional evidence of the availability of suitable land for housing using Strategic Housing Land Availability Assessments’*. Furthermore, paragraphs 68 – 74 suggest the need for a 5 year housing supply when considering applications. Therefore the requirement remains to produce an up to date 5 year housing land supply.
- The Planning Advisory Service (PAS) has recently published Monitoring Matters: towards a better AMR<sup>5</sup> in response to the proposed changes by Government. The guidance highlights that Councils are responsible for their own performance management

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<sup>1</sup> Smarter Government, Department of Communities & Local Government, March 2010.  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1515960.pdf>

<sup>2</sup> Preparation of Local Plans, Letter from Bob Neil MP, Communities and Local Government 30/3/2011.

<sup>3</sup> The Single Data List, Communities and Local Government, April 2011.

<http://www.communities.gov.uk/localgovernment/decentralisation/tacklingburdens/singledatalist/>

<sup>4</sup> Planning Policy Statement 3; Housing, Communities and Local Government, June 2011.

<sup>5</sup> Monitoring Matters; towards a better AMR, Planning Advisory Service, April 2011.  
<http://www.pas.gov.uk/pas/aio/1348152>

and are now more accountable to the public, rather than central government. Therefore monitoring and evaluation will need to be more effective and demonstrate value for money.

- 1.12 Following the recent changes to LDF monitoring and need for more efficient working practices, this year the SHLAA call for sites exercise coincided with the Site Allocations DPD call for sites process. In July 2010 the Council requested all land owners to put forward possible sites for future development to be considered for allocations. This is explained further within the 5 year housing land supply methodology in Section 3.

*Policy changes*

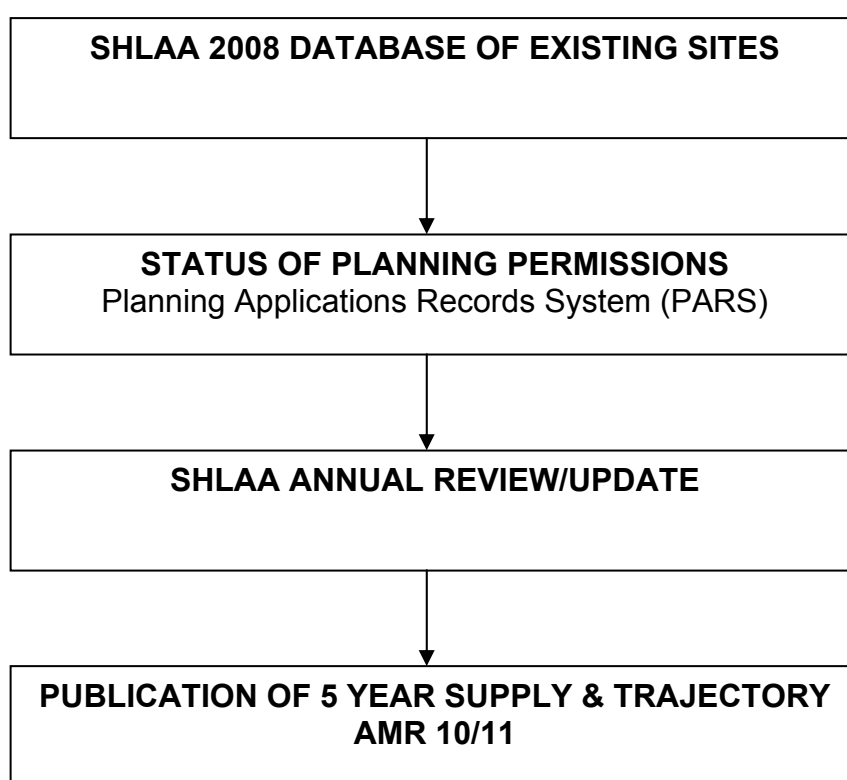
- 1.13 There have been a number of recent amendments to PPS3; Housing which have had some implications on housing monitoring. On the 9 June 2010, Decentralisation Minister Greg Clark announced a change to the definition on previously developed land (PDL) to removed garden land within this category. The change of definition has resulted in some changes to sites within the SHLAA; these sites have been highlighted within paragraphs 3.4 and 3.6 of this report (Tables 2 and 3).

## 2.0 Methodology

2.1 The methodology for the SHLAA was established in 2008 this includes any sites put forward as part of the SHLAA call for sites process and an annual update whereby landowners can put sites forward. In addition to the database, information is gathered from the status of existing planning permissions - known as outstanding planning permissions. Plots which have started on site are also included as 'commitments'.

2.2 The flowchart below identifies the process involved in undertaking the annual update and which data sources are used. Further explanation of each stage is outlined in detail below.

2.3



**Figure 1: SHLAA Annual Update Process**

### ***SHLAA 2008 Database of existing sites.***

2.4 The original Strategic Housing Land Availability Assessment (SHLAA) 2008 results (published August 2009) provided a large amount of potentially suitable sites which are held within a database.

2.5 All sites are then assessed against the SHLAA 2008. Full details of this methodology are available within the full document which can be found on the Council's website. The methodology accorded with the published guidance and was developed in association with a Stakeholder Working Group external to the Council including house builders and agents. In summary this sets out:

## 2.6 Site Criteria

A minimum size of 0.4 hectares (or 10 dwellings) being suitable minimum criteria to use.

'Abeyance' sites - those which are located in the open countryside and that do not share a boundary with Development Limits (unless the site formed a significant brownfield site in the countryside).

To be 'held in abeyance' means that the site is excluded from further assessment at this time, but will remain in the store of known potential sites, and will be reconsidered when the SHLAA is next updated, as criteria of search and market circumstances may well have altered.

The planning status of each site was recorded. If a site has permission for housing, it will be known to be suitable at this time, and if development has commenced, it will be apparent if a site has 10 or more plots to build remaining. Sites with planning permission have also been assessed as part of the SHLAA.

### Yield

The potential yield for each site is calculated using a density of 45dph for sites within the Selby Urban Area and 35dph in the rest of the District, as per the previous SHLAA. These figures were agreed as part of the SHLAA Working Group.

### Landowner intentions

Wherever possible, information is gathered on the details of site ownership and the landowners' intentions of when they may seek development of the site.

### Site assessment

Based on planning guidance, each site is assessed in terms of its suitability, availability and achievability, using a traffic light system (red, amber, green), to assess when the site is likely to come forward, within which time period.

***Status of planning permissions - Planning Applications Records System (PARS)***

- 2.7 Sites within the SHLAA database are monitored annually against current records of what is being built within the District and the implications are assessed on land supply.
- 2.8 The Council undertakes an annual survey of sites with planning permission within the District to ascertain the status of each site to determine what is built and what remains outstanding for future development. The 'rate' or number of starts is also produced for use in SHLAA monitoring.

***SHLAA 2010 non delivery of strategic sites.***

- 2.9 In 2010, commitments were examined critically in accordance with the methodology below, in order to ascertain the likely rate of deliverability on large sites. This is in light of the poor current market conditions expected to influence the delivery of housing on the above sites and it is likely the potential of the land supply will not be fully realised.
- 2.10 The methodology used is as follows – commitments of plots started but not yet complete and those with consent that have not commenced construction, have been included in the land supply calculation, provided that new plots are not replacements for dwellings to be removed as part of the scheme. Added to this, on a very large sites, having the potential to supply over 500 dwellings, an assumption has been made (in accordance with that made in the SHLAA methodology) that a maximum of 100 dwellings will be built per year, reducing the potential delivery for such a site over the five-year period to 500 dwellings. The exception being for the Staynor Hall site in Selby, which is the subject to a Section 106 Legal agreement that allowed for 200 dwellings to be completed in the first year and 100 dwellings in subsequent years. In this case, the under-supply of previous years has been taken into account, and is identified in Appendix 1.

***SHLAA annual review/update.***

- 2.11 In addition to information on completions and permissions provided by the Planning Applications Records System (PARS) on existing SHLAA 2008 sites, landowners are contacted by telephone annually for updates on any change of circumstances.
- 2.12 In March 2010 existing landowners/agents of sites within the SHLAA 2008 were contacted by letter to update information on the sites and to refresh the 2008 SHLAA database.
- 2.13 Following consultation in March 2010 a much wider Call for Sites was undertaken in July 2010 for the Site Allocations Development Plan Document (SADPD). All landowners were asked to be put forward land for consideration for future allocation. Following the changes to monitoring identified within this report, this consultation was seen as an opportunity to save costs and update the SHLAA database. New sites provided by the SADPD 'call for sites' allows for these to also be considered as part of the SHLAA update.
- 2.14 The aim, for consistency purposes, was to judge SADPD 'call for sites' sites using criteria used to assess the SHLAA sites. Sites were considered providing they were also within Development Limits and constituted PDL. Sites falling within those criteria are considered available to come forward because they comply with the current development plan.
- 2.15 Sites were then judged on whether they would be achievable within the short term, taking into account information received from the owner/agent, existing uses and constraints, site area (minimum of 0.4ha as set through the SHLAA) and compliance with current policy.
- 2.16 All sites submitted as part of the SADPD process have also undergone sustainability appraisal (SA). These sites have been included in the SHLAA to update the database and included in the 2010/11 calculations.

***Policy changes - PPS3 amendment***

- 2.17 On the 9 June 2010 PPS3 definition of PDL was amended – according to the greenfield/brownfield definition as set out in paragraph 1.13. To ensure that the assessment of SHLAA sites is PPS3 compliant, all sites in the 2008 database and further sites out forward through updates from 'call for sites' which have come forward have been re-assessed so that sites involving garden land have been moved from PDL to greenfield. The results are set out in paragraphs 3.4 and 3.6.

*Calculations*

- 2.18 Using a number of 'call for sites' stages and the changes to the methodology the following calculation method have been used.

<b>Stages</b>	<b>Data</b>
A =	SHLAA 2008 + Planning Application Status
B =	SHLAA 2010 Refresh
C =	SADPD 2010 Call for sites
<b>5 years land supply = A +B + C</b>	

**Table 1: 5 year Housing Land Supply Calculations.**

***Publication of 5 year housing land supply & trajectory AMR 10/11***

The results of the 5 year housing land supply and trajectory are published each year as part of the Annual Monitoring Report (AMR). The 5 year land supply results set out in this Appendix will therefore be included in the AMR 2011(to be published in December 2011).

It should be noted that the trajectory work is currently being updated and is not included in this Appendix, but will form part of the AMR 2011.



### 3.0 5 Year Housing Land Supply Results

- 3.1 All sites included in the calculations are set out in Appendix 2 of this report.
- 3.2 As part of the annual survey and planning permissions the results of the 2010/11 survey found that there were 365 new dwellings built within the District for 2010/11 and 2013 Nett outstanding plots remaining with planning permission.
- 3.3 In addition to the PARS figures, a further update of the Staynor Hall site has been undertaken. All completions and supply are set out in Appendix 2. The results suggest that in 2010/11; 62 completions were recorded on the site, creating an under supply of 38 dwellings in the year. An assessment over a 7 year period suggests that by now 700 new dwellings could have been delivered on site, while only 383 have been built on the site, giving an under supply if 317 dwellings. Therefore there is a total of 817 plots which could be built within any time.

#### A = SHLAA 2008 + PARS

- 3.4 Table 2 below shows how the sites from the 2008 SHLAA database, which were included in the previous (2010) 5 Year Land Supply calculation (because they were PDL within Development Limits), have been re-assessed against the updated PPS3 definition as well as taking account of those which have 'switched categories' because they have since obtained planning permission (and so are now included within the PARS data instead of being additional SHLAA sites). Only those highlighted in yellow are now the additional sites for the reasons given in the table.

**Table 2: 2008 SHLAA Sites included in 5 year housing land supply**

Site Ref (SHLAA)	Site Address	Availability / Achievability	Potential Yield (Dwellings)	Outcome
Sites submitted through 2008 SHLAA 'call for sites'.				
PHS/15/001	Land off Station Road, Riccall	PDL within DL. P.P. granted 14/06/2010 for 58 dwellings (2007/1103/FUL)	51	Does not fit criteria. Due to P.P., already in PARS results.
PHS/15/002	Land between A19 and York Road, Riccall	Greenfield in DL, available in the short term.	15	Does not fit due to PPS3 amendment.
PHS/19/006	Civic Centre, Portholme Road, Selby	PDL in DL, available in the short term. Soon to be vacant site.	63	Inc. within 5 year supply.
PHS/58/015	Land at Highfield Villas, Sherburn In	Greenfield in DL, available in the short term.	19	Does not fit due to PPS3

	Elmet			amendment.
PHS/64/002	Land at Ulleskelf Railway Station, Church Fenton Lane, Ulleskelf	PDL within Development Limits (DL), available within the short term.	39	Inc. within 5 year supply.
		<b>Total dwellings included</b>	<b>102</b>	

### B = SHLAA 2010

- 3.5 Assessment of category B of the calculation provides no suitable sites as all the submitted sites are Greenfield as set out in Appendix 1

### C = SADPD

- 3.6 Sites that have been put forward as part of the Site Allocations DPD have also been assessed as potential additional sites. Table 3 below lists all the sites submitted as part of that process, which do not already appear in the SHLAA database. The table shows how the sites have been assessed against the criteria of PDL in Development Limits (including the updated PPS3 definition). Only one additional site is therefore identified in category C of the calculation, which is highlighted in yellow.

**Table 3: SADPD ‘call for sites’ sites included**

Site Ref (SADPD)	Site Address	Availability / Achievability	Potential Yield (Dwellings)	Outcome
Sites submitted through SADPD Call for Sites				
BRBY 002	Land at High Street, Brotherton – Approx. 1.5ha	PDL within DL. Promoted by landowner in the short term.	53	Inc. within 5 year supply.
MFH 006	Old Quarry, Monk Fryston – Approx 0.42ha	GF within DL promoted by landowner in short term.	49	Does not fit criteria.
RICC 005	Dunelm Farm, Riccall – Approx 0.51ha	GF within DL. Known to be available in the short term.	18	Does not fit criteria.
HMBT 008	White House Farm, Hambleton – Approx 1.4ha	Predominately GFF within DL, however, landowner has stated site would not be available in the short term.	49	Does not fit criteria.
		<b>Total dwellings included</b>	<b>53</b>	

### 5 Year Housing Land Results

Stages	Data			
A =	SHLAA 2008	+	Planning Application Status	
	<b>102</b>	<b>+</b>	<b>2013</b>	<b>= 2115</b>
B =			SHLAA 2010 Refresh	
		<b>+</b>	<b>0</b>	<b>= 2115</b>
C =		+	SADPD 2010 Call for sites	
		<b>+</b>	<b>53</b>	<b>= 2168</b>
<b>5 years land supply = A +B + C = 2168</b>				
<b>(433.6 per annum)</b>				

**Table 4: 2010/11 5 year housing land supply results.**

- 3.5 The results show that we have 2168 plots available for development, equivalent to 433.6 dwellings per year over the next five years or 4.9 years supply which clearly falls short of a 5 year land supply which requires 2200 dwellings over the plan period and 440 per annum.

**4. Housing Trajectory**

4.1 Currently work in progress, and will be added as part of the AMR 2011

**5 SHLAA Update 2011 Conclusions**

5.1 To be added following completion of the Trajectory.

**Appendix 1****Staynor Hall Completions 2010/11.**

Staynor Hall - Total site dwellings 1200			
<b>Years</b>	<b>Target</b>	<b>Completions</b>	<b>Supply</b>
01/04/2005 to 31/03/2006	200	12	188
01/04/2006 to 31/03/2007	100	135	-35
01/04/2007 to 31/03/2008	100	121	-21
01/04/2008 to 31/03/2009	100	10	90
01/04/2009 to 31/03/2010	100	43	57
01/04/2010 to 31/03/2011	100	62	38
<b>TOTALS</b>	<b>700</b>	<b>383</b>	<b>317</b>

## Appendix 2      5 year land supply calculations using 31 03 11 PARS

Parish No	Site No	Application No(s)	Site Name	Total Site Capacity	Nett Outstanding Starts and Remaining Plots	Achievable	Suitable	Available
9	45	8/9/102F/PA	2 Manor Cottages, The Green, Stillingfleet	4	4	√	√	√
10	41	8/10/31F/PA	Approach Farm, Riccall Rd, Escrick	1	1	√	√	√
10	44	8/10/15A/PA	Manor Farm, Skipwith Road, Escrick	2	2	√	√	√
12	34	8/12/47B/PA	Gdn of Ings View Fm, Main St, Thorganby	3	3	√	√	√
12	36	8/12/14A/PA	Thorganby Lodge, Bonby La, Thorganby	1	1	√	√	√
13	62	8/13/68B/PA	West End Bungalow, Green la, N. Duffield	3	2	√	√	√
13	67	8/13/41H/PA	Kings Arms, Main Street, North Duffield	1	1	√	√	√
14	40	8/14/105/PA	4 The Crescent, Kelfield	2	2	√	√	√
14	42	8/14/33E/PA	Orchard House, Moor End, Kelfield	1	1	√	√	√
15	36	8/15/194C & D /PA	Drover House, 88 Main St, Riccall	3	2	√	√	√
15	51	8/15/132N/PA	Old Riccall Mill Restaurant, Landing La, Riccall	1	1	√	√	√
15	85	8/15/350B/PA	Adj to 1 Carr La, Back La, Riccall	1	1	√	√	√
15	88	8/15/368/PA	Tower View, 18 Main St, Riccall	1	1	√	√	√

15	89	8/15/371A/PA	Southvale, 26 Main St, Riccall	1	1	√	√	√
15	91	8/15/139H/PA	55-57 Main St, Riccall	1	1	√	√	√
15	93	8/15/384A/PA	2 York Rd, Riccall	2	1	√	√	√
15	95	8/15/403A/PA	Street Record, Mkt Weighton Road, Barlby	1	1	√	√	√
15	96	8/15/175D/PA	9-11 Station Rd, Riccall	58	56	√	√	√
15	97	8/15/149B/PA	51 Main Street, Riccall	1	1	√	√	√
16	116	8/16/249E/PA	80 West View, Barlby Rd, Barlby Bridge	1	1	√	√	√
16	124	8/16/618H/PA	Windy Ridge, Howden Rd, Barlby	4	3	√	√	√
16	129	8/16/141A/PA	The Gables, Back La, Osgodby	1	1	√	√	√
16	131	8/16/650C/PA	Corner Fm, S Duffield Rd, Osgodby (Barlby Parish)	6	4	√	√	√
16	69	8/16/207J/PA	Land at Tindalls Farm, Sand La, Osgodby	1	1	√	√	√
16	85	8/16/59L/PA	Mount Pleasant Cottage, York Road, Barlby	1	1	√	√	√
16	90	8/16/431D/PA	Land Adj to "Rawden", Moor Carr La, Barlby	2	1	√	√	√
17	1	8/17/80A/PA	West Side of Main Road, South Duffield	6	4	√	√	√
17	108	8/17/135M/PA	Tudor House, York Rd, Cliffe	2	2	√	√	√
17	110	8/17/314E/PA	Viola Gardens, York Rd, Cliffe	2	2	√	√	√
17	112	8/17/320/PA	Beechdale, York Rd, Cliffe	2	1	√	√	√
17	117	8/17/331A/PA	Hall Farm, Lund Lane, Lund (Cliffe Parish)	1	1	√	√	√
17	26D	8/17/135G/PA	Glen Cairn, York Rd, Cliffe	2	1	√	√	√

17	67	8/17/66H/PA	Cliffe Service Station, York Rd, Cliffe	6	6	√	√	√
17	75	8/17/254E/PA	Land to the North & South of 'Ashville', York Rd, Cliffe	2	2	√	√	√
17	79	8/17/62C/PA	Dyon Farm, Dyon Lane, South Duffield	1	1	√	√	√
17	89	8/17/85F/PA	Land to the rear of Fairfield, York Road, Cliffe	14	1	√	√	√
17	91	8/17/282/PA	Willow Tree Farm, Lund Lane, LUND	1	1	√	√	√
18	111	8/18/65E/PA	Gdn of Rowan Trees House, Hull Rd, Hemingbrough	1	1	√	√	√
18	119	8/18/151E/PA	Land to North of The Old Hall, Main St, Hemingbrough	1	1	√	√	√
18	121	8/18/164E/PA	The Shambles, 5 Water Lane, Hemingbrough	2	2	√	√	√
18	13B	8/18/10Q/PA	The Villa, Main St, Hemingbrough	1	1	√	√	√
18	43B	8/18/343D/PA	Rose Cottage, Mill La, Hemingbrough	3	3	√	√	√
18	67A	8/18/58M/PA	Hemingbrough Hall, School Rd, Hemingbrough	2	1	√	√	√
18	96	8/18/341A/PA	Land to rear of The Cottage, Water Lane, Hemingbrough	2	2	√	√	√
19	103	8/19/1573/PA	Land at Holme La/Coupland Rd, Selby	304	304	√	√	√
19	105	8/19/868M/PA	Adj to 84 Leeds Rd, Selby	2	1	√	√	√
19	115	8/19/1020J/PA	36 Ousegate, Selby	13	7	√	√	√
19	165	8/19/1336A/PA	Land between 45 Wistow Rd & Fairview, Wistow Road	2	1	√	√	√
19	184	8/19/173F/PA	Toll Bridge Filling Station, Ousegate, Selby	10	10	√	√	√



19	187	8/19/1238E/PA	Rear of Chadcotes, Leeds Rd, Selby	6	4	√	√	√
19	203	8/19/212J/PA	The Three Lakes, Bawtry Rd, Selby	3	2	√	√	√
19	204	8/19/1169D/PA	Land adjacent to 7 Wistow Road, Selby	32	3	√	√	√
19	207	8/19/1516B/PA	Land to the rear of 64-66 Ousegate, Selby	5	5	√	√	√
19	209	8/19/1526/PA	61 Brook Street, Selby	2	1	√	√	√
19	213	8/19/1506/PA	Former R C School & Outbldgs (to be Demolished), Gowthorpe/Brook St, Selby	24	10	√	√	√
19	215	8/19/534L/PA	61-63 Micklegate, Selby	5	2	√	√	√
19	228	8/19/1580A/PA	36 Sandhill Lane, Selby	1	1	√	√	√
19	229	8/19/1011S & X & Y & B1011C & others	Staynor Hall, Bawtry Rd, Selby	1200	817 *	√	√	√
19	245	8/19/439J/PA	Rear of Turners Square, Gowthorpe, Selby	3	3	√	√	√
19	248	8/19/1610E/PA	50 West Park/"Everley", Leeds Rd, Selby	1	1	√	√	√
19	255	8/19/975D/PA	Express Engineering, Shipyard Rd, Selby	24	23	√	√	√
19	271	8/19/1188H/PA	24-28 Gowthorpe, (former Whiskas), Selby	11	11	√	√	√
19	272	8/19/1662A/PA	Rear of Mount Pleasant Cottage, 1A Wistow Rd, Selby	1	1	√	√	√
19	278	8/19/1675B/PA	17 Fairway, Selby	5	4	√	√	√
19	279	8/19/394D/PA	Car Sales Yard, Station Rd, Selby	13	13	√	√	√
19	285	8/19/1668/PA	Thorpe Hall Fm, Dam La, Thorpe Willoughby (Selby Parish)	7	7	√	√	√

19	287	8/19/1691/PA	St Patrick's R C Church, Petre Ave, Selby	5	5	√	√	√
19	289	8/19/1718B/PA	Abbey Tyres & Batteries, Park Row, Selby	10	10	√	√	√
19	295	8/19/1739/PA	Rear of 32 Millgate, Selby	2	2	√	√	√
19	296	8/19/817D/PA	The Rose & Crown P.H., 14 New St, Selby	12	11	√	√	√
19	298	8/19/13B/PA	St Richards Church Hall, Barwick Parade, Selby	11	11	√	√	√
19	69	8/19/838E/PA	Norfolk House, 34 Leeds Rd, Selby	2	2	√	√	√
20	76	8/20/241E/PA	Land at Brayton Lodge, Doncaster Rd, Brayton	2	2	√	√	√
20	82	8/20/655A + B/PA	153 Doncaster Rd, Brayton	3	3	√	√	√
20	84	8/20/6F/PA	Post Office, Doncaster Rd, Brayton	1	1	√	√	√
21	21	8/21/114G/PA	Gdn of Poplar House, Main Rd, Burn	9	6	√	√	√
21	23	8/21/1H/PA	Adj to Beech Tree House, Main Rd, Burn	3	3	√	√	√
21	27	8/21/128D/PA	Land to rear of Lynwood, West Lane, Burn	1	1	√	√	√
22	32	8/22/76K/PA	Oak Tree Nursery, Mill La, Barlow	3	1	√	√	√
22	54	8/22/134J/PA	Land adj to 49 Park Rd, Barlow	1	1	√	√	√
22	60	8/22/177F + G/PA	Barlow Grange, East Common La, Selby	5	4	√	√	√
23	21	8/23/121Q + R/PA	Adj to Pear Tree House, Brigg La, Camblesforth	4	3	√	√	√
23	23	8/23/123F/PA	Common House, Clay Lane, Camblesforth	1	1	√	√	√
23	30	8/23/156C/PA	Land to N of Selby View, Selby Rd, Camblesforth	1	1	√	√	√

23	31	8/23/162A/PA	Land adjacent to Southview, Mill Lane	3	2	√	√	√
23	33	8/23/157E/PA	Site of Warehouse (to be demolished) rear of methodist Church, Brigg Lane	17	2	√	√	√
23	40	8/23/7E/PA	To rear of Meadowfield Farm, Mill La, Camblesforth	5	4	√	√	√
23	45	8/23/215E/PA	Land at Apple Blossom Farm, Selby Road, Camblesforth	1	1	√	√	√
23	47	8/23/69D/PA	Hawthorn House, 50 Brigg La, Camblesforth	1	1	√	√	√
23	50	8/23/82K/PA	Land at 10 Brigg La, Camblesforth	4	3	√	√	√
23	56	8/23/149C/PA	Stockhill House, Selby Rd, Camblesforth	1	1	√	√	√
25	39	8/25/106B/PA	Rear of 125 Main Rd, Drax	2	1	√	√	√
25	41	8/25/114D/PA	The Old Chapel, Main Rd, Drax	1	1	√	√	√
26	14B	8/26/35C/PA	Corner Farm, Riverside	4	3	√	√	√
26	1A	8/26/58B/PA	Briers Lane, Newland	4	1	√	√	√
26	1B	8/26/2H/PA	Land South of The Gables, Brier La, Newland	3	3	√	√	√
26	22	8/26/64A/PA	Land to the West of The Homestead, Newland	1	1	√	√	√
27	6	8/27/20C/PA	Bailiff Fm, Main Rd, Temple Hirst	1	1	√	√	√
28	23	8/28/90B/PA	Land adj to Sunnyside Cottage, Main St, Hirst Courtney	1	1	√	√	√
28	27	8/28/59E/PA	Snaith Salad Growers, West Bank, Carlton	1	1	√	√	√
28	28	8/28/100/PA	The Bungalow, Back La, Hirst Courtney	2	2	√	√	√
29	34	8/29/123H/PA	The Conifers, Low St, Carlton	6	5	√	√	√

29	39	8/29/191D/PA	Meadowcroft Garage, Low St, Carlton	5	5	√	√	√
29	75	8/29/294A/PA	Manor Cottage, Low St, Carlton	2	1	√	√	√
29	77	8/29/212A/PA	Rear of St Marys RC Church, Station Rd, carlton	1	1	√	√	√
31	16	8/31/50/PA	Rear of Airebank House, West Haddlesey	4	1	√	√	√
31	19	8/31/40B/PA	Land off Birkin Road	1	1	√	√	√
31	26	8/31/53A/PA	The Gables, Field Rd, W Haddlesey	6	6	√	√	√
32	28	8/32/22D/PA	West End Fm, Hillam Rd, Gateforth	5	4	√	√	√
32	8	8/32/38M/PA	Fold Yard, Poplar Fm, Gateforth	3	1	√	√	√
33	63	8/33/306/PA	Gibson Close, Hambleton	1	1	√	√	√
34	21	8/34/62S/PA	26-30 Field La, Thorpe Willoughby	8	8	√	√	√
34	24	8/34/297B/PA	70 Fox La, Thorpe Willoughby	1	1	√	√	√
35	109	8/35/444/PA	Surgery, Rythergate, Cawood	1	1	√	√	√
35	85	8/35/168H/PA	Land at 27 Wistowgate, Cawood	2	1	√	√	√
36	65	8/36/274B/PA	Plantation House, Cawood Rd, Wistow	1	1	√	√	√
36	74	8/36/173D/PA	Kirkham, Selby Rd, Wistow	9	1	√	√	√
36	81	8/36/23E/PA	Chalwin, Garman Carr La, Wistow	2	1	√	√	√
37	62	8/37/42F/PA	1 Weeland Road, Eggborough	3	3	√	√	√
37	65	8/37/272B/PA	May Villa, Selby Rd, Eggborough	4	4	√	√	√
37	69	8/37/164A/PA	Hut Green Farmhouse, Selby Rd, Eggborough	2	2	√	√	√

38	56	8/38/213/PA	Clovelly, Station Rd, Hensall	1	1	√	√	√
38	6	8/38/48G + J/PA	Blacksmiths Yard, Main St, Hensall	4	2	√	√	√
40	10	8/40/61G/PA	Land surrounding Manor Fm Bungalow, Wrights La, Cridling Stubbs	2	1	√	√	√
40	6	8/40/23L/PA	Land at 3/4 Manor Fm Cottages, Cobcroft La, Cridling Stubbs	2	1	√	√	√
41	20	8/41/90/PA	Went Farm, Park Lane	3	1	√	√	√
41	26	8/41/118E/PA	The Bungalow, Park La, Womersley	1	1	√	√	√
41	27	8/41/122A/PA	Spring Lodge Barns, Northfield La, Cridling Stubbs	3	3	√	√	√
41	28	8/41/97E/PA	Womersley C of E Primary School, Cow La, Womersley	4	4	√	√	√
41	7	8/41/54S PA	Low Fm, Main St, Womersley	7	4	√	√	√
42	31	8/42/12L/PA	Whitley Garage, Selby Rd, Whitley	3	1	√	√	√
42	34	8/42/47X/PA	Lodge Fm Cottage, Selby Rd, Whitley	45	44	√	√	√
42	47	8/42/158B + D/PA	Land adjacent to either side of "Park Nook", Doncaster Road, Whitley	4	2	√	√	√
42	61	8/42/60E/PA	Carron Cottage, Silver St, Whitley	1	1	√	√	√
43	24	8/43/61F/PA	Land at Ivy Cottage, Main St, Heck	2	1	√	√	√
43	25	8/43/5P/PA	New Inn, Main St, Great Heck	6	5	√	√	√
43	32	8/43/41C/PA	Heck Hall Fm, Heck & Pollington La, Heck	1	1	√	√	√
44	27	8/44/42C/PA	Balne Moor Fm, Balne Moor Rd, Balne	1	1	√	√	√

45	20	8/45/A85F/PA	Land at Grange Fm, Pinfold La, Kirk Smeaton	3	1	√	√	√
45	32	8/45/15E/PA	Land adj to The Shoulder Of Mutton Inn, Main St, Kirk Smeaton	2	2	√	√	√
45	37	8/45/65E/PA	Marazion, Water La, Kirk Smeaton	1	1	√	√	√
46	22	8/46/94B/PA	Lambourne, Main St, Little Smeaton	2	1	√	√	√
46	23	8/46/24B/PA	Adj to Went View, Stan Valley, Little Smeaton	1	1	√	√	√
47	3	8/47/7G/PA	Disused Chapel, Common La, Walden Stubbs	1	1	√	√	√
48	33	8/48/101E/PA	Land at Lunnsfield La, Fairburn	2	1	√	√	√
48	35B	8/48/102G/PA	Kepplegate, Silver Street, Fairburn	2	1	√	√	√
48	56	8/48/29A/PA	Woodcote, Rawfield La, Fairburn	2	1	√	√	√
49	22	8/49/50Q/PA	School House, School Croft, Brotherton	3	1	√	√	√
49	36	8/49/120B + C/PA	Land off Old Great North Road, Brotherton	5	4	√	√	√
49	37	8/49/118D/PA	Land at The Mount, High Street, Brotherton	1	1	√	√	√
49	51	8/49/43D/PA	Lyndale Caravan Park, School Croft, Brotherton	12	12	√	√	√
50	20	8/50/166D/PA	Land to the rear of 9 Dish Hill, Old Great North Road, Byram, Knottingley	2	1	√	√	√
50	24	8/50/107B/PA	52 Sutton Lane, Byram	1	1	√	√	√
50	8	8/50/8J/PA	Land adj to 6 Byram Park Ave, Byram	2	2	√	√	√
52	14B	8/52/155/PA	Land at 211 Weeland Road, Kellingley	5	3	√	√	√

52	3	8/52/9J/PA	Beal La / Ings La, Beal	45	5	√	√	√
52	35	8/52/134G + J/PA	Land at the Orchards, Main St, Beal	2	2	√	√	√
52	40	8/52/93C/PA	Land adj to 2 Hollygarth La, Beal	1	1	√	√	√
52	44	8/52/2E/PA	Rear of Dorlea, Marsh La, Beal	1	1	√	√	√
53	18	8/53/72G + H/PA	The Old Vicarage, Main St, Kellington	8	6	√	√	√
53	26	8/53/128F/PA	Land adj to Kellington Fisheries, Main St, Kellington	1	1	√	√	√
53	39	8/53/216A/PA	Teasel Hall, Weeland Rd, Kellington	2	2	√	√	√
55	45	8/55/152H/PA	Bower House Fm, Pighill Nook Road, Hillam	2	1	√	√	√
55	56	8/55/186C/PA	Land to rear of 2 Ashfield Villas, Hillam	1	1	√	√	√
55	66	8/55/220B/PA	1 Ashfield Villas, Hillam La, Hillam	1	1	√	√	√
56	47	8/56/118D/PA	Cliff Lodge, 124 Main Street, Monk Fryston	18	2	√	√	√
56	55	8/56/72E/PA	Hazeldene, 100 Main St, Monk Fryston	1	1	√	√	√
56	58	8/56/216/PA	Fryston Grange, Fryston Common La, Monk Fryston	2	2	√	√	√
56	61	8/56/179E/PA	Oak Tree Farm, Fryston Common Lane, Monk Fryston	1	1	√	√	√
56	7B	8/56/29BF/PA	Deer Park Grange, Common La, Monk Fryston	1	1	√	√	√
57	103	8/57/92Q/PA	Squires Coffee Bar, Newthorpe La, S Milford	3	3	√	√	√
57	104	8/57/206H/PA	115 High St, South Milford	3	2	√	√	√

57	106	8/57/313J/PA	Mulberry Farm, Butts Lane, LUMBY	3	2	√	√	√
57	107	8/57/200F/PA	120 High Street, South Milford	3	3	√	√	√
57	6	8/57/466B/PA	Garden of Lumby Court, Lumby	2	2	√	√	√
57	63	8/57/267E/PA	Land at Low St, South Milford	35	35	√	√	√
57	6A	8/57/98J + R/PA	Lumby Court, Butts La, Lumby	5	3	√	√	√
57	7	8/57/135G + K + M/PA	Lumby Hall, Lumby	8	3	√	√	√
57	78	8/57/393F/PA	Rear of 53 High St, South Milford	1	1	√	√	√
58	102	8/58/708B/PA	"Hillside", 23 Milford Rd, S. Milford	1	1	√	√	√
58	134	8/58/813E + G/PA	85 Church Hill, Sherburn	6	5	√	√	√
58	139	8/58/730C/PA	37 Kirkgate, Sherburn	1	1	√	√	√
58	141	8/58/932/PA	48 Low Garth Rd, Sherburn	1	1	√	√	√
58	145	8/58/381B/PA	Low Hall Farm Rest Park, New Lennerton Lane, Sherburn	2	1	√	√	√
58	79B	8/58/496E/PA	Land at 37 Low St, Sherburn	6	5	√	√	√
58	99	8/58/675B + J + K + L + P/PA	Land between, Low Street and Moor La, Sherburn	192	68	√	√	√
59	6	8/59/15E/PA	Hillcrest Cafe, Gt N Rd, S Milford	1	1	√	√	√
62	13	8/62/63V/PA	Land at Vulcan Works, Sandwath Lane, Church Fenton	84	1	√	√	√
62	29	8/62/106C/PA	West of Willow Garth, Station Rd, Church Fenton	2	1	√	√	√



62	51	8/62/3K/PA	Biggin La Garage, Nanny La, Church fenton	7	7	√	√	√
62	53	8/62/212B/PA	North View, Main St, Church Fenton	1	1	√	√	√
62	55	8/62/110B/PA	Shepherds Barn, Church St, Church Fenton	1	1	√	√	√
62	57	8/62/223/PA	Lavorrick, Church St, Church Fenton	3	2	√	√	√
64	38	8/64/19AZ/PA	Land at RAF Church Fenton, Busk Lane, Ulleskelf	13	13	√	√	√
65	18	8/65/82A/PA	The Sycamores, Moor La, Ryther	3	1	√	√	√
66	19	8/66/44H/PA	Adj to Manor Fm, Back La, Barkston Ash	1	1	√	√	√
66	39	8/66/44J/PA	Manor Farm, Back Lane, Barkston Ash	3	2	√	√	√
67	21	8/67/10L/PA	Lead Mill Farm, Wakefield Rd, Saxton	5	1	√	√	√
67	32	8/67/54D + F/PA	New Bungalow, Cotchers La, Saxton	4	3	√	√	√
67	36	8/67/5H/PA	Fircroft, Headwell La, Saxton	1	1	√	√	√
67	38	8/67/1AA/PA	Highfield Nursery Home, Scarthingwell Park, Barkston Ash	15	15	√	√	√
70	34	8/70/162D/PA	White Quarry Farm, Chantry Lane, Stutton	1	1	√	√	√
70	37	8/70/189B/PA	4 Woodlands Ave, Tadcaster	2	1	√	√	√
70	38	8/70/81D/PA	Station House, Weedling Gate, Stutton	2	2	√	√	√
72	3	8/72/19J/PA	Main Street, Newton Kyme	1	1	√	√	√
73	100	8/73/585/PA	Tadcaster Town Centre Regeneration (Kirkgate/High Street/St Joseph's St/Central Area Car Park	8	7	√	√	√

73	115	8/73/569B/PA	37 Leeds Rd, Tadcaster	1	1	√	√	√
73	26B	8/73/203K/PA	High Moor Fm, Leeds Rd, Tadcaster	1	1	√	√	√
74	64	8/74/3P/PA	Mill lane / Wighill Lane, Tadcaster	156	146	√	√	√
77	8	8/77/40B/PA	Land adj to Home Fm, Main St, Colton	2	1	√	√	√
77	9	8/77/17C/PA	Lodge Farmhouse, Main St, Colton	1	1	√	√	√
78	17	8/78/24C/PA	Glebe Fm, Main St, Bolton Percy	3	3	√	√	√
78	19	8/78/100B/PA	Low Farm, Low Farm Rd, Bolton Percy	2	2	√	√	√
79	20	8/79/132H/PA	Beech Cottage, Main St, Appleton Roebuck	6	3	√	√	√
79	21	8/79/133E/PA	Rear of Northfield Cottage, Main St, Appleton Roebuck	1	1	√	√	√
79	37	8/79/187D/PA	Ardgay/Brech House, Colton La, Appleton Roebuck	4	2	√	√	√
79	40	8/79/31AA/PA	The Briars, Main St, Appleton Roebuck	1	1	√	√	√
79	43	8/79/198/PA	11 Orchard Close, Appleton Roebuck	3	2	√	√	√
79	44	8/79/201C/PA	Rear of Holme Lea, Main St, Appleton Roebuck	4	1	√	√	√
79	45	8/79/63C/PA	Villa Fm, Main St, Appleton Roebuck	3	3	√	√	√
84	24	8/84/109K/PA	Old Manor House, Main St, Bilbrough	3	3	√	√	√
84	4	8/84/30G/PA	Merrymoles, Cat Lane, Bilbrough	1	1	√	√	√

Total

2013

**Planning Permissions**

<b>PARS 31 03 11 Total</b>	<b>2013</b>
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**SHLAA 2008 Sites**

PHS/19	6		Civic Centre, Portholme Road, Selby		63
PHS/64	2		Land adj Ulleskelf Railway Line, Church Fenton Lane, Ulleskelf		39
<b>SHLAA 2008 Total</b>					<b>102</b>

**SHLAA 2010 Refresh**

<b>SHLAA 2010 Refresh Total</b>	<b>0</b>
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**SADPD 'call for sites'**

BRBY	2		Land at High Street, Brotherton		53
<b>SADPD 'call for sites' Total</b>					<b>53</b>

<b>Overall total</b>	<b>2168</b>
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# REPORT

Reference: E/11/19

Public – Item 5



**To:** Executive Briefing  
**Date:** 1 September 2011  
**Status:** Key Decision  
**Report Published:** 23 August 2011  
**Authors:** Carolyn Vaughan Downes (Rural Housing Enabler) Jessica Morris (Policy Officer) Julia Jennison (Policy Officer)  
**Executive Member:** Councillor G. Ivey  
**Lead Officer:** Director – Janette Barlow

**Title:** Affordable Housing Supplementary Planning Document

## Summary:

To update members on the progress of the draft Affordable Housing Supplementary Planning Document (SPD) following a public consultation in February.

## Recommendations:

- i. **Draft Affordable Housing SPD document is submitted to Executive to inform members on progress and agree the next stages of development.**
- ii. **Executive to agree Officers approach to consultation and response to comments received.**

## Reasons for recommendation

- i. Following consideration of the consultation exercise and amendments to Planning Policy Statement 3; Housing the Council have proposed a further work programme to take the draft Affordable Housing SPD forward, in preparation for the adoption of the Core Strategy later this year.

## **1. Introduction and background**

- 1.1 The draft Affordable Housing SPD sets out the Councils approach to delivering affordable housing. Housing affordability is one of the biggest challenges facing the District. House prices are higher than the national and regional average and there is significant housing need.

## **2. The Report**

- 2.1 The draft Affordable Housing SPD, which is attached for Executive members to consider, and aims to support the implementation of Policy CP5 and CP6 of the Core Strategy , which is timetabled to be adopted towards the end of this year. The SPD aims to assist stakeholders on a range of approaches, standards and mechanisms required to deliver affordable housing which meets local needs.

- 2.2 The Affordable Housing SPD was consulted on throughout January and February 2011. A number of key events were organised by officers of the Council throughout this period to publicise the SPD and get comments from key stakeholders and the local community. These were as follows;

- Tadcaster & Villages Community Engagement Forum – Council officers manned display boards prior to the CEF meeting on the 17 January 2011. Approximately 50 people attended the meeting and just over half provided comments. Overall, responses agreed with the principles of the SPD; that market housing is mixed with affordable housing, all new housing should provide contributions for affordable housing and affordable housing should be for local people.
- Registered Housing Providers & Developers Stakeholder Workshop – Just over 20 key stakeholders attended the half day workshop on the 26 January 2011. Overall there was general support for the approach of the SPD and a number of technical comments. Technical comments have been addressed in more detail in paragraph 2.3 of this report.
- Selby Elderly Persons Forum – Just less than 20 people attended the meeting on the 2 February 2011. Overall comments were supportive of the proposed approach for affordable housing as set out in the SPD. The particular housing needs for elderly people were also discussed, as many people highlighted the need for suitable properties to downsize to and remain in the District.

- 2.3 In total, 20 comments were received in response to the consultation. The following gives an overview of the responses that were received on the SPD. Please note there were some sections of the draft SPD that

attracted little or no comment and thus only the sections that had significant responses will be outlined below:

- **Section 5 – What is affordable housing?** The requirement to update the SPD to reflect the amendments to PPS3 to include the Affordable Rent Model were highlighted, the implications of this are discussed in more detail in paragraph 2.5 of this report.
- **Section 7 – Negotiating the type, size and tenure of affordable housing** A number of comments relating to the affordable housing thresholds set out in Core Strategy Policy CP5 were made but cannot be dealt with as part of the consultation on the SPD. However it is felt that further clarification is required in paragraph 7.7 which deals with the required design and layout of affordable housing units. The requirement for all units to meet the Homes and Communities Agency (HCA) design and quality standards needs to be removed as this is not possible for those units to delivered by the planning obligations form a Section 106 agreement to be entered into by the relevant parties.
- **Section 11- Planning Procedures** It has been noted that it is necessary to further explain how affordable housing will be dealt with in the case of outline applications. Also in light of the newly formed Policy and Planning Groups the procedures relating to who developers will deal with in relation to advice on affordable housing provision will need to be revisited as part of the wider discussion on roles and responsibilities.
- **Section 12 – Rural Exception Sites** There were representations relating to considering taking a more flexible approach to how rural exception sites could be delivered to include market housing in order to provide cross-subsidy for the development of such sites. As part of the work that is involved in progressing this SPD an alternative model of exception site delivery will be investigated.

## 2.4 Changes to PPS3

On the 9 June 2011 the Government published an amended version of Planning Policy Statement 3. The main amendment was in relation to the definition of affordable housing to include Affordable Rent (AR).

The introduction of the Affordable Rent (AR) model is intended to give social landlords much greater freedom to develop and respond to local need. It will be the primary housing product supported by the HCA, and the expectation is that new homes delivered will be via affordable rents or Section 106 opportunities. Grant funding will need to be supplemented by the conversion of existing stock to other tenures, Section 106 use and public sector land opportunities.

Local authorities will be able to contribute to the delivery of the main AR product, but direct provision by local authorities is likely to be late 2011/12. They may also deliver new supply without HCA funding by using their own resources and additional income generated from charging Affordable Rents on new and converted properties and free land.

Local authorities will be required to publish tenancy strategies for their area by April 2012, which Registered Providers will be consulted on and must have regard to. However, this is for guidance only and ultimately it will be for individual providers to decide what types and length of tenancy to offer.

Affordable Rent can be set at up to 80% of the gross market rent, including service charges, but providers can choose to charge lower rates. However the HCA will need to understand how the proposal helps to meet particular housing needs while still delivering value for money and generating the capacity required to deliver new supply.

Providers that enter into a contract with the HCA to develop new supply will be given the flexibility to convert a proportion of social rent properties to AR at re-let, and they will need to set out what that proportion will be.

## 2.6 The next stage in preparing the SPD:

In order to progress the SPD the Access Selby Officers need to address the amendments and additions as set out in paragraph 2.3, in particular work is required on the following areas:

1. Amending relevant sections of the SPD to reflect the Affordable Rent model as set out in PPS3.
2. Further defining the standard of design and layout of affordable housing. At the Informal Executive meeting on the 21 July 2011 it was discussed that the SPD should consider housing for the elderly and provide extra care facilities. Officers have met with the Selby Elderly Persons Forum and comments received will be included in the standards set out in the final document.
3. Consulting with planning colleagues to finalise the procedures relating to providing pre-application advice on affordable housing and on the negotiation of affordable housing as part of outline and full planning applications.
4. Developing a new approach to the delivery for rural exception sites to include a proportion of 'Rural Discount Homes' which would be available to local people at a 25% discount of open market value. This will have the benefit of meeting the objectives of PPS3 in supporting mixed, inclusive communities, allowing those who cannot buy on the



open market in rural villages the chance to purchase their own home and also incentivise landowners to bring land forward as this provides a more attractive financial proposition than the traditional £5,000 per plot model for traditional exception sites. Any properties developed as part of this approach would be protected by a S106 and restrictive covenants in order to ensure the affordability of the property and the eligibility of the occupiers will be protected in perpetuity.

- 2.7 Over the coming months Officers will progress with the above steps however the SPD is closely linked to the progress of the Core Strategy. The Core Strategy was submitted to the Secretary of State in May 2011 and the examination in public is set for September 2011. At present the timetable for adoption of the SPD is awaiting the outcome of the Core Strategy examination and final Inspectors Report due for publication in November 2011. Once the Inspectors comments have been considered a timetable for adoption of the SPD will be made available to members.

### **3. Legal/Financial Controls and other Policy matters**

#### **3.1 Legal Issues**

The report has been prepared to deal with the Council's approach to affordable housing.

#### **3.2 Financial Issues**

- 3.2.1 All costs associated with the production of the draft Affordable Housing SPD have been accounted for in the budget: These include:

- Formal advertisements in the local newspapers.
- Press releases
- All documents available to download from [www.selby.gov.uk/SADPD](http://www.selby.gov.uk/SADPD)
- Attendance at the Tadcaster CEF meeting
- Registered Providers and Developer Stakeholder Workshop
- Attendance at the Elderly Persons Forum

- 3.2.2 Once the SPD is adopted, the planning process will be streamlined, thereby reducing staff time and resources.

The SPD also proposes the collection of commuted sums in lieu of on-site contributions on smaller sites and these monies will be used for the provision of more affordable housing across the District.

### **4. Conclusion**

- 4.1 The draft Affordable Housing SPD, once adopted will complete the Core Strategy policies and provide a mechanism for considering planning applications which include affordable housing. The document will be a material consideration in determining planning applications for affordable housing. Following the public consultation earlier in the year the Council has now considered consultation responses and the

amendments to PPS3. Upon approval by the Executive and Council, officers will continue to progress with the document in advance of the adoption of the Core Strategy.

**5. Background Documents**

Selby District Submission Draft Core Strategy  
CLG Planning Policy Statement 3; Housing

**Contact Details**  
**Eileen Scothern**  
**Business Manager**

**Appendix A**

Draft Affordable Housing SPD

**Appendix B**

Schedule of Responses to Consultation on Affordable Housing SPD (February 2011)

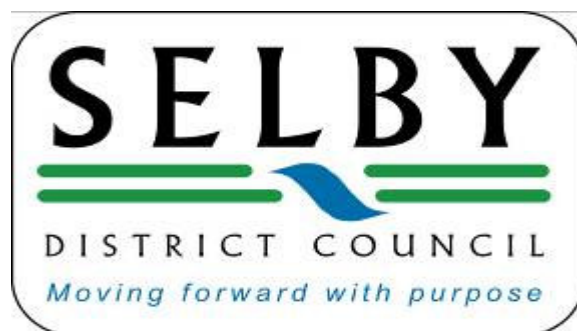


Selby District Council

Affordable Housing

Supplementary Planning Document

December 2010



Consultation on the Draft Affordable Housing Supplementary Planning Document (SPD) begins on Monday 10<sup>th</sup> January 2011 and comments should be submitted by the 21<sup>st</sup> February 2010.

Details of consultation events are available through the Council's website [www.selby.gov.uk](http://www.selby.gov.uk) and the local press.

Copies of this document can also be viewed at Access Selby, contact centres in Sherburn in Elmet and Tadcaster and local libraries in the District.

You can now submit a comments form which is available on the Core Strategy pages of our website [www.selby.gov.uk](http://www.selby.gov.uk) and email to [affordablehousing@selby.gov.uk](mailto:affordablehousing@selby.gov.uk).

Comments forms are also available from the 'consultation points' referred to above and may be posted to the Senior Development Policy Officer (Affordable Housing), Development Policy, Selby District Council, Civic Centre, Portholme Road, Selby, North Yorkshire, YO8 4SB

If you require any further help or advice or if you need this document in a different format, for example large print, audio, Braille or in another language, please contact the LDF Team on (01757) 292034 or email [ldf@selby.gov.uk](mailto:ldf@selby.gov.uk)

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## **1. Introduction**

1.1 The Council believes that everyone should have the opportunity of a decent home which they can afford in a community in which they want to work or live. Selby District Council is committed to providing high quality affordable housing for people who cannot access or afford market housing in the District

1.2 Housing affordability is one of the biggest challenges facing the District . House prices are higher than national and regional averages, and have tripled over the period 1996 to 2010' Affordability ratios (house price to earnings) are also significantly higher than the 'Affordable Definition' of 3.5 (an affordable mortgage being 3 5 times annual income) particularly in the northern part of the District.

1.3 Recent evidence suggests that there is a significant need for affordable housing in the District. However not only do we need more affordable housing, it needs to be the right kind of housing in the right location.

## **2. Purpose and Status of the SPD**

2.1 Supplementary Planning Documents (SPD's) were introduced by the Planning and Compulsory Purchase Act 2004 to replace Supplementary Planning Guidance (SPG) and form part of a planning authority's Local Development Framework.

2.2 National Planning Guidance (PPS12) states that SPD's should provide additional information to existing plan policies and proposals to assist applicants and decision makers in interpreting and applying policy. SPD is given 'substantial weight' as a material consideration in planning decisions, particularly if it accords with national guidance/policy and has been the subject of consultation.

2.3 The purpose of this SPD is to set out the Council's approach to delivering affordable housing in accordance with the Local Development Framework (LDF) and national policy. This includes the range of approaches, standards and mechanisms required to deliver affordable housing which meets local needs and contributes towards attaining mixed sustainable communities and a balanced housing market.

2.4 By following the guidance and discussing proposals with the Council, the time it takes to determine a planning application will be minimised and the probability of success increased.

### **3. National Policy Context**

3.1 Planning Policy Statement 3 Housing, first published in December 2006 (amended June 2010), sets out the vision, objectives and policies in relation to housing provision and delivery. The principle aim of PPS3 is to increase housing delivery through a more responsive approach to local land supply, ensuring that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.

3.2 In order to deliver affordable and market housing, PPS3 specifies that Local Development Documents (LDD's) should seek to meet the needs and demand for housing in their area by:

- Setting out the proportions of households requiring market and affordable housing
- Specifying the types of households requiring market housing
- Including a plan wide target for affordable housing, taking account of need and availability of finance
- Setting separate targets for social rented and intermediate housing
- Specifying the size and type of affordable housing needed
- Setting out the circumstances where affordable housing is required taking account of the national indicative minimum threshold of 15 dwellings, setting lower threshold where viable and practicable
- Describing the approach to seeking developer contributions to affordable housing, on and off-site
- Considering allocating and releasing 'exceptions sites' for affordable housing in rural settlement

3.3 PPS3 also includes a definition of affordable housing which includes social rented and intermediate housing but excludes low cost market housing. (see section 5)

### **4. Local Policy Context**

#### **Core Strategy**

4.1 The Council's Core Strategy encourages the development of sustainable communities, which are vital, healthy and prosperous. It aims to meet the current needs of local residents whilst recognising the importance of having regard as far as possible to future circumstances and the legacy being created for future residents.

4.2 The two main aims of the Core Strategy affordable housing policy are:

- To establish the overall target for the provision of affordable

housing in the District in accordance with PPS3;

- To set out the broad framework within which developer contributions go towards meeting affordable housing need will be sought in association with normal market housing.

4.3 The Council has set itself a long term target for the Core Strategy period up to 2026 to secure up to 40% affordable housing from total housing provision from all sources, not just in association with private developments.

4.4 Given that Selby District is basically rural in character and has a high affordable housing need, 60% of which arises outside Selby, there is justification for operating lower thresholds than the national indicative site size threshold of 15 dwellings, subject to compatibility with levels of viability. Supplementary work on the relative viability of varying threshold levels has been undertaken, which has established that a site size of 10 units is the minimum which makes the provision of affordable units sufficiently viable. (See *Affordable Housing Viability Study September 2009 and Affordable Housing Small Sites Threshold Testing Addendum Letter October 2010*)

#### **Core Strategy Policy CP5**

A The Council will seek to achieve a 40/60% affordable/general market housing ratio within overall housing delivery

B In pursuit of this aim the Council will negotiate for on-site provision of affordable housing up to a maximum of 40% of total new dwellings on all market housing sites at or above the threshold of 10 dwellings (or sites of 0.3ha) or more. Commuted sums will not normally be accepted on these sites unless there are clear benefits to the community/or delivering a balanced housing market in re-locating all or part of the affordable housing contribution.

C. On sites below the threshold, a commuted sum will be sought to provide affordable housing within the District. The target contribution will be equivalent to the provision of 10% affordable units.

D. The tenure split and the type of housing being sought will be based on the Council's latest evidence on local need.

E. An appropriate agreement will be secured at the time of granting planning permission to secure the long-term future of affordable housing. In the case of larger schemes, the affordable housing provision will be reviewed prior to the commencement of each phase.

The actual amount of affordable housing, or commuted sum payment to be provided is a matter for negotiation at the time of a planning application, having regard to any abnormal costs, economic viability and other requirements associated with the development. Guidance will be provided through an Affordable Housing SPD.



4.5 **Rural exception policy**

The Core Strategy rural exception sites policy enables small sites to be developed, specifically for affordable housing in small rural communities that would not be developed for housing under normal planning policies. Acceptance of 'exception sites' is subject to their meeting an identified local need and that any homes developed will remain affordable in perpetuity.

**Core Strategy Policy CP6**

In settlements with less than 3,000 population planning permission will be granted for small scale 'rural affordable housing' as an exception to normal planning policy where schemes are restricted to affordable housing only and provided all of the following criteria are met:

- i) The site is within or adjoining Development Limits
- ii) A local need has been identified, the nature of which is met by the proposed development.
- iii) The development is sympathetic to the form and character and landscape setting of the village and in accordance with normal development management criteria, and

An appropriate agreement will be secured, at the time of the granting of planning permission to secure the long-term future of the affordable housing

**Site Allocations DPD**

- 4.6 Specific allocations for rural exceptions sites are considered as part of the Site Allocations DPD. The allocations will be in the Secondary Villages where there are no market housing allocations which would assist in affordable housing delivery. They may be on greenfield sites and/or previously developed land both within and adjoining development limits

**Housing Strategy**

- 4.7 Selby District Council is a partner in the North Yorkshire Sub-Regional Housing Partnership which is responsible for the development and implementation of the North Yorkshire Housing Strategy. A Local Action Plan will be developed specifically for Selby District.

- 4.8 Strategic Priority 1 of this Housing Strategy is to enable the provision of more affordable homes. The sub-region proposes to
- Deliver a programme of additional affordable homes
  - Increase the availability of land for affordable housing

- Investigate alternative delivery mechanisms for affordable housing

## 5. What is Affordable Housing ?

### 5.1 Affordable housing definition

For the purpose of this SPD, the Council's definition of affordable housing will be based on the most up to date PPS3 definitions at the time a planning application is determined, in June 2010 the definitions were as follows:-

Affordable housing includes social rented and intermediate housing, provided to specified eligible household whose needs are not met by the market.

Affordable housing should:-

- Meet the needs of eligible households including availability as a cost low enough for them to afford, determined with regard to local incomes and house prices; and
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

### 5.2 Forms of affordable housing

#### Social rented housing

Owned and managed by local authorities and Registered Providers (RPs) for which guideline target rents are determined through the national rent regime.

#### Intermediate affordable housing

Housing at prices and rents above those of social rent, but below market prices or rents which meet the criteria set out in the definition above. Common models of intermediate housing include:-

- **Shared equity** is where more than one party has an interest in the value of the home eg an equity loan arrangement or a shared ownership lease. There may be a charge on the loan and restrictions on price, access and resale
- **Shared ownership** where the purchaser buys an initial share in a home from a housing provider who retains the remainder. In most cases the purchaser may buy additional shares (staircasing) and own the whole property and it may also be possible to sell back shares under certain circumstance (staircasing down). Staircasing may however be restricted in some rural areas
- **Intermediate rent** is housing made available at below market

rent – levels should not exceed 80% of prevailing market rents

- **Discounted sale** homes are provided at a discount to the full market value. The purchaser buys the whole home at a reduced rate.

## **6. Evidence of Housing Need**

### **Strategic Housing Market Assessment (SHMA)**

- 6.1 In 2009, the Council commissioned consultants to undertake a SHMA.
- 6.2 The study involved a detailed analysis of affordable housing requirements using a methodology advocated in Government Guidance. Analysis indicates that across Selby, there is an annual net shortfall of 378 and a gross shortfall of 409 affordable dwellings. This is taken as a measure of the annual supply/demand imbalance for the five year period 2008/9 to 2012/13. This compares with a net affordable housing requirement of 294 each year identified in the 2005 housing needs assessment.
- 6.3 Around 25% of the identified need is in Selby town and if this is added to the need in the market towns of Sherburn and Tadcaster, this accounts for 40% of total need. The highest need is therefore across the rural areas of the District.
- 6.4 Analysis of affordable housing requirements suggested that a range of affordable dwellings are required, in particular two and three bedroom general needs properties to address the needs of families. The report emphasises that particular care is taken to ensure that properties are built to reflect the demand from families and in the interests of long-term community sustainability.
- 6.5 A tenure split in the range 50 to 70% social rented (and the balance of 30 to 50% to be intermediate tenure) across the District is recommended. This is based on the stated preferences of households in 2009 and an analysis of the relative affordability of intermediate tenure products.

## **7. Negotiating the type, size and tenure of affordable housing**

- 7.2 Developers are recommended to view SDC website to access the most up to date contribution guidance and appendices to this SPD.

### **7.3 Site size and Suitability**

In accordance with the Core Strategy Policy CP5, the Council will seek to negotiate a target of 40% affordable homes on residential

schemes (or mixed schemes with a residential element) of 10 dwellings or more, or 0.3ha or more regardless of the number of dwellings.

7.4 The Council will apply this policy to planning application on sites falling below the threshold where the Council can demonstrate that the site is capable of delivering more housing than proposed and/or the site forms part of a more substantial development, which would in its totality be above the threshold.. For example where a site has been split into phases which individually fall below the threshold. This will apply regardless of land ownership.

7.5 **Type and tenure**

The exact number, type and size of affordable housing will be based on an assessment of need which will include:-

- Information from the most up to date SHMA or local needs survey if available
- Current information from our Housing Register
- Existing affordable housing provision in the locality
- Local housing market characteristics

7.6 Based on the current housing needs evidence, the Council will seek 2 and 3 bed family housing rather than flats in order to meet a range of needs in flexible housing solutions for the long term. The Council will resist the provision of one bed properties for these reasons. A tenure split in the range 50 to 70% social rented (and the balance of 30 to 50% to be intermediate tenure) across the District will be the starting point for negotiations based on the evidence from the SHMA.

7.7 **Design and layout**

As with all forms of residential development the Council expects affordable housing to be built to a high standard of design and amenity. Affordable housing units provided within a new residential development should be of a similar size and quality to the open market housing and should be visually indistinguishable. They should meet the Homes and Communities Agency design and quality standards. An appropriate level of parking should be provided for the affordable homes.

7.8 **Pepper potting**

In order to create mixed and balanced communities, affordable housing should be dispersed through the application site. There may be circumstances where Registered Providers (RP's) have management reasons for seeking a proportion of the affordable housing to be sited together eg in flatted schemes but this should not prevent the remainder of the provision to be distributed across the development.

**7.9 Registered Providers**

The Council strongly recommends that developers put forward proposals with a partner RP's in order that they can be involved in the negotiations at the earliest possible stage and preferably be party to the section 106 Agreement. There are several RP's who have existing stock in the District and work with the Council in the future development of affordable housing. A list of these Registered Providers is set out in Appendix 4. The Council's preferred option is that the developer builds and transfers the completed units to an RP at the transfer price for that particular dwellings (see section 9). In some circumstances the developer may transfer serviced land to the RP to enable the building of each affordable unit. Whatever option is chosen the Council will normally expect the affordable housing to be provided without the need for public subsidy. In some circumstances however, where there is some 'additionality' to the housing scheme, grant may be available from the Homes and Communities Agency to the RP which would need to be supported by the Council.

**7.10 Local Connection**

Affordable housing developed in Selby town, Sherburn and Tadcaster will be made available to people with a local connection to that settlement and the surrounding sub area parishes (see Map 1). In the rural parishes the affordable housing will be available in the first instance to people with a local connection to the parish and subsequently to people with a local connection to other parishes in the sub-area. If a local person in need of accommodation cannot be found to occupy the affordable property, a cascade mechanism will be used to widen the search area. The time periods required for each area of search and the definition of local connection will be set out in the Section 106 agreement.

**7.11 Legal agreements**

The affordable housing will be secured through a planning obligation under Section 106 of the Town and Country Planning Act 1990. Model heads of terms are to be found in Appendix 1 of this document and a draft section 106 agreement (based on this model) must be submitted with the planning application.

**7.12 Service Charges**

On developments where the affordable housing provision is subject to a service charge, the charge should not be so great as to make occupancy unaffordable. The Council will consider the level of service charges in the context of prices, rents, and overall affordability in relation to the findings of the SHMA.

## **8. Transfer prices**

- 8.1 The expectation of the Council is for affordable housing on sites of 10 dwellings or above to be provided by the development as completed units on sites.
- 8.2 The Council wants to avoid RP's bidding against each other to secure affordable homes from developers. and has worked with its RP partners to set a transfer price for each property type of a minimum size. The methodology is set out in Appendix 3 and will be periodically reviewed. This price is irrespective of tenure and is intended as a guide. It should be provided as part of the information submitted with the planning application and included in the section 106 agreement.

## **9. Development Viability**

- 9.1 Developers are expected to consider the overall cost of development, including the required planning obligations and any abnormal costs, prior to negotiating the purchase of land or the acquisition or sale of an option. Early consultation with the Council on such requirements is therefore encouraged.
- 9.2 On certain sites development viability may be affected by a range or combination of factors such as high abnormal costs and/or competing or existing land values. Where it can be demonstrated that schemes would incur high abnormal costs, or where development viability is affected by other factors, a reduction in the level of affordable housing may be considered favourably.
- 9.3 Abnormal costs can broadly be described as site conditions, which a competent purchaser, having undertaken the necessary investigation, could not have reasonably foreseen prior to the acquisition of a site.
- 9.4 Where development viability is considered to be affected, the developer should identify these issues and associated costs and submit a financial appraisal to the Council at the earliest opportunity. A list of information required can be obtained from the Council website.
- 9.5 The Council will refer the submitted appraisal to an independent valuer and will require an open and co-operative approach between the developer, the Council and the valuer. The cost of this will be reimbursed by the developers.
- 9.6 Where development viability is proven to be affected to a critical point by the provision of affordable housing a negotiated reduction may be agreed either to the overall numbers or to the type, size and tenure.

## **10. Commuted Sums**

- 10.1 If a site has been accepted as being appropriate for the provision of affordable housing (on sites of 10 dwellings or above) it is expected that those units will be provided on site. Consequently financial contributions to fund the provision of affordable housing on land elsewhere, will be only be acceptable in very exceptional circumstances where it can be shown there are clear benefits to the community/or delivering a balanced housing market in re-locating all or part of the affordable housing contribution.
- 10.2 A financial contribution will be only be acceptable in-lieu of on-site provision if both the developer the Council agree that this is the preferred approach eg where the management of the affordable housing on site cannot be effectively secured. The sum will have an upper limit equivalent to a 40% affordable rate.
- 10.3 There is a strong reliance on private development to contribute to the delivery of affordable housing. A high proportion of that development comes forward on small sites within village settlements. Therefore the Council's Core Strategy's affordable housing policy requires all developments to contribute in some way towards meeting housing need wherever the viability of the development allows.
- 10.4 The Council's Economic Viability Assessment has indicated that 'on-site' provision of at least one whole unit on sites of less than 10 dwellings will not generally be viable. It is therefore proposed that below this threshold a contribution in lieu be sought for each new dwelling unit. The commuted sum will have an upper limit equivalent to a 10% affordable rate.
- 10.5 As with 'onsite' provision on sites of 10 dwellings or more, all contributions will be subject to negotiation and the policy parameters are there to inform discussion.
- 10.6 The methodology for calculating the commuted sums is set out in Appendix 3 and the mechanism for payment will be secured through the section 106 agreement.
- 10.7 Contributions received in lieu for affordable housing on site will be held in a fund and used to meet the provision of affordable housing elsewhere in the District. An administration fee of 5% will be included in the sum paid. This includes new build schemes and purchase and refurbishment of empty properties

## **11. Planning Procedures**

- 11.1 Developers are advised to consult with the Council's designated Affordable Housing Officer at the earliest opportunity within the site development process. This should be prior to the land acquisition stage and prior to the submission of a planning application. The Council's policy is that pre-application charges will apply for advice that relates to a specific site.

- 11.2 The Council will not validate a planning application where there is a requirement to provide an element of affordable housing, unless the application is supported by an Affordable Housing Plan (see Appendix 1), the Heads of Terms of a section 106 agreement (see Appendix 2) and a financial appraisal if the target of 40% affordable housing cannot be achieved.

## **12. Rural Exception Sites**

- 12.1 The rural exception sites policy (see section 4) enables small sites to be developed, specifically for affordable housing in small rural communities that would not be developed for housing under normal planning policies. Acceptance of 'exception sites' is subject to their meeting an identified local need and that any homes developed will remain affordable in perpetuity
- 12.2 The housing need of the community can be identified through the SHMA, local housing needs surveys, housing register and other mechanisms such as community consultation events.
- 12.3 The Council currently has the resources of a Rural Housing Enabler employed as part of the North Yorkshire Rural Housing Partnership who works with landowners, local communities and RP's to deliver rural affordable housing schemes. Landowners wishing to develop their land for exception site schemes should seek the advice of the Rural Housing Enabler or the Council's Affordable Housing Officer at the earliest opportunity.
- 12.4 Specific allocations for such sites in Secondary Villages will be considered in the Site Allocations DPD. These may be on 'greenfield' sites and/or previously developed land both within and adjoining village development limit



## **Appendix 1**

### **Information to accompany a planning application**

1. The proportion of dwellings provided to be affordable (target of 40%)
2. A financial appraisal if the 40% target is not achieved
3. The proportion of affordable dwellings to be provided as social rent and intermediate housing
4. Layout plans showing the affordable dwellings by tenure
5. Details of the Registered Provider who will be partnering on the site
6. Timing/trigger arrangement for the transfer of the affordable dwellings to the identified Registered Provider
7. Details of open market valuations of the affordable dwellings
8. Draft section 106 agreement

## **Appendix 2**

### **Heads of Terms for section 106 agreements**

1. The number, type and tenure mix of the affordable housing  
Affordable housing plots and associated car parking bays to be identified on an attached plan
2. Schedule of affordable dwellings confirming plot number, house type and floor area
3. Requirement that the developer informs Selby District Council when the development commences
4. Requirement that the affordable dwellings be transferred to the partner Registered Provider named in the agreement
5. Time period for developer to enter into a contract with the Registered Provider and provisions for an alternative Registered provider in the event the deadline cannot be reached
6. Requirement for affordable dwellings to be built to a standard of specification which acceptable to the Registered Provider
7. Marketing obligations for the Registered Provider to be set out
8. Prices for affordable dwellings for sale to include marketing costs to be incurred by the Registered Provider
9. Triggers for when the affordable dwellings will be provided
10. Prices for the affordable dwellings to be inserted and index linked if necessary
11. Requirement for affordable dwellings to be made available to households with a local connection (definition included) and cascade periods set out
12. Requirement for those purchasing under Discount Sale to enter into a lease with the Registered Provider restricting resale ie limiting the percentage of open market value at which the home can be sold
13. Clause to cover the requirement of a commuted sum in the event that the developer fails to enter into a contract with a Registered Provider
14. Council to covenant to use the commuted sums to meet local housing needs
15. Council to covenant to repay any remaining monies if they have not been spent within five years of the date of payment
16. Mortgagee in Possession Clause
17. Clause requiring reassessment of economic viability (if 40% target not achieved) after a certain time period/construction of x dwellings

## Appendix 3

### Transfer prices and Commuted sums

#### Transfer prices - Methodology

The Council works with its RP providers to set transfer prices for a range of property types

#### Properties for rent

RP's provide information on prices that could be paid based on the project rental income and borrowing limits. An average price for rental units is then calculated.

#### Intermediate properties

A District average of 50% of market values calculated based on an affordable mortgage being 3.5 times an annual salary.

Unit type	Size sq m	Price to developer
1 bed flat	50	£37,000
2 bed flat	65	£45,000
2 bed house	75	£56,000
3 bed house	85	£73,000
4 bed house	100	£85,000

January 2011

(Not yet agreed)

#### Commuted Sums – Methodology

The methodology is to ensure that the shortfall between the market value of affordable dwellings and market dwellings is met by the developer.

This is represented by the formula below:

$$(A-B) \times (C/D)$$

Where A is the market value of a dwelling (or sq m)

Where B is the transfer value of a dwelling (or sq m) to a RP

Where C is the affordable housing percentage

Where D is the total number of dwellings (or sq m)

**For 10 dwellings or above the target affordable housing percentage is 40% and sites of less than 10 dwellings the target percentage is 10% (see paragraph 10.2 and 10.5)**

**Appendix 4**

**List of Registered Providers**

Broadacres Housing Association Broadacres House Mount View Standard Way Northallerton DL6 2YD	Jephson Housing Association Jephson House Lowfields Business Park Old Point Way Elland HX5 9DE
Home Knight House 2 Sandbeck Court Wetherby LS22 7BA	Chevin Housing Group Harrison St Wakefield WF1 1PS
South Yorkshire Housing Association 43-47 Wellington Street Sheffield S1 4HF	Connect Housing 205 Roundhay Road Harehills Leeds LS8 4HS
Yorkshire Housing 6 Innovation Close Heslington York YO10 5ZF	Hanover (Elderly persons accommodation) The Wave 1 View Croft Road Shipley BD17 7DU



**Map 1 Parishes and Sub-Areas**

## Appendix B Schedule of Responses to Consultation on Affordable Housing SPD (February 2011)

Number	Name	Section	Summary	Response
1	Peter Atkinson CoHo Ltd	5	Need to revise the definition of affordable housing to include affordable rent	Current consultation on amendments to PPS3
		7	Tenure split is too vague. Suggest more social rent to high value areas and vice versa.	This is a good suggestion but would require further work to define the high/low value areas
		4	40% affordable housing is unachievable in current climate. Need a more flexible approach e.g. CYCC	This is a matter for the CS
		9	Definition of profit and what is acceptable to SDC	It would give developers more certainty but do we want to be so prescriptive
2	Smiths Gore on behalf of York Diocesan Board of Finance	4	Threshold of 10 is too low	This is a matter for the CS
		9	In relation to viability, flexibility is required. Offsite provision should be built into the policy text	
		6	Type and size of housing should be negotiated on a site-by-site basis	Agree
		12	Consider open market housing on RSX's to incentivise landowners	Contrary to PPS3
3	HCA	7	Agree with the approach on s106 sites and that RP's involved at an early stage.	

			Would welcome above CSH3 where possible. Need to consider affordable rent Clarify what is meant by level of parking	
			Supports on site provision of affordable housing	Agree
		11	Supports the need for an affordable housing plan	Agree
		12	Support RXS and use of RHE. Would prefer development on PDL or use of empty homes over use of greenfield	Agree on first point. RXS's very rarely pdl. Empty properties difficult to secure with limited grant due to price of property
		General comments	Affordable housing is a key priority within the LIP Supports aim to achieve balance and sustainable communities Welcome an affordable rent model including the use of s106's	
4	Hazel Bramley	12	RXS's are the way forward to provide affordable housing in rural communities	Agree
5	Malcolm Spittle NYCC	General comments	Supports the content of the SPG	Agree
6	Hemingbrough	7	Affordable housing should be	Agree

	Parish Council		integrated It should be for local people to rent or buy There is a need for elderly persons accommodation	
		9	Parish Council and residents should have a greater input to number and type of houses within parish	PC will be consulted
		10	Do not agree with commuted sums especially if money could be used elsewhere	Comment noted. Commuted sums will only be used in exceptional circumstance. In case of less than 10 dw. Unlikely there will be a sufficient sum to spend in Hemingbrough only These are confidential
		11	The PC should be involved in pre-app discussions	
		12	Object to a development of only affordable housing	RXS only acceptable for affordable housing in accordance with PPS3
		General	Additional services required in	Noted



		comments	Hemingbrough	
7	Carter Jonas	7	<p>Object to the tenure split as they will differ across the district Also need to include affordable rent</p> <p>Do not support requirement for SDC to nominate the RP Developers should be able to select their own</p>	<p>SDC will provide a list of the RP's that currently work in the District. The developer will be able to select from this list. With set transfers there will be no advantage in working with any particular RP</p> <p>Support the proposal to define local connection.</p>
		8	Object to setting of transfer prices which lead to viability issues and does not take into account the costs of developing an individual site	Transfer prices prevent bidding between RP's. Approach is supported by RP's, the HCA and indeed some developers as they prefer the certainty of transfer prices
		9	<p>Unreasonable for applicant to fund independent verification of financial viability.</p> <p>If required to do so they should choose the independent assessor</p>	<p>This will only be the case if the target of 40% affordable housing is not proposed</p> <p>If the applicant selects the advisor it would not be independent</p>
		11	Unreasonable to require payment for pre-app	Not a matter for the SPD

			discussions  If Council requires pre-app payment and for assessment of financial viability then the costs should be covered in the appraisal by a proportionate amount	
		General	Procedures are onerous and will stifle housing development	
8	South Yorkshire HA	7	Is 40% affordable viable?  Under 10 units means that rural schemes will not have on site provision          If HCA minimum standards they will be larger and therefore not indistinguishable	A matter for the CS  Smaller thresholds were found not to be viable. Commuted sums can be spent in the rural areas          Delete HCA standard
		8	Will not prevent seeking prices from several RP's as only a guideline.	

			However should remain as a guide due to variables	
		9	Interesting to see how developers will deal with this issue	Noted
		10	Surprised that 1 unit could not be provided from 9 dwellings	EVA advised less than 10 threshold would not produce one unit on site
		General	Many changes in delivery of affordable housing including house prices, affordable rents, mortgage availability, therefore difficult to set out a procedure which is acceptable to all	Noted
9	James Perry	7	Fairburn is the wrong location for more affordable housing as there is sufficient to meet needs	Individual parish requirements are not a matter for the SPD
		9	Matters relate to the SADPD	
		10	Commuted sums in lieu of affordable housing in Fairburn would not be acceptable	Individual parish requirements are not a matter for the SPD
		11	Matters relate to pre-application discussions on Fairburn sites	Individual parish requirements are not a matter for the SPD
		12	A proper procedure needs to set out when RXS's will be considered and whether	CS and section 12 set out the circumstances where RXS's will be appropriate

			green belt is appropriate for this purpose	
10	Barton Willmore	2	Object to the procedures as the SPD should be delayed until CS adopted	This is the intention
		6	Overall housing numbers need to be increased above RSS requirements	A matter for the CS
		7	There is no paragraph 7.1  Amend 7.4 to exclude the part relating to sites forming part of a more substantial development  No definition of high standard of design and amenity. Should include a policy to encourage building for life standards	Amend!  This paragraph is intended to ensure that developers do not 'get round' their affordable housing requirements by developing sites in phases under the threshold  Agree – needs amending
		9	Delete parts of 9.1 as developers know this already  Clarification on earliest opportunity to submit a financial appraisal	Disagree no deletions  Agree timescales with DM

			Support 9.6	Noted
		10	Object to wording	Agree this could be made clearer and amend
		11	Not necessary to include term prior to land acquisition stage  Validation requirements are duplicated	No amendment  It re-enforces what is required to validate
11	Cunnane Town Planning	7	7.5 The requirements of the RP should be included	Agree and amend
		9	Cost of independent valuation should be agreed by both parties.	??
		10	5% admin fee is not justified and would not stand up to scrutiny	Need a legal opinion
12	Brayshaw Properties	General comments	SPD should include and encourage self-build projects	Is this a matter for an SPD
13	English Heritage	General comments	No comments	
14	Taylor Wimpey	7	7.5 Site and local characteristics should be included  7.7 internal spec may differ  7.7 Comment on HCA D and Q standards	Agree and amend  No need to amend  After consultation with RP's delete as with no grant, housing standards will not be to HCA standard

		<p>7.8 Wishes of RP's preference over pepper-potting</p> <p>7.10 Agree with local connection but to SDC residents only</p> <p>7.12 Is there a cap on acceptable service charges</p>	<p>After consultation with RP's prefer clusters of 2 and 3 properties – amend to reflect</p> <p>Choice based lettings will cover NY therefore need to ensure SDC connection in s106</p> <p>Only that the properties should remain affordable based on house prices/rents and incomes. Possibly add sentence to clarify</p>
	8	<p>Transfer prices should be price per sq metre</p> <p>Are transfer prices a capped or indicative</p> <p>Clarity that prices are index linked</p>	<p>After consultation with RP's developers do not use same calculations.</p> <p>Indicative – need to clarify</p> <p>Agree</p>
	9	<p>What is acceptable level of profit</p>	<p>Not a figure to be included in the SPD</p>

			<p>Clarity on who would assess viability</p> <p>S106 costs should be included in viability</p> <p>Is there a preference for affordable housing or other s106 payments</p> <p>Onus to demonstrate 40% is not achievable is placed on the developer but it should be on the LA to prepare and fully justify the viability of the policy</p>	<p>An independent source eg DV</p> <p>Noted could amend to clarify</p> <p>Each case would be on its individual merits</p>
		11	<p>If less than 40% agreed prior to land acquisition this should be agreed as the principle for the site moving forward</p> <p>What if no RP at outset</p>	<p>Agree</p> <p>Developer requested to advise of RP partner. No change</p>

			Is there a pro forma for s106	Heads of Terms as set out in Appendix of SPD
			Requirements for outline applications	Agree this needs to be explained
		General comments	Viability equation??	Need to ask objector to clarify
			SHMA must be kept up to date	Agree SPD will be updated when NY SHMA published
15	Dacres Commercial	2	Fails to follow guidance in PPS3	
		3	Needs to be updated regarding PPS3 consultation on affordable rents	Agree – will amend when PPS 3 amended
		4	Comments on 40% requirement and 10 dwelling threshold	Relate to CS CP5
		5	Definition of affordable housing – see above	Agree – will amend when PPS 3 amended
		6	Evidence from SHMA – various points	May need to include
			Considers affordable housing to be located only in higher	Fails to understand reasons for providing affordable housing in rural villages and ability to



			order settlements with good access to jobs and transport	retain services, keep social links etc. Most occupants of affordable housing require a car wherever the location
		7	Object to 40% target  7.4 Should include table in SHMA  50:50 split should be included  7.7 Clarification on standard of design and quality    Pepper-potting RP's include clusters    7.9 Partnering with RP's is unworkable	A matter for the CS  Figs could be included  This is not directly evidenced from SHMA  Agree needs amending to include d and q the same as market housing    Clusters of 2 and units – this could be specified in the text    RP prefer to be involved at early stage. Need to keep this requirement
			7.11 Object to requirement for s106 to be submitted with a planning application	Heads of terms to be submitted – need to clarify in text
			7.12 Service charges not	They can affect affordability and are therefore a

			relevant	consideration in determining the application
		8	Transfer prices too restrictive and result in unviable sites	They have been agreed with RP's to represent prices they are able to pay
		9	More information on how viability will be assessed	Need DM input
		10	10.1 Support 10.2 needs amending 10.7 Object to admin fee	Noted Agree Need legal advice
		11	11.2 – Re-write to provide a better approach	Maybe – need DM input
		12	No case for an RXS	Noted but no reason given
		Appendices	To be re-written in light of previous comments	Need to be re-viewed, particular input from DM required
16	Jean Bills	7	Variety of housing required especially bungalows for elderly people Local connection to the parish is important	Agree
		9	The community should be involved in negotiations	Difficult to involve community directly in s106 negotiations regarding development viability. However local needs from evidence base will feed into the negotiations. PC will be consulted as part of the DM process
		10	Commuted sums in lieu of affordable housing units on the ground should be used in that particular parish	If sums are time limited then would be difficult to ensure they are spent in a particular locality as would depend on suitable land/properties becoming available in that locality

		11	Pre-application discussions should involve the local community	Pre-application discussions are confidential
		12	Support required from local community  Limit of 3,000 population unfair  Local need should be identified	Agree  Settlements defined in Statutory Instrument (covers most parishes in Selby)  Agree
		General	Summarises above points	Noted
17	DLP Planning	1	The document appears to say that all affordable housing needs will be met and suggest changes which highlight the CS provisions and the government projection for new housing	Not a matter for the SPD
		4	Objects to 40% requirement	A matter for the CS
		7	Delete the para regarding funding from HCA  Object to local connection as too restrictive	This paragraph only supplements the statement that cross subsidy from market housing will be the main mechanism for delivery but recognises in exceptional circumstances there may be funding to increase the number of units  The local connection has been made flexible but endeavours to ensure that affordable housing

				delivered, particularly in the rural areas meets the need of that local community
		9	Object to the applicant bearing the cost of independent appraisal Require amendments to text	Agree
18	Jenny Hubbard	7	Innovative ways are required to increase the supply of affordable housing e.g. trusts, landowners  Local connection needs to be defined  Need guidance for outline application	We should add to text  Text already defines in general terms. Each case on its merits and included in the s106  Agree – need a section on this
		10	There are many circumstances where commuted sums could be taken in lieu of on site provision  10.4 If on-site provision on less than 10dw is	Do not agree  Yes - needs an additional sentence

			viable could this take place Clarification on admin fee Use of funds for additionality on s106 sites	Seek legal advice Would be included – do we need to be explicit in the text
		11	Need clarification on outline applications	Agree need additional para
		12	More flexible approach with variety of providers Group settlements together to provide a RXS Cross subsidy with market housing Use commuted sums to increase price paid to landowners	Could include CLT's etc Depends if close links between villages Contrary to PPS3 Uncertain that commuted sums could be used in this way
		General	SPD is premature prior to CS being adopted with settlement hierarchy More flexible financial arrangements	SPD will not be adopted prior to adoption of CS Perhaps should be mentioned in general terms as less funding will make the need for new financial models etc

			Mix of affordable housing required not just for families	Agree
19	Daniel Gath Homes	10	Need more information on levels of financial contributions on smaller sites	The equation sets out how this will be worked out but not possible to give figures, depends on market values
		9	What level of profit does the Council expect	Not for the Council to set out in the SPD
20	Constance Baker	7	A variety of affordable housing types and sizes is required	Agree
		12	Housing should be for local people	Agree
		General	Money from sale of affordable housing should be recycled for more affordable housing	RP's required to do this

# Selby District Council

## REPORT

Reference: E/11/20

Public - Item 6



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<b>To:</b>	<b>The Executive</b>
<b>Date:</b>	<b>1 September 2011</b>
<b>Status:</b>	<b>Key Decision</b>
<b>Report Published:</b>	<b>23 August 2011</b>
<b>Author:</b>	<b>Kevin Ross – Senior Finance Officer</b>
<b>Executive Member:</b>	<b>Cllr C Lunn</b>
<b>Lead Officer:</b>	<b>Executive Director (and S151)</b>

**Title: Revenue and Capital Budget Exceptions for 2011/12**

### **Summary:**

This report is to update the Executive with details of major variations between budgeted and actual expenditure and income for the 2011/12 financial year to 30 June 2011.

### **Recommendations:**

- i. Councillors endorse the actions of officers and note the contents of the report.**
- ii. That the budgets be adjusted to reflect the savings expected to be achieved this year as per Appendix B, and that the Councils Medium Term Financial Plan be amended to take account of projected savings in 2012/13 and 2013/14 where these are not currently allowed for in the budget.**

### **Reasons for recommendation**

**To ensure that budget exceptions are brought to the attention of the Executive with explanations from officers; in order to approve remedial action as necessary.**

## **1. Introduction and background**

- 1.1 This is the 1<sup>st</sup> quarter 2011/12 budget exception report and provides details of General Fund, and Housing Revenue Account (HRA) expenditure and income variations for the financial year 2011/12 and where appropriate remedial action.
- 1.2 This report will be the final report for variances reported in this format. With effect from 1 July 2011 the new structure for delivering Selby District Council services commenced and the financial reporting will be tailored to match that structure. The 2<sup>nd</sup> quarter budget monitoring due at the end of September 2011 will be the first such report.

## **2. The Report**

### Budget Exceptions

#### Revenue

- 2.1 The table in Appendix A shows details of the major budget exceptions within General Fund and Housing Revenue Account revenue budgets for the 2011/12 financial year, summarised at service level total.
- 2.2 To the 30<sup>th</sup> June £147k General Fund and £267k Housing Revenue Account exceptions have been identified. Officers continue to monitor these budgets.
- 2.3 Whilst no variance is currently showing on the Streetscene Contract, inflation was estimated at an average of 4.06% based on the actual September 2010 rate of 4.62% and an estimated rate of 3.5% for 2011. For this year if RPI continues at its current level of 5.2% then this will add an additional £32k to the Streetscene Contract. Every 0.1% variance on the inflation uplift will have an impact of approximately £3.7k.
- 2.4 In addition there is currently no variance forecast for the Leisure contract however if inflation continues at its current level then this will add an additional £4k to the contract cost.
- 2.5 If these contracts increase above the budget then the funding for these additional costs will need to be met from either additional savings or increased income within the Council's services.

#### Capital

- 2.6 Within Appendix A are details of budget exceptions for capital budgets for the 2010/11 financial year. £17k of exceptions have been identified for General Fund Capital. To date, there are no Housing Revenue Account exceptions to report.



## Savings

- 2.7 Appendix B summarises the savings that have been identified by officers for the services within the General Fund and the HRA to date and also shows the progress made to date on each.
- 2.8 To date General Fund savings are £91k short on the General Fund Savings Plan for 2011/12 shown at Appendix B. Officers are working on savings proposals to cover this shortfall.
- 2.9 The HRA has a savings target of £141k for 2011/12 which is shown at Appendix B. Planned savings which have been identified and achieved to date stand at £126k. Officers will continue to look for savings opportunities to cover the required on-going base budget savings in future years.

## **3. Legal/Financial Controls and other Policy matters**

### **3.1 Legal Issues**

There are no legal issues as a result of this report.

### **3.2 Financial Issues**

The financial issues are highlighted in the body of the report.

## **4. Conclusion**

Budgets are financial plans which are affected by external factors, as can be seen by the variances explained within this report. Officers are monitoring and managing their budgets closely and have plans in place to deal with and react to the impact of external factors placed upon them.

## **5. Background Documents**

Accountancy budget management files

### **Contact Details**

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### **Appendices:**

Appendix A – General Fund and Housing Revenue Account Revenue and Capital budget exceptions.

Appendix B – General Fund and Housing Revenue Account Savings.

## BUDGET EXCEPTIONS REPORT

APRIL 2011 - JUNE 2011

Budget Description	Annual Budget £000's	Year to Date Variance £000's	One-Off/ On-going	Comments	Action
<b>GENERAL FUND</b>					
<b>Revenue</b>					
Council Tax Benefit	(40)	(188)	One Off	Council Tax Benefit payments are less than budgeted, the grant paid by DWP will be adjusted to reflect the lower payments and the net impact on the Council will be nil.	<b>Monitor and adjust budgets for grant payments and income to reflect the data in the first DWP claim</b>
Counter Fraud Unit	112	(9)	One Off	There is a salary saving due to an officer transferring to Central Admin.	<b>Salary budgets will be realigned, to reflect the Access Selby structure.</b>
Housing Benefit Admin	530	(38)	One Off	Admin grant is exceeding budget by £15k, additionally there are salary savings to date totalling £14k. There are also numerous minor variances.	<b>Salary budgets will be realigned, to reflect the Access Selby structure.</b>
Rent Allowances	54	506	One Off	Currently payments are exceeding budget by £106k, £305k is due from DWP as a previous year adjustment. Current year grant income is £97k under budget reflecting the first claim for the year submitted to DWP in March which was based on the latest information available, which will reflect lower payments to Claimants and therefore, there is no impact on the Council.	<b>Monitor and adjust budgets for grant payments and income to reflect the data in the first DWP claim</b>
Rent Rebate	19	(79)	One Off	£66k is due back to DWP from a prior year adjustment, payments are lower than budget by £35k and income is lower than budget by £22k. The first claim for the year submitted to DWP in March was based on the latest information available, will reflect lower payments to Claimants and therefore, have no impact on the Council.	<b>Monitor and adjust budgets for grant payments and income to reflect the data in the first DWP claim</b>
Hurricane Ind Unit Gr	(4)	(25)	One Off	Hurricane Close is currently fully occupied, therefore income is expected to exceed budget. 20% of this additional income will be payable to Yorkshire Forward, leaving £20k for SDC.	<b>Monitor</b>
Development Management	634	29	One Off	Planning fees to the end of June are currently £43k behind profile. Planning applications are linked to the building sector and due to the still perilous state of the economy the number of mid to large applications has still to show any signs of increasing to the levels we have had previously. There are applications expected towards the end of the year for Olympia Park with fees in the region of £50k - £100k.	<b>Monitor income progress, if a shortfall trend continues savings will needed to cover this.</b>
Access Selby Board	0	(15)	One Off	This is a grant contribution received as part of the Working Towards Tomorrow project.	<b>Contributes towards the costs of SDC transformation.</b>
Customer Contact Centre Tu	0	(41)	On-going	This is a saving generated through vacancies.	<b>Salary budgets will be realigned, to reflect the Access Selby structure.</b>

Budget Description	Annual Budget £000's	Year to Date Variance £000's	One-Off/ On-going	Comments	Action
Parish Elections 2011	0	28	One Off	This variance will be covered when costs are recovered from the parishes and referendum monies received from the Ministry of Justice.	Monitor
Drain.Sect 81 Agree.	1,482	(20)	On-going	Drainage Board precept payments are lower than expected. The forecast saving for the year is £40k and is identified withing the savings on Appendix B.	Reduce budget per the savings schedule
Miscellaneous Grants	51	(12)	On-going	A planned saving of £12k has been achieved.	Reduce budget per the savings schedule
Property Management	(36)	26	One Off	Mast income due for 2009/10 and 2010/11 from North Yorkshire Police Authority has not yet been received.	Monitor
Civic Centre	0	20	One Off	The shortfall is due to business rates for the Civic Centre site. The full year account has been paid and a refund will be made when the building becomes vacant.	Monitor
Democratic Services	0	(17)	On-going	This saving is due to vacancies.	Salary budgets will be realigned, to reflect the Access Selby structure.
Human Resources Tu	26	(8)	One Off	This saving is made up of numerous variances across training and office expenses.	Monitor
Development Policy T U	0	(13)	On-going	The saving to date has been achieved on salaries.	Salary budgets will be realigned, to reflect the Access Selby structure.
Cs-Partner Contributions	105	(7)	One Off	The management of Community Safety is transferring to City of York Council, the remaining balance after commitments will be paid over.	Monitor
Sscf Revenue	(3)	10	One Off	This variance is due to budget profiling, but as part of the new arrangements for Community Safety, the council will continue to pay the salary costs of an officer based at Selby Police Station and claim the costs back from City of York Council.	Monitor
<b>Total Variance - General Fund Revenue</b>		<b>147</b>			

Budget Description	Annual Budget £000's	Year to Date Variance £000's	One-Off/ On-going	Comments	Action
<b><u>HOUSING REVENUE ACCOUNT</u></b> <b><u>Revenue</u></b>					
Edgerton Lodge	27	10	On-going	The reason for this overspend is due to council tax payable on empty units. Effective homelessness prevention equates to units being left empty and no rental income earned.	<b>Savings elsewhere in the HRA will be required to cover this shortfall</b>
Housing Management	887	(99)	One Off	Contributions have been received from the homeless strategy pot to support a Housing Options Advisor and a Support Worker.	<b>Monitor</b>
Dir Works - Hsg	1,914	(114)	On-going	This current saving is made up of a number of variances, including salary vacancies (£11k), equipment (£37k), Sub-contractors (£30k), Adaptation work (£20k) and change of tenancy work (£6k) are due to the demand for services and the timing of the receipt of invoices.	<b>Monitor</b>
Mgmt Overheads	32	(19)	On-going	The saving is due to vacancies in the current structure.	<b>Salary budgets will be realigned, to reflect the Access Selby structure.</b>
Designated (Non-Sp)	246	(45)	On-going	Salaries currently have a saving of (£29k) due to vacancies. There are a number of other smaller variances on utilities and office expenses.	<b>Salary budgets will be realigned, to reflect the Access Selby structure.</b>
<b>TOTAL HRA VARIANCE</b>		<b>(267)</b>			

**General Fund Capital**

<b><u>CAPITAL</u></b>					
<b><u>GENERAL FUND</u></b>					
Sdc-Cons & Listed Build Grts	10	17	One Off	These are Selby Heritage Partnership Scheme grant payments for building improvements in Selby. Contributions up to £30k are due from English Heritage to give a total budget of £40k	<b>Increase budget to £40k to reflect English Heritage Grant</b>
<b>TOTAL GF CAPITAL VARIANCE</b>		<b>17</b>			

**GENERAL FUND BASE BUDGET  
SAVINGS/EFFICIENCIES ACTION PLAN  
2011/12 - 2013/14 (V48)  
Updated May 2011**

## Key:

Green	Savings likely to be achieved/low risk
Amber	Tentative savings - further work required/medium risk
Red	Savings require a change in Council policy or significant change in service delivery/high risk

Dept	Proposed Savings	Status	Latest 2011/12 £	2012/13 £	2013/14 £	Progress
	Inflation factor		-	0.020	0.020	
<b>Procurement Workstream</b>						
Customers & Business	Change provider for telephone calls and rationalisation of telephone accounts	Green	13,000	13,000	13,000	Completed
Customers & Business	Partnering Back Office Support	Green	77,500	93,000	93,000	The shared ICT service with Craven has commenced
Customers & Business	Election software	Green	4,700	4,700	4,700	Completed - Implementation underway
Customers & Business	CCTV	Amber	21,000	42,000	42,000	Benchmarking with other councils in North Yorkshire shows saving is achievable
Partnerships & Comm	Recycling	Amber	159,000	159,000	159,000	Proposals to change the way that recycling is handled approved and changes implemented through a variation to the existing contract with Enterprise.
Partnerships & Com	Collaborative corporate contracts through shared procurement service Note: The balance of this target will reduce as individual procurement projects are identified	Amber	11,300	20,300	45,300	A refreshed spend analysis has identified a first phase of projects for 2011/12 but further work will be needed to identify projects to meet this remaining savings target for 2011/12 and beyond.
Dev	Expanded Building Control Partnership	Red	-	5,000	5,000	Savings in 11/12 unlikely to be achieved due to continued downturn in fee earning work
Finance	Audit Partnership	Amber	5,000	10,000	15,000	Completed for 11/12. Planned reduction in Audit days and exploring options for future service delivery in North Yorkshire to coincide with partnership agreement renewal from April 2012
Finance	WTT - Partnering Revs and Bens	Red	55,000	110,000	110,000	Work has progressed well on a shared service business case covering Selby and Craven District Council's although it is not fully complete (Harrogate Borough Council are working on some performance analysis). However, Craven District and Harrogate Borough Council's now wish to develop a three way case which will delay any potential shared service implementation.
Customers & Business	WTT - Shared Legal Service	Red	20,000	20,000	20,000	Currently in the middle of a BPI exercise to identify savings. Initial conversations have been held with Craven regarding provision of advice and potential of shared service. 1/2 FTE saving from 1 April and other base budget reductions will cover this saving in 2011/12
Housing & Property	WTT - Shared Environmental Health Service	Red	56,000	84,000	84,000	Draft business case completed but awaiting decision from Craven. Saving can be achieved from corporate restructure from 1 August

Dept	Proposed Savings	Status	Latest			Progress
			2011/12	2012/13	2013/14	
			£	£	£	
Customers & Business	Access Selby Electricity	Green	10,000	10,000	10,000	Completed
Customers & Business	ICT - Server Virtualisation	Green	10,000	10,000	10,000	Completed - Implementation underway
<b>Total Procurement</b>			<b>442,500</b>	<b>581,000</b>	<b>611,000</b>	
<b>Transformation Workstream</b>						
Finance	WTT - Accountancy and Admin BPI	Green	90,890	90,890	90,890	Internal recruitment completed some vacancies remain and will be held pending corporate restructure - posts are being back filled by staff displaced by the restructure in order to minimise redeployment pool costs
Finance	WTT - Revs and Bens (Phase 2) BPI	Green	40,000	40,000	40,000	Completed - A vacancy in benefits is currently being held and further savings may be possible - additional BPI work will be undertaken following debt recovery project. A review of Counter Fraud activities has also been undertaken and changes have been implemented.
Dev	WTT - Planning (Phase 2) BPI	Amber	36,667	55,000	55,000	Review commenced - saving to be achieved through Corporate restructure from 1 August
Customers & Business Support	WTT - HR BPI	Red	5,000	5,000	5,000	Discussions with Harrogate and Craven regarding possible joint working. High level business plan to be developed. Base budget reductions will cover savings in 2011/12
Finance	WTT - Corporate Debt Recovery team BPI	Amber	20,000	20,000	20,000	Key recommendations report produced. A vacancy within the section is currently being held pending implementation
Finance	WTT - Procure to Pay (£15k GF and £15k HRA) BPI	Amber	15,000	15,000	15,000	Key findings awaited - vacancies from the Accountancy and Admin restructure are being held pending the corporate restructure and outcome of this BPI project
Finance	WTT - Review of remaining cash collection	Amber	10,000	10,000	10,000	Discussions on collaboration with WLCT halted. Discussion now taking place with alternative security carriers for quotes to carry to an approved collection centre. Aiming to commence June/July 2011.
Customers & Business Support	WTT - Democratic Services BPI	Amber	19,760	19,760	19,760	Innovate stage completed. Long term saving achievable and will form part of corporate restructure.
Partnerships & Com	WTT - Partnerships and Commissioning BPI	Amber	32,000	48,000	48,000	Innovate stage completed. Long term saving achievable but will form part of corporate restructure therefore full saving will not be achieved in 11/12
Customers & Business Support	WTT - Customer Services BPI	Amber	24,000	24,000	24,000	Vacancy being held pending corporate restructure
Corporate	WTT - Senior Management	Green	80,000	80,000	80,000	Completed
Corporate	WTT - Transformation (SDV)	Amber	345,000	742,000	726,000	SDV Business Plan approved - structure proposals out to consultation with staff and unions

Dept	Proposed Savings	Status	Latest			Progress
			2011/12	2012/13	2013/14	
			£	£	£	
Corporate	WTT - Transformation (Core)	Amber	50,000	50,000	50,000	Structure proposal out to consultation with staff and unions
<b>Total Transformation</b>			<b>768,317</b>	<b>1,199,650</b>	<b>1,183,650</b>	
<b>Asset Management Workstream</b>						
Housing/ PS	Vacation of Portholme Road Depot	Green	13,497	13,497	13,497	Completed. In addition, there is a saving to the HRA of £26,833
Housing & Property	Running costs of new Civic Centre	Amber	20,000	40,000	40,000	Work on site progressing well - move scheduled for August 2011
Customers & Business Support	Closure of Tadcaster office	Green	30,000	30,000	30,000	Completed
Housing & Property	Barlby Depot	Red	-	20,000	20,000	Options to be reported to P & R following T & F Group. To be included in new Asset Management Plan. Option for short term lease is currently being considered
<b>Total Asset Management</b>			<b>63,497</b>	<b>103,497</b>	<b>103,497</b>	
<b>Value for Money Workstream</b>						
Corporate	Telecommunications Mast	Red	13,000	13,000	13,000	Budget bid approved as part of 2011/12 budget round
Corporate	Internal Drainage Boards	Green	40,000	40,000	40,000	Saving of £40k achieved in 11/12 - future targets adjusted accordingly
Partnerships & Comm	Community Safety	Green	15,000	15,000	15,000	Completed
Dev	Decentralisation of Planning Fees	Red	-	250,000	250,000	Awaiting final details although indication that legislation may not now come into force until April 2012. Income will be linked to cost recovery in the future. Workshop on charging attended and savings targets have been reduced to reflect reducing cost base under new SDV
Housing & Property	Car Park Income	Red	50,000	50,000	50,000	Review of fees scheduled for Executive June 2011 & implementation October 2011. Expectation from January 2011 Budget Away day of £50,000 increase against current budget. As a surplus of £12k was already achieved in 10/11 at current prices, an additional £38k would need to be achieved in 11/12. As any increase would only be effective from October, this would require a 25% increase to achieve £50k in 11/12, and would result in £75k on-going. To achieve £50k pro-rata in 11/12, this would require a 12.7% increase.
<b>Total Value for Money</b>			<b>118,000</b>	<b>368,000</b>	<b>368,000</b>	

**Base Budget Review Workstream**



Dept	Proposed Savings	Status	Latest			Progress
			2011/12	2012/13	2013/14	
			£	£	£	
Corporate	External Audit Fee	Green	5,000	5,000	5,000	Saving for SDC not as high as indicated in the consultation due to increased cost of VFM work - representations will be made to the Audit Commission
Corporate	Corporate and Democratic Core	Green	7,000	7,000	7,000	Completed
<b>Total Base Budget Review</b>			<b>12,000</b>	<b>12,000</b>	<b>12,000</b>	
<b>Discretionary Service Review Workstream</b>						
Customers & Business Support Dev	HR - Budget review	Green	5,000	5,000	5,000	Completed
Dev	New charge for planning advice	Green	30,000	30,000	30,000	Completed - £5k achieved since January 2011 (included £13k for service to CDC below) therefore target reviewed. Income budgets will continue to be monitored closely
Customers & Business	Reduce opening hours at Access Selby	Green	35,000	35,000	35,000	Completed - approved at P&R on 1 February to continue with the reduced opening hours
Partnerships & Comm	Barlow Nature Reserve	Red	15,000	15,000	15,000	Discussions commenced with NYCC - SLA extended and further review planned by the end of 2010/11
Finance	External Grants	Green	12,000	12,000	12,000	Completed
<b>Total Discretionary Service Review</b>			<b>97,000</b>	<b>97,000</b>	<b>97,000</b>	
<b>Inflation adjustment</b>			<b>-</b>	<b>47,223</b>	<b>95,956</b>	
<b>Total General Fund Savings</b>			<b>1,501,314</b>	<b>2,408,370</b>	<b>2,471,103</b>	
<b>Target (Per 2011/12 - 2013/14 MTFP)</b>			<b>1,592,000</b>	<b>2,594,000</b>	<b>3,006,000</b>	
<b>Headroom/Deficit (+/-)</b>			<b>- 90,686</b>	<b>- 185,630</b>	<b>- 534,897</b>	
<b>Green Savings</b>			518,587	544,769	555,664	
<b>Amber Savings</b>			768,727	1,280,161	1,320,330	
<b>Red Savings</b>			214,000	583,440	595,109	
<b>Total</b>			<b>1,501,314</b>	<b>2,408,370</b>	<b>2,471,103</b>	
<b>Summary by Workstream</b>						
Procurement			442,500	592,620	635,684	
Transformation			768,317	1,223,643	1,231,469	
Asset Management			63,497	105,567	107,678	

Dept	Proposed Savings	Status	Latest			Progress
			2011/12 £	2012/13 £	2013/14 £	
	Value for Money		118,000	375,360	382,867	
	Base Budget Review		12,000	12,240	12,485	
	Discretionary Service Review		97,000	98,940	100,919	
	<b>Total</b>		<b>1,501,314</b>	<b>2,408,370</b>	<b>2,471,103</b>	
	<b>Achievable Savings</b>					
	Best Case (All savings achieved)		1,501,314	2,408,370	2,471,103	
	Worst Case (Only Green savings achieved)		518,587	544,769	555,664	
	<b>Mid Case (Calculation using sliding scale)</b>					
	Green Savings - 100%		518,587	544,769	555,664	
	Amber Savings - 90%		691,854	1,152,145	1,188,297	
	Red Savings - 75%		160,500	437,580	446,332	
					-	
			1,370,941	2,134,494	2,190,293	
	<b>Shortfall/Surplus (-/+) assuming mid case level of savings</b>					
			<b>- 221,059</b>	<b>- 459,506</b>	<b>- 815,707</b>	

**HOUSING REVENUE ACCOUNT BASE BUDGET SAVINGS 2011/12 - 2013/14**

Key:

<b>Green</b>	Savings likely to be achieved/low risk
<b>Amber</b>	Tentative savings - further work required/medium risk
<b>Red</b>	Savings require a change in Council policy or significant change in service delivery/high risk

	Status	Latest 2011/12 £	2012/13 £	2013/14 £	Progress
<b>Inflation factor</b>		0.020	0.020	0.020	
<b>Proposed Savings</b>					
Review of Property Services unfilled posts	<b>Green</b>	50,000	50,000	50,000	Completed
Gas Servicing Contract	<b>Green</b>	20,000	20,000	20,000	Reduced servicing costs from replacement boilers.
BPR - Procure to Pay	<b>Red</b>	15,000	15,000	15,000	Proposal to review procure to pay processes across all departments.
Grassed Areas & Open Spaces base budget review	<b>Green</b>	29,000	29,000	29,000	Completed
2011/12 Pay Award	<b>Green</b>	27,000	27,000	27,000	Completed
2012/13 Pay Award	<b>Green</b>	0	20,000	20,000	Completed
<b>Total Housing Revenue Account Savings</b>		<b>141,000</b>	<b>161,000</b>	<b>161,000</b>	

# Selby District Council

## REPORT

Reference: E/11/21

Public - Item 7



**To:** The Executive  
**Date:** 1 September 2011  
**Status:** Non Key Decision  
**Report Published:** 23 August 2011  
**Author:** Nicola Chick Lead Officer - Finance  
**Executive Member:** Councillor C Lunn  
**Lead Officer:** Executive Director (and S151)

**Title:** Treasury Management – Monitoring Report to 30<sup>th</sup> June 2011

### Summary:

This report reviews the Council's borrowing and investment activity (Treasury Management) for the first three months of 2011/12 and presents performance against the Prudential Indicators.

Investments – interest rates have continued at their low level and forecasts for a rise have been put back to late 2011 or even 2012. The Council has a budget of £247k and we are forecasting an outturn of this.

Borrowing – the Council has long term borrowing of £10.113m at 30 June 2011.

Prudential Indicators – the Council's affordable limits for borrowing were not breached during this period.

### Recommendations:

- i. **Councillors endorse the actions of officers on the Council's treasury activities for the period ending 30<sup>th</sup> June 2011 and approve the report**

### Reasons for recommendation

To comply with the Treasury Management Code of Practice, the Executive is required to receive and review regular Treasury

Management monitoring reports.

## **1. Introduction and background**

- 1.1 This is the first monitoring report for treasury management in 2011/12 and covers the period 1 April to 30 June 2011. During this period the Council complied with its legislative and regulatory requirements.
- 1.2 Treasury Management in Local Government is governed by the CIPFA “Code of Practice on Treasury Management in the Public Services” and in this context is the management of the Council’s cash flows, its banking and its capital market transactions, the effective control of the risks associated with those activities and the pursuit of optimum performance consistent with those risks. This Council has adopted the Code and complies with its requirements.
- 1.3 The Council’s Treasury Strategy, including the Annual Investment Strategy was approved by Policy & Resources Committee on 24 March 2010 and this incorporated the Prudential Indicators which had been approved by Council at its meeting on 1 March 2011.
- 1.4 The two key budgets related to the Council’s Treasury Management activities are the amount of interest earned on investments £247k (£215k General Fund, £32k Housing Revenue Account) and the amount of interest paid on borrowing £770k.

## **2. The Report**

### **Interest Rates and Market Conditions**

- 2.1 The bank of England continued to maintain interest rates at 0.5% (the bank rate). There was an expectation that there might be a rate rise in May. However most forecasters are now not expecting a rise until at least the end of this calendar year and some are predicting possibly even as late as May 2012.
- 2.2 Consumer Price Inflation (CPI) rose from 4.0% in March to 4.5% in April and remained there for May. The Retail Price Index (RPI) dropped slightly from its 5.3% March level to 5.2% in April and as with the CPI no change in May. Forecasters are expecting little change for June when the figures are released towards the middle of July.
- 2.4 The conditions with the economy and the delays by the Bank of England in increasing the bank rate are making forecasting difficult for when interest rates will start to rise.
- 2.5 Table 1 shows that since the start of the year there has been little change in investment interest rates. The six month and over rates have come down slightly reflecting the market sentiment that rates will not

start to rise as soon as expected. At the moment this will have minimal effect on the interest receipts that the Council obtains from its cash balances. However should these low rates continue then returns will be affected. The Council budgeted for an average rate of 1.25% on investments in 2011/12, and the forecast currently remains that this will be achieved.

Table 1: Average Interest Rates 1 April 2011 to 30 June 2011

	April 2011	May 2011	June 2011
Base Rate (Bank Rate)	0.50	0.50	0.50
Over Night	0.50	0.45	0.50
7 Days	0.45	0.45	0.45
1 month	0.55	0.55	0.55
3 Months	0.75	0.75	0.75
6 Months	1.05	1.00	1.00
1 Year	1.50	1.45	1.45

- 2.6 The Council's Treasury Advisors, Sector provided a forecast for interest rates for both investments and PWLB borrowing as part of the Treasury Management Strategy. As a consequence of the Bank of England continuing to leave interest rates at their low level this forecast has been updated. Table 2 shows the forecast included in the Treasury Strategy and Table 3 shows the latest forecast.

Table 2: Forecast for Interest Rates Included in Treasury Strategy

	2011			2012		2013		2014
	Now	Q3	Q4	Q1/2	Q3/4	Q1/2	Q3/4	Q1/2
	%	%	%	%	%	%	%	%
<b>Bank Rate</b>	0.5	0.75	1.00	1.13	1.75	2.38	3.13	3.25
<b>5 Yr PWLB</b>	3.70	3.70	3.80	3.95	4.15	4.40	4.65	4.80
<b>10 Yr PWLB</b>	4.90	4.90	4.90	4.95	5.15	5.25	5.40	5.50
<b>25 Yr PWLB</b>	5.40	5.40	5.40	5.45	5.50	5.55	5.65	5.70
<b>50 yr PWLB</b>	5.40	5.40	5.40	5.45	5.50	5.55	5.65	5.70

- 2.7 As can be seen from Tables 2 and 3 because the bank rate has remained at 0.5% this has had an impact on the forecast for rates later in this financial year and into the following financial years.
- 2.8 The forecasts are based on moderate economic recovery and Monetary Policy Committee (MPC) views about inflation looking two years ahead. There is a high level of uncertainty in all forecasts due to the factors involved and their sensitivity to each other. The MPC decided against

further quantitative easing at their meeting in June.

Table 3: Forecast for Interest Rates June 2011

	2011			2012		2013		2014
	Now	Q3	Q4	Q1/2	Q3/4	Q1/2	Q3/4	Q1/2
	%	%	%	%	%	%	%	%
<b>Bank Rate</b>	0.50	0.50	0.75	1.13	1.63	2.13	2.63	3.00
<b>5 Yr PWLB</b>	3.40	3.55	3.65	3.83	4.08	4.35	4.63	4.75
<b>10 Yr PWLB</b>	4.60	4.75	4.75	4.88	4.98	5.10	5.23	5.25
<b>25 Yr PWLB</b>	5.30	5.40	5.40	5.40	5.43	5.50	5.55	5.65
<b>50 yr PWLB</b>	5.30	5.40	5.40	5.40	5.43	5.50	5.55	5.65

### Annual Investment Strategy

2.9 The Annual Investment Strategy outlines the Council's investment priorities which are :

- ⊕ Security of Capital and
- ⊕ Liquidity of its investments

These priorities are consistent with those recommended by CLG and CIPFA.

2.10 The Council will aim to achieve optimum return on investments commensurate with the proper levels of security and liquidity. In the current economic climate officers are striving to achieve a balance of investments that will give at least an average of the budgeted level of return of 1.25% whilst keeping the fund positioned to take advantage of the rise in interest rates when it occurs in late 2011 or 2012.

2.11 The Council continues to invest in only highly credit rated institutions using the Sector suggested creditworthiness matrices which take information from all the credit ratings agencies. Officers can confirm that the Council has not breached its approved investment limits during the first three months of the year. Appendix A shows an analysis of Investments at 1 April 2011, and 30 June 2011.

2.12 Despite interest rates available remaining low and having an impact on interest receipts. The budget monitoring for quarter 1 is forecasting that the Council is will achieve its interest income estimate of £247k of which £215k is allocated to the General Fund and £32k to the Housing Revenue Account.

2.13 The average level of funds available for investment during the three months to June was £21.55m. Of which £18.07m was invested in fixed term deposits at an average of 1.25% and £3.5m was held in the

Council's immediate access deposit account at a rate of 0.5%. These funds were available on a temporary basis, and the level of funds available was mainly dependent on the timing of precept payments, receipt of grants and progress on the capital programme. The Council holds approximately £17.5m of core cash balances made up of earmarked reserves and capital receipts set aside to repay debt for investment purposes (i.e. funds available for more than one year).

- 2.14 The Council has a benchmark of its budget target of 1.25% to reflect performance investments. The average rate to June was 1.25% for fixed term deposits and 0.5% for the instant access account giving an overall average of 1.11% which is below benchmark. The overall average rate currently forecast for the year if rates rise as predicted is 1.19%. The Council's cash flows are remaining healthy and this is enabling the amount of interest earned to be on target to the budget. An increase in interest rates would enable the budget to be exceeded.
- 2.15 The impact of lower than forecast interest rates means that as investments mature and are reinvested the interest earned will be less. The forecast at the time that the budget was set was for interest rates to start to rise in September 2011, 1.00% by March 2012 and reach 2.00% by December 2012 this is now unlikely and the forecast has been revised to 0.75% by December 2011 and 1.75% by December 2012. The impact is that the interest rates currently on offer are averaging between 0.4% and 1.48%.
- 2.16 The Council is a member of the CIPFA Treasury Management benchmarking club, and data for the first three months of the year is due to be completed during late July. This will enable the Council to compare how it is performing against its peers.

### **Borrowing**

- 2.17 It is a statutory duty for the Council to determine and keep under review its "Affordable Borrowing Limits". The Council's approved Prudential Indicators (affordable limits) were outlined in the Treasury Management Strategy Statement (TMSS). A list of the limits is shown at Appendix B. Officers can confirm that the Prudential Indicators were not breached during the first three months of the year.
- 2.18 The TMSS indicated there was no need to take long term borrowing during 2011/12 to support the capital programme. In addition the Council has not required any temporary borrowing during the first three months of the year for cash flow purposes.

The Council approved an Authorised Borrowing Limit of £23.0m (£20m debt and £3m Leases) and an Operational Borrowing Limit of £19.0m (£16m debt and £3m Leases) for 2011/12. The highest total gross amount of borrowing in the year to 30 June has not been more than £10.113m on any occasion.



- 2.19 In addition the TMSS indicated that the Council will be allocated £54.289m of debt in respect of the reform of the HRA due to take effect in April 2012. There are no further details on this issue as yet which will be the subject of a separate briefing to Councillors.

### **3. Legal/Financial Controls and other Policy matters**

#### **3.1 Legal Issues**

There are no legal issues as a result of this report.

#### **3.2 Financial Issues**

There are no financial implications as a result of this report. However, the Executive Director (s151) and Lead Officer - Finance will, with advice from the Council's advisor (Sector Treasury Services) look to maximise opportunities with the Council's investment and borrowing position.

### **4. Conclusion**

- 4.1 The impact of the economy, and the turmoil in the financial markets, is having an impact on the Council's investment returns.

### **5. Background Documents**

Accountancy treasury management files

#### **Contact Details**

Nicola Chick  
Lead Officer - Finance  
Selby District Council  
[nchick@selby.gov.uk](mailto:nchick@selby.gov.uk)

#### **Appendices:**

Appendix A – Analysis of Deposits at 1 April 2010, 30 June 2010.

Appendix B – Prudential Indicators as at 30 June 2011

**Analysis of Deposits At 1 April 2011, 30 June 2011**

Institution	At 1 April 2011			At 30 June 2011		
	Amount £'000	Maturity	Rate %	Amount £'000	Maturity	Rate %
Aberdeen City Council	1,000	01-Jun-11	0.60			
Barclays	1,000	14-Mar-12	1.57			
Barclays	1,000	18-Apr-11	1.00	1,000	18-Jan-12	1.32
Barclays				1,000	10-Nov-11	1.05
Basildon District Council	2,000	05-Apr-11	0.50			
Dundee City Council	2,000	16-May-11	0.60			
Lancashire County Council	2,000	04-Jul-11	0.70	2,000	04-Jul-11	0.70
Lloyds TSB	3,000	01-Dec-11	1.70	3,000	01-Dec-11	1.70
Nat West	2,000	01-Dec-11	1.40	2,000	01-Dec-11	1.40
Nat West	1,000	02-Jun-11	1.35	1,000	02-Mar-12	1.57
Nat West	3,885	Call	0.50	2,209	Call	0.50
Newcastle City Council				2,000	30-Mar-12	1.30
Newcastle City Council				1,000	30-May-12	1.60
Santander	1,000	12-Apr-11	1.33	1,000	12-Sep-11	1.32
Santander				2,000	05-Sep-11	1.31
Yorkshire Bank				1,000	30 Day Notice	0.85
Total Deposits	19,885			19,209		

**Prudential Indicators – As at 30 June 2011**

Note	Prudential Indicator	2011/12 Indicator	Quarter 1 Actual
1.	Mid Year Capital Financing Requirement £'000	6,653	6,653
	Gross Borrowing £'000	13,741	13,741
	Investments £'000	-20,000	-19,209
2.	Net Borrowing £'000	-6,259	-5,468
3.	Authorised Limit for External Debt £'000	23,000	23,000
4.	Operational Boundary for External Debt £'000	19,000	19,000
5.	Limit of fixed interest rates based on net debt %	100%	100%
5.	Limit of variable interest rates based on net debt %	30%	0%
6.	Principal sums invested for over 364 days		
	1 to 2 Years £'000	20,000	0
	2 to 3 Years £'000	15,000	0
	3 to 4 Years £'000	5,000	0
	4 to 5 Years £'000	5,000	0
7.	Maturity Structure of external debt borrowing limits		
	Under 12 Months %	20%	0.08%
	1 Year to 2 Years %	20%	0.04%
	2 Years to 5 Years %	50%	0
	5 Years to 10 Years %	90%	74.16%
	10 Years to 15 Years %	90%	0
	15 Years and above %	75%	25.71%

**Notes to the Prudential Indicators**

1. Capital Financing Requirement – this is a measure of the Council's underlying need to borrow long term to fund its capital projects. The information in the table shows a need to borrow £6,653k at 30 June. (This

## APPENDIX B

figure includes the value of the leases that are within the Street Scene and Leisure Contracts)

2. Net Borrowing (Gross Borrowing less Investments) – this must not exceed in the short term the capital financing requirement.
3. Authorised Limit for External Debt – this is the maximum amount of borrowing the Council believes it would need to undertake its functions during the year. It is set above the Operational Limit to accommodate unusual or exceptional cashflow movements.
4. Operational Boundary for External Debt – this is set at the Council's most likely operation level. Any breaches of this would be reported to Councillors immediately.
5. Limit of fixed and variable interest rates on net debt – this is to manage interest rate fluctuations to ensure that the Council does not over expose itself to variable rate debt.
6. Principal Sums Invested for over 364 days – the purpose of these limits is so that the Council contains its exposure to the possibility of loss that might arise as a result of having to seek early repayment or redemption of investments.
7. Maturity Structure of Borrowing Limits – the purpose of this is to ensure that the Council is not required to repay all of its debt in one year.

# Selby District Council

## REPORT

Reference: E/11/22

Public – Item 8



**To:** The Executive  
**Date:** 1 September 2011  
**Status:** Key Decision  
**Report Published:** 23 August 2011  
**Author:** Karen Iveson  
**Executive Member:** Councillor M Crane  
**Lead Officer:** Keith Dawson

**Title:** Corporate Plan

### Summary:

This report presents outcome of the consultation on the draft Corporate Plan for 2012 – 2016 and presents the final Plan for submission to full Council for approval. The Plan sets out the Council's objectives and priorities over the next 4 four years.

### Recommendations:

- i. **It is recommended that the Corporate Plan for 2012 – 2016 be submitted to full Council for approval and adoption.**

### Reasons for recommendation

To finalise the Corporate Plan which sets the Council's objectives and priorities for the next 4 years.

### 1. Introduction and background

- 1.1 The Council's Corporate Plan forms part of the commissioning cycle – it translates the Council's longer term aims for Selby District, into tangible outcomes to be delivered.

- 1.2 The Corporate Plan provides the strategic context within which officers will operate – it is effectively the Council’s ‘contract’ with its communities.

## **2. The Report**

- 2.1 The Plan has been developed with the Executive using a desktop community needs assessment, whilst building on the sustainable community strategy and the emerging community development plans from the five Community Engagement Forums (CEFs).

- 2.2 The theme for the Plan is ‘A stronger Selby district’ and the following ‘Big Things’ have been identified as issues to work on over the next 4 years:

- Stronger council
- Changing places
- Living well
- Tackling the tough stuff
- Switched on

The plan then identifies the priorities that we will focus on to turn the council’s commitment into reality and includes a ‘to do list’ of actions that officers and councillors will work to deliver.

- 2.3 Progress against the actions will be monitored quarterly through updates to the Executive and Scrutiny Committee and to the wider community through Citizen Link.

## **3. Consultation response**

- 3.1 Consultation has been undertaken with the wider community and partners through the CEFs, the Council’s Policy Review Committee and Access Selby.

### Community Engagement Forums

- 3.2 The leader attended each of the 5 CEFs during July to promote the Corporate Plan and the consultation to the public and partners.
- 3.3 A total of 105 members of the public, in addition to representatives from partner organisations and other councils, attended the CEF meetings and heard the Leader’s presentation of the draft Corporate Plan. One concern at the Western CEF was about the Local Development Framework (LDF). The Leader was asked to give some reassurance that members would listen to the views of their

constituents and was able to respond that the anticipated house build over the next 15 years can be accommodated.

### On-line Consultation

3.4 Interest in the draft Plan has been encouraging with almost 300 visits to the Corporate Plan item on the Council's website and a range of diverse comments on the draft plan from the 20 responses to the on-line consultation. In order of popularity the 5 big things were confirmed as:

- Tackling the tough stuff (60%)
- Living well (45%)
- Changing places (30%)
- Stronger council (25%)
- Switched on (15%)

### Policy Review Committee

3.5 The committee discussed the effectiveness of the CEFs and were concerned to ensure they engage effectively with the community and that they provide a focus for public agencies to work together.

3.6 The committee supported the Executive's proposals to develop wider community and partner engagement and felt that there was a role for district councillors in driving this agenda.

3.7 The Committee also supported proposals to work with partners to secure economic recovery, to promote the District and to improve employment opportunities.

3.8 The committee supported the development of leisure activities in rural communities and the proposals to work with partners to improve community transport facilities.

### Access Selby

3.9 As the Council's primary service provider, Access Selby, was invited to respond to the consultation – the response concluded:

*"In summary the innovative way of presenting the draft corporate plan signals a change from the old way of doing things. It is quite correctly aspirational but care should be taken to manage expectations so that the plan remains realistic, relevant and deliverable."*

#### **4. Publication of the plan**

- 4.1 For the first time the Plan has been designed to be accessed on-line in order to minimise publication costs. A small number of hard copies will be available through the Contact Centre and local libraries.
- 4.2 Inevitably things will change over the life of the plan so an annual review is scheduled. This will assess progress achieved over the previous year and will refine priorities and targets for the remaining life of the plan, through an annual needs assessment and the 'State of the Area Address' consultation.

#### **5. Legal/Financial Controls and other Policy matters**

##### **5.1 Legal Issues**

There are no legal issues to bring to councillors' attention.

##### **5.2 Financial Issues**

The cost of producing the Corporate Plan was approximately £2,500 and there was budget provision for this within the Core's budget. The financial implications of the projects and initiatives contained within the plan will be included within the Executive's budget proposals which will be considered in December 2011.

#### **6. Conclusion**

- 6.1 The Corporate Plan is submitted to Council for approval and adoption.

#### **7. Background documents**

- 7.1 None

**Contact Officer:**  
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#### **Appendices:**

**Appendix A Corporate Plan**





**Making a Stronger  
Selby District**  
Our plan for 2011-15

# Hello!

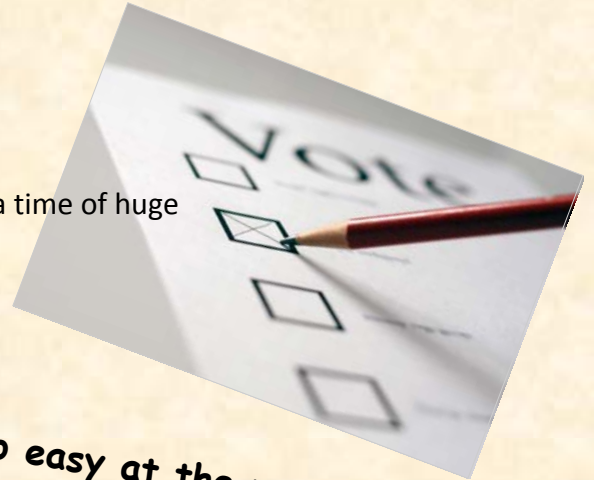
**You won't have seen anything like this before – it's our plan for the future. We wanted to present this to you in a new way, in a way that would be easy to understand, and make you think too.**

There are different sections covering the things you've told us are important. Some sections tell you what we want to do, others tell you how we're going to do it.

# Introduction

## This is us...

The Conservatives have won a third term in office, but it's at a time of huge changes for councils, and that means us too.



## ...it's not so easy at the moment...

We get some money from the Government to run services, but that's going to be less from now on. Significantly less. But we've got a brand new plan for how we'll do things, which will save around £3million a year by 2013.



## ...but we'll get through it by talking more to you...

We're well on the way to putting in place a system that means you can have more of a say in what we do for you. This also means you'll get more help to help yourself and your neighbours too. We'll be supporting our Community Engagement Forums to give you more of a say about your local area.



## ...we're going to be around for four years...

You've had your say at the ballot box, and we've listened to your expectations of your council.

## ...so we need to get it right.

Now we need to put the resources in the right place to deliver on the big things that are priorities for people living around here.



# Tough 4 years

## We're looking to the future...

What you're reading now is all about our plans for the future. We've been looking carefully at what the next four years will mean for all of us. So what we're doing here is setting out what we want to do between now and the next District Council election in 2015.



## ...and there're tough times ahead...

You've heard it or read about it – councils everywhere are facing big cuts. That means we've had to have a total rethink on what's really important and be absolutely clear about what we want to do.

## ...so we need to keep an eye on the end game...

We need to maintain a strong focus on those big things and not allow ourselves to be diverted from that task.



## ...to work out how we're going to do it.

We need to deliver and we need to deliver in a cost effective way. Everyone's feeling the pinch right now, including us – every penny counts.

# These are our plans



From what you've told us there are five big things that we need to focus on over the next four years. If we're going to do this we need to get ourselves well organised and ready for the challenge.



## ...things we want to get our teeth into...

Here are our five big things...

1. ...tough times call for a stronger council fighting your corner and getting everyone working together
2. ...it's all about changing places and helping others to see our district through new eyes
3. ...we want to work with others to make this a great place with people living well and leading happy and healthy lives
4. ...and we won't be afraid of tackling the tough stuff- that might otherwise knock us off course
5. ...which means being switched on to what's happening around us, knowing what's important and being fit for the job.

**...if we're to succeed.**  
We reckon all this can be summed up in the phrase  
**'Making a stronger Selby district'**



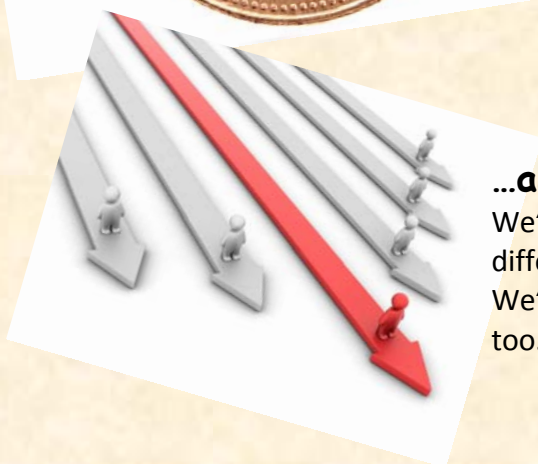
# A stronger council

## We need to play our part...

We'll face up to what we need to do and make sure it happens. We'll take bold decisions when we need to and lead from the front. This is about us taking responsibility and meaning what we say.



**...understanding exactly what you need...**  
We'll get to know our customers better so we'll know exactly what it is you need and what we can deliver. That'll help us to plan things better and concentrate on what really matters.



## ...and making it happen...

We're a strong council and we're not frightened of doing things differently from everyone else for the good of our communities. We're really proud of this and we want to tell others about it too.

## ...to build a stronger community for everyone.

We may not be able to deliver everything for everyone, but we'll make sure that you can do things for yourself too. Together we can achieve a whole lot more. We can work effectively together through our five Community Engagement Forums, which give you a chance to take part in important decisions about your area.



# Changing places

## What others think is important to us...

We need to show that we mean business. We'll put in place long-term plans to support the homes we need and help businesses to grow. This will set the tone for the future and we reckon our future's bright!



## ...we don't want anything to hold us back...

We know that one way of putting us on the map is to support some flagship developments. We'll be working with others on the Olympia Park development, which will see a mixture of homes and businesses. We'll also look to support the rural economy too and address the impact of a lack of public transport.



...and we've got to sell ourselves and our area...  
We've got a proud history, and much to celebrate. We'll be working with others to develop the Portholme Plaza idea, which will support brand new investment in Selby town centre. Let's bring people into our area because that benefits everyone!

## ...because that helps to create jobs right here.

We want to make sure extra housing in this area is matched by extra jobs too, so people aren't commuting elsewhere to work. That means looking at how to help the growth of our leisure, hospitality and retail sectors.



# Living well

**This is a great place to live...**  
Let's celebrate what we've got – this is a great place to be! We'll be looking at how we can support a cultural and visitor economy – that means letting people know about us and what we've got to offer. It also means bringing in money to help local shops and businesses.



## ...and enjoy yourselves...

We'll find out what leisure services you want in your area through your Community Engagement Forum. This will help us to listen to young people too and give them a chance to make things happen. And we'll be working hard to support more things to do in your community.

## ...we want to help you to keep fit...

We'll be telling everyone about all the stuff that's out there to help people keep fit and healthy. It's Olympics year next year so let's use that as a way of showing you how you can get involved with leisure services.



**...and we must help others too.**  
We'll be looking at those things we can do to help people who need it, even basic things like access to shops, post offices and doctors' surgeries.



## Tackling the tough stuff



**We'll try to ensure no-one's priced out of the area...**  
We need to clearly understand where you want to live and in what sort of house – that'll help us to plan new homes. We need to ensure no-one's overlooked either, by having a proper plan in place to deliver affordable homes so people can live near family, friends, schools and work.

**...every part of the district needs our support...**

We'll be supporting all our communities, but in particular we want to work with people living in and around Tadcaster to unlock the potential of their town which has faced some unique challenges. It's a great place with a proud history; we'll be working alongside the area's Community Engagement Forum to make this work.



**...and so do particular people.**

We'll carry out work to help us decide how best to provide sites for Gypsies, Travellers and Showpeople in the future. They've lived here for at least 500 years – many live in bricks and mortar housing and most of those in caravans are on authorised sites. We'll talk to everyone about how to make sure there are appropriate sites in our area and where these should be.



## Being switched on

### **We've got to be in shape to make it happen...**

We need to be fighting fit ourselves to make this work. That means making sure we act like a business and spend every penny we have as wisely as possible – so it has the biggest effect.

### **...and that means looking at what's out there...**

We already work with lots of people to make sure we get the best deal for your money. But let's take it a step further – we'll be seeing what else is out there, in our local businesses, other public sector organisations, charities, local voluntary groups and most importantly you!

### **...and getting everyone connected...**

Many of us use the web for all sorts of things. Let's make it much easier for you to get what you need from us online too – so you can get what you need, when you need it. Better for you, but also more cost-effective for us too. We know internet speed is patchy across the district; we want to work with others to make this better. We want broadband everywhere.

### **...to boost business and support the economy.**

We'll also be working hard to bring in new business – creating jobs for you. We'll help bring in new money through things like the Government's New Homes Bonus and we'll use whatever influence we have to bring in new investment.

# So what does it mean?

## **This is what we're going to do...**

Doing what we say and saying what we do will be how you'll measure our success. We won't promise the earth and then let you down.

We've set out five big things that will make Selby district stronger and the Council will concentrate all of its efforts on these. This plan sets out a clear list of all the things we're going to do so that we can change people's old fashioned ideas about the Selby district and help them see it through new eyes.



## **...it's good to have a plan but things could change.**

We have to be determined, even single minded, to make sure we are not blown off course. We've spoken to hundreds of people and thousands more have had a chance to tell us what they think about our ideas. Our five big things are important to us because they're important to you and we're determined to get them done. Determined yes, but stubborn no. One thing we can all be certain of is that things will change over the next four years. We'll try to react quickly and responsibly and we'll be as flexible as we need to be.

# To do list

## What we aim to do...

### Stronger Council

Support our councillors to make the Community Engagement Forums even more effective

Play a more confident role in North Yorkshire and the wider region

Help more people and communities to help themselves

### Changing places

Deliver the Local Development Framework to support house building and employment development

Support growth of a leisure/hospitality/retail economy

Increase investment in Selby district

### Living well

Increase participation in sport, leisure and cultural activities

Work with partners to identify gaps in the provision of leisure and cultural activities

Limit the impact of a lack of rural public transport

## How you'll know we've done it

- Test public satisfaction with the CEFs
- Evidence of real influence at county and regional level
- Number of CEF problems/issues solved
- Number of CEF Projects delivered
- Number of people volunteering
- How much new homes bonus we attract
- How much employment land we get developed
- Business rate growth
- Inward investment
- Number of people taking part
- Produce and implement a Leisure and Culture Strategy
- Reduce the perception of isolation measured through the CEFs

*Continue on next page*

# To do list

Continued from previous page

## What we aim to do...

### Tackling the tough stuff

Deliver affordable housing

Work with the Tadcaster and Villages CEF to help Tadcaster thrive

Provide sites to meet the identified need of gypsies, travellers and show people.

### Switched on

Cut costs by £3m whilst maintaining essential services

Increase income from selling our service to others

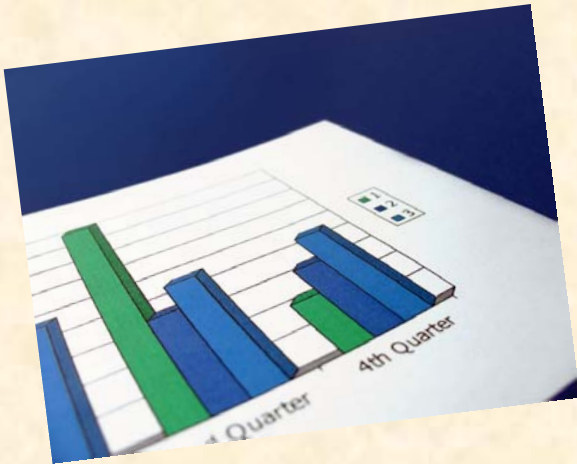
Involve others in how we get services delivered

Improve access to high speed internet service to help local business and help us put more services on-line

## How you'll know we've done it

- Number of affordable homes delivered
- Business rate growth
- Tax base growth
- Number of pitches provided
- Reduce the number of illegal occupants
- Savings achieved
- How we are doing on the services delivered
- Income generated
- Contractual service spend
- Contract performance
- Broadband coverage
- On-line transactions

# How will we know?



**We'll keep a check on ourselves to make sure we're on track...**

There's a lot to do over the next four years so we'll keep a close eye on how things are going. Watch out for updates in Citizenlink – that's the newspaper we publish twice a year so you know what we're doing.

**...and we'll tell you how we're doing whether it's good or bad....**

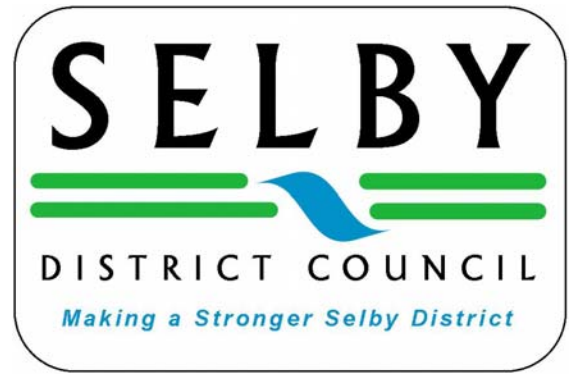
It's important that you know where we are at so we'll tell you what we have achieved. As well as Citizenlink there'll be info in your local press and a summary in our Annual Report.



**... so you can keep a check on us too.**

If we're struggling with something we'll tell you. We'll do our very best to keep our side of the bargain but if things do go wrong we'll tell it how it is – warts and all! We want to be honest about our progress, because you deserve nothing less.





If you require this document in a different format, for example large print, audio, Braille or in another language, please contact:

**Media & Communications**  
**Selby District Council**  
**Civic Centre,**  
**Doncaster Road,**  
**Selby,**  
**North Yorkshire,**  
**YO8 9FT**  
**01757 705101**  
**[communications@selby.gov.uk](mailto:communications@selby.gov.uk)**

# Selby District Council

## REPORT

Reference: E/11/23

Public – Item 9



**To:** The Executive  
**Date:** 01 September 2011  
**Status:** Non Key Decision  
**Report Published:** 23 August 2011  
**Author:** Chris Smith  
**Lead Officer:** Keith Dawson  
**Executive Member:** Councillor Mark Crane

**Title:**

**April 2010 – June 2011 1<sup>st</sup> Interim Corporate Plan Progress Report**

**Summary:**

This report provides details of Access Selby key performance indicators following the 1<sup>st</sup> quarter of reporting for the financial year 2011/12, and recommends appropriate action where required.

**Recommendation(s):**

It is recommended that accountable officers take the necessary action to ensure the performance indicators achieve the set targets set at the beginning of the financial year.

**Reasons for recommendation**

The ongoing management of performance and improvement data assists Access Selby in achieving its priorities for 2011/12.

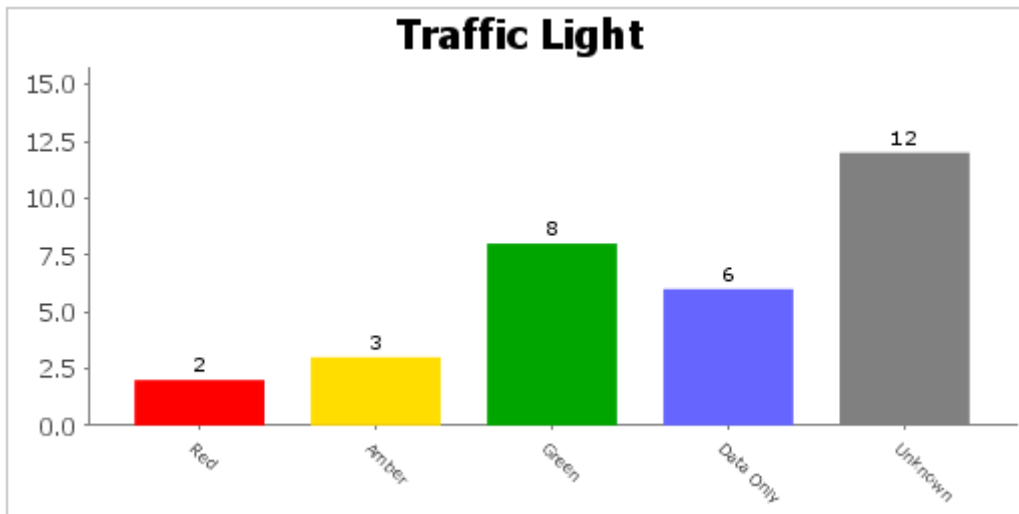
**1. Introduction**

- 1.1 Performance indicator exceptions for the relevant period together with appropriate commentary from officers are shown at Appendix A.
- 1.2 A total of thirty-one key performance indicators have been created and divided into four themes: *customer and community, learning and growth, process and finance*. These four themes form the basis of the



*'balanced scorecard'* approach, and are designed to support the long-term sustainability of the organisation.

- 1.3 A total of ten indicators will be monitored monthly with six indicators measured quarterly, three indicators measured half yearly and twelve indicators measured annually.
- 1.4 Performance is measured on the traffic light sequence through the COVALENT performance management system. The 'data only' column relates to indicators where either we are calculating a baseline figure throughout the 1<sup>st</sup> year and have no target set or the target is based around a milestone. Performance indicators in the 'unknown' field mainly relate to annual reported data (9) or data that cannot currently be collected (3).
- 1.5 Issues with extracting data from our software systems have resulted in 3 indicators due to be reported missing the report deadline. The software suppliers are currently working on the systems to ensure that this data can be extracted throughout the 2<sup>nd</sup> quarter of reporting.
- 1.6 Based on the 13 performance indicators that hold reported data following the 1<sup>st</sup> quarter of reporting we are above target on 8 indicators with 5 indicators reported below target.



- 1.7 The reported indicator for average time taken to re-let local authority housing is currently below target. Reasons for delays include awaiting support needs assessment from NYCC, the length of time to complete outstanding repair works and multiple refusals.
- 1.8 The percentage of new benefit claims and changes processed within 5 days is below target although performance has improved month on month from April 2011. This trend of improving should continue although the training of new assessment staff could have an impact as we move into quarter 2 of reporting.

- 1.9 The percentage of urgent repairs to council owned properties completed within the agreed timescales has failed to meet target by 1.26%. This indicator is a combination of emergency and urgent repairs with the emergency repairs above target (85.01%) and urgent repairs (82.74%) just falling short of the target for the 1<sup>st</sup> quarter.
- 1.10 On a positive note, the reported performance indicators for customer satisfaction at the contact centre, non urgent repairs completed, food and health & safety inspections council rent recovered and planning applications considered within time limit are all above the targets set at the beginning of the financial year

## **2.0 Legal/financial and other control/policy matters**

- 2.1 Subject to the actions determined by councillors to address weakness identified, there are no financial implications arising from the contents of this report.
- 2.2 Any actions identified for improvements to performance would need to be properly assessed for financial implications and, if required, approval for any additional funding sought and such issues would be highlighted in the budget exceptions report elsewhere on the agenda.

## **3.0 Conclusion**

- 3.1 Access Selby have made sound progress through quarter 1 in ensuring the systems available can capture and extract the data needed to measure the key performance indicators. The overall position of the performance indicators is however distorted with only 13 out of the 31 indicators holding data following quarter 1 reporting and therefore could change significantly once further data is provided throughout the year.
- 3.2 It is recommended that accountable officers take the necessary action to ensure the performance indicators achieve the set targets set at the beginning of the year.
- 3.3 The importance of data quality within this process and other data collection programmes cannot be ignored and has to remain a corporate risk. It is paramount that we are confident in the data supplied from internal and external sources, so it can be relied upon for informed decision making purposes.

## **4.0 Progress update – August 2011**

- 4.1 The indicator measuring the average time to re-let LA housing remains red; however the Transformation Team are acting to resolve the issue together with the business area, by process mapping the task, and seeking out any weaknesses in order to implement a solution as a matter of urgency. Work will commence on this during August.











- 4.2 The positive news is that the indicator measuring urgent repairs to Council properties within a timescale, which had an amber status in the first quarter, has now achieved its target for the first month. In addition, the target for the processing of benefit claims, which had a red status in the first quarter, has also been achieved for the first month. The latter improvement has been achieved by implementing a workflow system to allocate tasks more efficiently, but most importantly by changing the way that data is recorded. The number of working days taken to process a claim are now being recorded, which greatly improves results, as previously week-end days were part of the calculation, which negatively distorted the reported performance.
- 4.3 The indicators relating to high risk enforcement issues and responses to Environmental Health enquiries have not yet been able to report due to software development issues; however Access Selby report that both issues will be resolved by September. The delay stems from the need to use the expertise of outside IT suppliers, to recode data fields and create reports, so that data can be extracted and fed into the performance management system.
- 4.4 It is recognised that in some instances, the commentary that accompanies each indicator result contains elements of technical detail that needs to be qualified by a simple explanation of what the results mean in terms of the performance of a service. Guidance is being issued to relevant officers to ensure more consistent commentary. Please note that the final paragraph in the commentary boxes of SDV009a and SDV009b in Appendix A are additions to aid clarity.
- 4.5 In summary, some good improvements are evident, but it is vital that work continues on the clarity of reporting, so that the indicators reported with less frequency are also up to standard for when they are due to report.

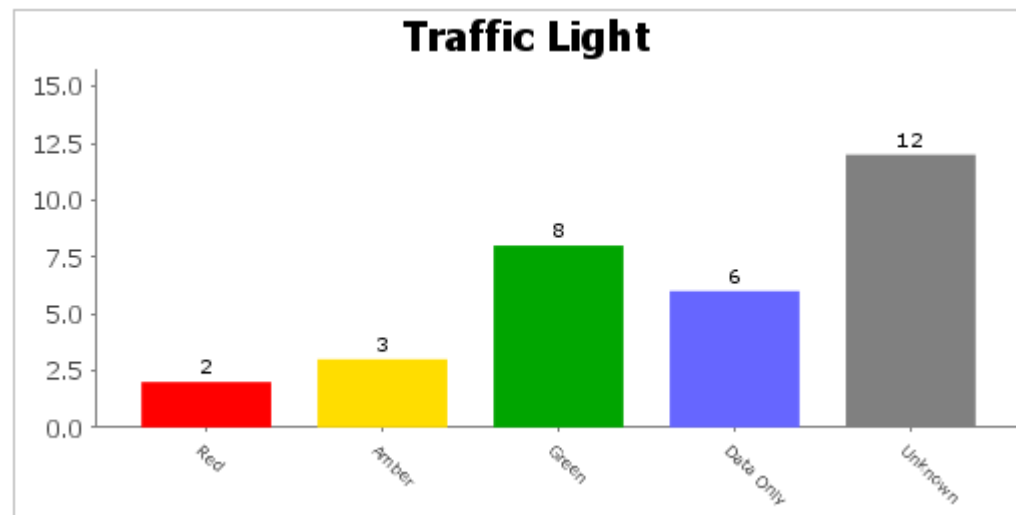
### **Appendices:**

Appendix A – Access Selby Key Performance Indicator Exceptions Report: April 2011 – June 2011 (Quarter 1).

# 1<sup>st</sup> Interim Corporate Plan Progress Report: April 2011- June 2012 (1<sup>st</sup> Quarter)

**Report Type:** PIs Report  
**Report Author:** Data & Systems  
**Generated on:** 04 July 2011











PI Status		Long Term Trends		Short Term Trends	
	Alert		Improving		Improving
	Warning		No Change		No Change
	OK		Getting Worse		Getting Worse
	Unknown				
	Data Only				






## Customers & Community




Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Collection Frequency	Context
SDV_001	% of satisfied customers	<b>Aim to Maximise</b>	85.00%	<b>96.90%</b>				Quarterly	Combined percentage taken from the satisfaction surveys collected through the Contact Centre in respect of customer contact through the phones / F2F for the 1 <sup>st</sup> quarter. The intention is to capture and include web satisfaction through the 2 <sup>nd</sup> quarter of reporting.
SDV_002	% of contact 'right first time'	<b>Aim to Maximise</b>	70.00%	<b>87.26%</b>				Quarterly	This figure is based around the current set up on 'Aspire' in relation to the number of calls passed through the Contact Centre to a back office 'service specialist' due to the answer not be given initially. Further work is required on the data input and the software through the 2 <sup>nd</sup> quarter of reporting to ensure the data is robust and accurately measured.
SDV_003	% satisfied with street cleanliness	<b>Aim to Maximise</b>	60.00%					Half Yearly	Satisfaction surveys will be conducted half yearly through Enterprise and Wigan Leisure Trust respectively.
SDV_004	% satisfied with leisure facilities provided on behalf of the Council	<b>Aim to Maximise</b>	60.00%					Half Yearly	
SDV_005	Satisfaction with professional advice both to the Core and within the SDV	<b>Aim to Maximise</b>	60.00%					Annually	Satisfaction survey to be created for service units providing professional advice.
SDV_006	% of customer satisfaction with service received	<b>Aim to Maximise</b>	60.00%					Half Yearly	Satisfaction survey to be created within each of the customer facing service areas and measured and monitored consistently over the year.



## Customers & Community

Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Collection Frequency	Context
SDV_007	% of vulnerable residents signposted to relevant support agencies after direct contact with the Council	<b>Aim to Maximise</b>	85.00%					Quarterly	Waiting for the software supplier to apply enhancement to the 'Aspire' system so that this data can be recorded through the Contact Centre. This data will be recorded throughout the 2nd quarter of reporting.
SDV_008	Average time taken to process disabled facilities grants applications	<b>Aim to Minimise</b>	130 days	143 days				Quarterly	Performance has previously been recorded annually so baseline data is being collected each quarter to measure any seasonal fluctuations that might arise.
SDV_009a	% or repairs to council-owned properties completed within agreed timescales (URGENT REPAIRS)	<b>Aim to Maximise</b>	85.00%	83.74%				Monthly	<p>A total of 1181 Emergency /Urgent repairs have been completed for the 1st quarter with 192 completed outside the time limits. As a breakdown 380 emergency repairs were completed within the time limits out of 447 (85.01%) and 609 urgent repairs were completed on time out of 736 (82.74%)</p> <p>In comparison with the 1<sup>st</sup> quarter in 2010 our performance is down by 0.29% on emergency repairs but above by 0.34% on urgent repairs.</p> <p>It is anticipated that these figures will see an imminent improvement, as data recording procedures have now been standardised through training and the use of new technology.</p>




SDV_009b	% or repairs to council-owned properties completed within agreed timescales (NON-URGENT REPAIRS)	<b>Aim to Maximise</b>	80.00%	<b>90.52%</b>				Monthly	<p>In total 1245 non urgent repairs have been completed during the 1st quarter with 1127 completed within time and 118 completed outside the set time limits.</p> <p>Although this represents a downturn in performance from 1st quarter 2010, a higher volume of repairs have been dealt with, whilst new procedures and technology are being implemented to improve long-term performance.</p>
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## Customers & Community

Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Collection Frequency	Context
SDV_010	Average time taken to re-let local authority housing	<b>Aim to Minimise</b>	28 days	<b>47 days</b>				Monthly	<p>34 properties were re-let during June. Only 9 (26%) of these were let in 4 weeks or under and 12 (35%) properties took 8 or more weeks to re-let. There has been an increase in the number of void properties to let due to moves to Popple Well Springs, the extra care facility in Tadcaster, from tenants of SDC managed bungalows.</p>

SDV_011	Production of CEF-area performance profiles		Delivery of annual profiles					Annually	To develop relevant ICT to deliver integrated systems to produce performance profiles.
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## Finance





Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Collection Frequency	Context
SDV_023	% of invoices paid on time	Aim to Maximise	75.00%	84.88%				Monthly	Performance has improved month on month since April 2011 and up by 4% on the same period last year. Reasons include a 2 week reminder being issued to officers alongside an officer report that identifies individuals who fall below the set target and can be chased to ensure payment within the set time limits. Currently 94% of officers are above the set target for

















Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Collection Frequency	Context
									payment of invoices.
SDV_024	% compliant with revised fees and charges	<b>Aim to Maximise</b>	Establish Baseline					Annually	<p>Work continuing to put in place mechanisms to capture this data throughout the reporting period.</p> <p>Updates will be given each quarter on the progress made although this performance indicator will only officially reported annually due to the nature of the indicator.</p>
SDV_025	% internal rate of return on commercial assets	<b>Aim to Maximise</b>	5.00%					Annually	
SDV_026	Reducing internal costs on non operational sites	<b>Aim to Maximise</b>	2.00%					Annually	
SDV_027	% increase in income generation	<b>Aim to Maximise</b>	Proposals for income generation submitted					Annually	
SDV_028	Efficiency and productivity improvements (Delivering within Cost Envelope)	<b>Aim to Maximise</b>	Delivering within agreed cost envelope					Annually	
SDV_029	% increase in productivity	<b>Aim to Maximise</b>	10.00%					Annually	
SDV_030	% efficiency gain in commissioned services, whether financial or added value	<b>Aim to Maximise</b>	By Yr 3 – 10% on 2010-2011 costs					Annually	

## Learning & Growth

















Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Collection Frequency	Context
SDV_012	% of employees	<b>Aim to Maximise</b>	75.00%					Annually	Feeder PIs to be created from the Training & Development programme and Standard Operating procedures.

Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Collection Frequency	Context
	attaining behavioural competency key milestones								
SDV_013	% increase in employees confidence and perception of the organisation	<b>Aim to Maximise</b>	Establish Baseline					Annually	<b>Measured through the new ways of working toolkit.</b> <b>Feeder PIs to be created to calculate the percentage</b>

## Process

Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Collection Frequency	Context
SDV_014	Inspection of premises in accordance with statutory code of practice	<b>Aim to Maximise</b>	100% (high risk premises)	100%				Quarterly	<p><b>Food Inspections:</b></p> <p>High Risk Premises (Risk Rated A or B) – 9 premises out of 9 inspected = 100%</p> <p><b>Health and Safety Inspections:</b></p> <p>High Risk Premises (Risk rated A or B1) – 3 premises out of 3 inspected = 100%</p>
SDV_015	Response to Environmental Health enquiries and complaints	<b>Aim to Minimise</b>	7 days					Monthly	'M3' software to be developed alongside users to ensure data captured is accurate and robust in relation to the queries and complaints recorded throughout the system. System report to be written by software supplier due to limited expertise on the system.
SDV_016	Number of high risk enforcement issues resolved	<b>Aim to Maximise</b>	50.00%					Quarterly	Awaiting risk matrix to be developed for use within the Enforcement Unit plus await a consistent approach from each of the current enforcement teams within Access Selby before data can be accurately calculated.
SDV_017	Investigate significant fly-tipping incidents	<b>Aim to Maximise</b>	70.00%	100%				Monthly	145 cases of fly-tipping have been reported and investigated throughout the 1 <sup>st</sup> quarter of reporting. A matrix needs to be created to define 'significant' fly-tipping as we currently investigate all the fly-tipping incidents across the district.

## Process

Code	Short Name	Direction of Travel	Current Target	Current Value	Short Term Trend Arrow	Long Term Trend Arrow	Traffic Light	Collection Frequency	Context
SDV_018	% of new benefit claims and changes processed within 5 days upon receipt of complete application	Aim to Maximise	85.00%	74.25%				Monthly	Performance has increased month on month since April 2011. As a breakdown for the month of June 2011 New Claims had 77.19% processed within 5 days and COC had 79.64% processed. Following the 1st quarter performance is 10% below the target of 85% set at the beginning of the year.
SDV_019	% of Council Tax debt recovered	Aim to Maximise	30.87% (97.50%)	30.56%				Monthly	The collection rate is down by 0.31% on the monthly profile and down by 0.05% in comparison with the same period in 2010.
SDV_020	% of Council Rent debt recovered	Aim to Maximise	92.61% (97.60%)	94.16%				Monthly	Collection rate is higher than YTD figure for June 2010 by 0.87% and ahead of target by 1.55%. We continue to pro-actively collect rent and arrears by contacting the customer promptly, promoting and facilitating benefit take up, working closely with Housing to support new tenants and work with Access and partner agencies to provide payment advice and guidance and debt and financial advice through all channels available.
SDV_021	% of applications considered within time under scheme of delegation	Aim to Maximise	65.00%	88.57%				Monthly	A total of 186 out of 210 applications for the period 1 April 2011 - 30 June 2011 were considered within time under the scheme of delegation.
SDV_022	Development of work program for policy development (Approve Priority)		Approve priority for policy development					Annually	Still to identify policy priorities for 2011-2012.

# Selby District Council

## REPORT

Reference: E/11/24

Public – Item 10



**To:** The Executive  
**Date:** 1<sup>st</sup> September 2011  
**Status:** Non Key Decision  
**Report Published:** 23 August 2011  
**Author:** Simon Parkinson, Housing Strategy Manager  
**Executive Member:** Councillor Mrs G Ivey  
**Lead Officer:** Mark Steward, Managing Director, Access Selby

**Title:** North Yorkshire Local Investment Plan 2011-21

**Summary:** The report seeks endorsement of the North Yorkshire Local Investment Plan 2011-21 which sets out the way in which the North Yorkshire authorities will work together to bring investment into the development of new affordable housing across the county.

### Recommendations:

**That the Executive endorses the North Yorkshire Local Investment Plan 2011-21**

### Reasons for recommendation

The Executive is asked to agree the recommendation to enable North Yorkshire authorities to move forward together in delivering approximately 2,500 additional affordable homes across the county over the next 4 years.

## 1. Introduction and background

1.1 This Local Investment Plan is the result of ongoing discussions between the local authorities of North Yorkshire (excluding City of York), North Yorkshire County Council, the North York Moors and Yorkshire Dales National Park Authorities and the Homes and Communities Agency (HCA).

- 1.2. The purpose of this Plan is to highlight the potential for affordable housing development that can be unlocked through investment in North Yorkshire. It forms the business case and development prospectus for future investment through a place-based approach. This is seen as vital in a time of increasing austerity and cuts to public sector funding when monies need to be targeted effectively and deliver key outcomes and value for money.

## **2. The Report**

- 2.1 The Local Investment Plan (LIP) process is a means of adding value to the delivery of local priorities. Individual local authorities can decide whether to undertake this process alone or to work with neighbours to develop a shared investment plan.
- 2.2 The local authorities of North Yorkshire, with the exception of City of York, have decided that a sub-regional investment plan should be developed on a partnership basis as this will be mutually beneficial to all parties and will bring local advantage. This LIP is the first of its kind for North Yorkshire. Its development has been shaped largely by the two rounds of public consultation, undertaken in March 2009 and January 2010, that informed the recently approved North Yorkshire Housing Strategy, and subsequent stakeholder workshops held in June and September 2010.
- 2.3 Through this Local Investment Plan, for the period 2011-2015, the North Yorkshire region is seeking to deliver approximately 2,500 additional affordable homes, which equates to an average of 625 affordable homes per year. Of these, the aim is to deliver approximately 75 per year in rural areas.
- 2.4 The Plan has a pivotal role to play in terms of:
- setting out for investors the strategic development priorities (both thematic and spatial) in North Yorkshire;
  - reinforcing our key strategic outputs including the delivery of more affordable homes, easier access to housing services, improved housing related support services for all our residents and improved conditions in private sector housing;
  - providing a tool to attract private sector investment into North Yorkshire;
  - maximising resources and delivery expertise that exist across the partnership area;
  - informing the emerging Local Enterprise Partnerships (LEPs) for Leeds City Region, North Yorkshire (including City of York, Tees Valley and the joint Hull, East Riding and Scarborough Coast) LEP of our housing offer.
- 2.5 The plan acknowledges that limited public finance will be available to deliver our investment ambitions over the next four years and that cuts in some areas will bring particular challenges for local authorities.

However, the North Yorkshire Housing Board is confident that our sub-regional partnership approach will help to retain a strong national voice and that this Investment Plan, which places greater focus on strengthening links to private sector investment and wider economic drivers, will provide a firm foundation for securing housing investment in North Yorkshire.

- 2.6 The plan aims to ensure that in an area where there are many common housing issues these will be tackled in a consistent and strategic manner that delivers value for money, good quality homes and excellent services to our residents.
- 2.7 It also seeks to maximise the opportunity to support the delivery of strategic projects (including Olympia Park) that are unique and key to the growth and sustainability of specific places or areas and that target resources to address specific local issues/priorities.
- 2.8 Ownership of this LIP lies with all the districts of North Yorkshire, North Yorkshire County Council, Yorkshire Dales and North York Moors National Park Authorities and their respective partners including the Homes and Communities Agency, Housing Associations and strategic bodies responsible for health, education, transport and economic development. Its development has been led by the Local Government North Yorkshire and York Housing Board and this Board will be responsible for ensuring its delivery and any future reviews.
- 2.9 Following the abolition of Regional Spatial Strategies and in view of Local Development Frameworks across the county being at varying stages of development, there has been a need to take a pragmatic view around the lifespan of the LIP, which will also now need to reflect the emerging requirements and timescales of the newly formed Leeds City Region and North Yorkshire Local Enterprise Partnerships (LEPs). The Housing Board recognises that in order to realise our ambitions and to be fit for purpose a long term plan with a clear strategic vision is required. The Board has therefore decided that a 10 year plan with annual 'light touch' reviews and more detailed reviews in years 2014 and penultimate years of subsequent investment rounds is appropriate.

### **3. Legal/Financial Controls and other Policy matters**

Delivery of the strategic priorities contained within the Local Investment Plan will be subject to individual legal and financial scrutiny as deemed appropriate in line with council planning and housing policy.

### **4. Conclusion**

- 4.1 The local authorities of North Yorkshire, with the exception of City of York, have developed the first sub-regional investment plan with a view to bringing collective and mutual benefit to all parties by unlocking investment opportunities with key partners.

- 4.2 Through this Local Investment Plan the North Yorkshire region is seeking to deliver approximately 2,500 additional affordable homes in the period 2011-15, by tackling common housing issues in a consistent and strategic manner that delivers value for money, good quality homes and excellent services to our residents.

## 5. **Background Documents**

The North Yorkshire Housing Strategy 2010-2015

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**Appendices:** Appendix A: The North Yorkshire Local Investment Plan



# North Yorkshire LOCAL INVESTMENT PLAN 2011-21

*Our prospectus for housing*





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# 1. Overview

## 1.1 Introduction

- 1.1.1 Meeting the housing needs and aspirations of our communities is fundamental to bringing about the economic success of North Yorkshire and ensuring that our communities are sustainable places where people want to live.
- 1.1.2 The Local Investment Plan (LIP) process is a means of bringing added value to the delivery of local priorities. Individual local authorities can decide whether to undertake this process alone or to work with neighbours to develop a shared investment plan.
- 1.1.3 The local authorities of North Yorkshire, with the exception of City of York, have decided that a sub-regional investment plan should be developed on a partnership basis as this will be mutually beneficial to all parties and will bring local advantage. This LIP is the first of its kind for North Yorkshire. Its development has been shaped largely by the two rounds of public consultation, undertaken in March 2009 and January 2010, that informed the recently approved North Yorkshire Housing Strategy, and subsequent stakeholder workshops held in June and September 2010.
- 1.1.4 Through this Local Investment Plan, for the period 2011-2015, the sub-region is seeking to deliver approximately 2,500 additional affordable homes, which equates to an average of 625 affordable homes per year. Of these, we aim to deliver approximately 75 per year in rural areas.

## 1.2 Purpose

- 1.2.1 This Local Investment Plan is the result of ongoing discussions between the local authorities of North Yorkshire (excluding City of York), North Yorkshire County Council, the North York Moors and Yorkshire Dales National Park Authorities and the Homes and Communities Agency (HCA).
- 1.2.2 The purpose of this Plan is to showcase the huge potential that can be unlocked through investment in housing in North Yorkshire. It forms the business case and development prospectus for future investment through a place-based approach. This is vital in a time of increasing austerity and cuts to public sector funding when monies need to be targeted effectively and deliver key outcomes and value for money.
- 1.2.3 The Plan has a pivotal role to play in terms of:
- setting out for investors the strategic development priorities (both thematic and spatial) of our sub-region
  - reinforcing our key strategic outputs including the delivery of more affordable homes, easier access to housing services, improved housing related support services for all our residents and improved conditions in private sector housing
  - confirming our sub-regional 'offer' i.e. what we can offer to ensure that housing investment stretches further, bringing about wider social and economic benefits
  - providing a tool to attract private sector investment into North Yorkshire
  - maximising resources and delivery expertise that exist across the partnership area
  - informing the emerging Local Enterprise Partnerships (LEPs) for Leeds City Region, North Yorkshire (including City of York, Tees Valley and the joint Hull, East Riding and Scarborough Coast) LEP of our housing offer.

- 1.2.4 We believe that our approach will encourage partners to invest in North Yorkshire and help us to deliver the priority projects that we have jointly identified in these challenging times. This in turn will improve the lives of our residents, (both in terms of providing better housing and employment opportunities), and also ensure that North Yorkshire is well positioned to maximise its potential for economic growth in the future.
- 1.2.5 We know that limited public finance will be available to deliver our investment ambitions over the next four years and that cuts in some areas will bring particular challenges for us. However, we are confident that our sub-regional partnership approach will help us to retain a strong national voice and that this Investment Plan, which places greater focus on strengthening links to private sector investment and wider economic drivers will provide a firm foundation for securing housing investment in North Yorkshire, helping to support and steer us through the difficult times ahead.
- 1.2.6 We will ensure that in an area where there are many common housing issues these will be tackled in a consistent and strategic manner that delivers value for money, good quality homes and excellent services to our residents.
- 1.2.7 We will also maximise the opportunity to support the delivery of strategic projects that are unique and key to the growth and sustainability of specific places or areas and that target resources to address specific local issues/priorities.

### **1.3 Who is responsible for the LIP and its delivery?**

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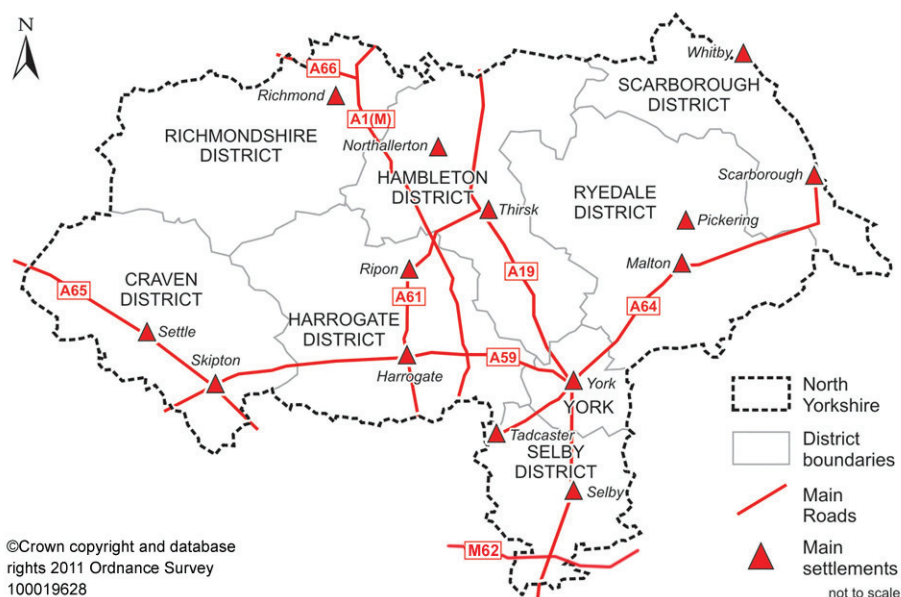
- 1.3.1 Ownership of this LIP lies with all the districts of North Yorkshire, North Yorkshire County Council, Yorkshire Dales and North York Moors National Park Authorities and their respective partners including the Homes and Communities Agency, Housing Associations and strategic bodies responsible for health, education, transport and economic development. Its development has been led by the Local Government North Yorkshire and York Housing Board and this Board will be responsible for ensuring its delivery and any future reviews.

### **1.4 Lifespan**

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- 1.4.1 Following the abolition of Regional Spatial Strategies and in view of Local Development Frameworks across the county being at varying stages of development, there has been a need to take a pragmatic view around the lifespan of the LIP, which will also now need to reflect the emerging requirements and timescales of the newly formed Leeds City Region and North Yorkshire Local Enterprise Partnerships (LEPs). We recognise that in order to realise our ambitions and to be fit for purpose a long term plan with a clear strategic vision is required. We have therefore decided that a 10 year plan with annual 'light touch' reviews and more detailed reviews in years 2014 and penultimate years of subsequent investment rounds is appropriate.

## 2. Context



### 2.1 North Yorkshire's geographic context

- 2.1.1 North Yorkshire is one of four sub-regions within the Yorkshire and Humber region. This LIP covers the seven Borough/District housing authorities of North Yorkshire but excludes the administrative boundaries of the City of York Council for which a separate LIP has been prepared. Our partners include North Yorkshire County Council, the North York Moors National Park and the Yorkshire Dales National Park.
- 2.1.2 North Yorkshire is one of the country's most beautiful and varied places with stunning countryside and coast and a rich heritage. Extending approximately 80 miles from north to south and 130 miles from east to west it includes:
- two of England's nine national parks - the Yorkshire Dales and the North York Moors
  - the Heritage Coast, three Areas of Outstanding Natural Beauty, over 12,000 listed buildings and many thousand more monuments and archaeological sites, including a World Heritage Site at Fountains Abbey
- 2.1.3 North Yorkshire has a combined population of around 591,600 people in an area covering 3,012 square miles, making it the county with the second lowest population density in England.
- 2.1.4 21 per cent of our population live in the two main towns of Harrogate and Scarborough, with the remainder living in other market towns, including the District Council administrative centres of Malton, Northallerton, Richmond, Selby and Skipton, and in smaller towns and villages.
- 2.1.5 Across our sub-region communications north/south by road and rail are good but links to the east and west are very much slower on predominantly two lane roads. Public transport is difficult to provide in our lowly populated areas and hence for those residents living in our rural communities without private transport travel is often difficult.

## 2.2 Evidence base

- 2.2.1 There is a wealth of evidence to support the Local Investment Plan coming from a range of sources.
- 2.2.2 The North Yorkshire Housing Strategy (July 2010), which itself is based on the available evidence and informed by extensive consultation with the public and partners, provides a strong position upon which to develop a Local Investment Plan that responds to the housing challenges in North Yorkshire. A number of key strategic documents have also informed the LIP and its priorities, principally the North Yorkshire Housing Investment Plan 2008-11 (May 2007), the Sustainable Community Strategy for North Yorkshire 2008-2018, the former Regional Spatial Strategy and sub-regional Economic and Transport Strategies. At the more local level local authorities' Local Development Frameworks have been critical.
- 2.2.3 In preparing this document we have also been mindful of the emerging sub-regional Strategy and the emerging Transport and Spatial Strategies all of which are well advanced. We have also ensured that the priorities contained within this LIP and our evidence base sit comfortably alongside the City of York LIP which has been developed in tandem with this document.
- 2.2.4 The LIP is also underpinned by a robust evidence base comprising a library of key housing background documents and data sources. Key facts and figures to support this Plan are included as an appendix to the North Yorkshire Housing Strategy and importantly the Plan shares a common evidence base with the emerging Sub-Regional Strategy. This includes both regional and local authority level research on housing needs and housing markets undertaken by external consultants as well as up-to-date housing price and affordability data from Hometrack. Other information includes up-to-date housing completions, data on affordable housing delivery and demographics and the LIP is also supported by other documents such as the North Yorkshire Homelessness Strategy.

## 2.3 Key Findings from the evidence base

- 2.3.1 The impact and influence of the Tees and Leeds City Regions on the housing market is stark. This is evidenced by commuting flows and household income data that shows wealth concentrated around the West Yorkshire connected sub-area, and York sub-area and the Tees and Vale sub-area. This is where some of the worst housing affordability problems exist, at levels comparable with parts of South East England. Despite changing economic circumstances affordability remains an acute problem in most of the County.
- 2.3.2 This leads to a dual-layer housing market in many parts of North Yorkshire, where local employment will not support the pay levels necessary to access the local housing market. This is impacted by an upper tier market which operates over a wide area and is limited mainly by the extent of major roads and rail links which influence commuting patterns. This may lead to a counter-commute from West Yorkshire and Teesside in particular where people working in North Yorkshire are forced to live in adjacent urban areas to access housing. It is hard to envisage a radically different future in these markets unless the cost of long-distance commuting rises dramatically.
- 2.3.3 Due to these pressures, external demand is anticipated to remain high, with lower income households continuing to struggle to compete. An increased supply of social rented or protected affordable housing provides the only prospect for meeting local needs.



- 2.3.4 As a legacy of the previous growth restraint policies in North Yorkshire, yet to be re-tested under the new political framework, current planning policies seek to deliver significantly less housing than market assessment work suggests is necessary to meet demand. This indicates there will continue to be high demand even in weak market conditions. Even with stringent policies in place requiring affordable housing through the planning system, this means that affordable housing needs across North Yorkshire remain higher than can be realistically provided for in virtually all parts of the County.
- 2.3.5 However, this creates a strong argument to continue to deliver the maximum possible amount of affordable housing through planning gain. With reduced overall public sector spending, it will be necessary to carefully co-ordinate planning policy to maximise this opportunity, especially as there will be other demands made on developer contributions. This opportunity needs to be reconciled with the fact that there is also acute need for affordable housing in places least likely to be identified for significant new housing growth, which is going to be focused in the main towns.
- 2.3.6 There will be no major transport improvements to improve accessibility to remote areas, and new housing growth will be focused in the larger towns. The transport impact of this growth will need to be accommodated in a large part by developer-funded transport improvements.
- 2.3.7 In terms of education, whilst North Yorkshire performs considerably higher than the English average in school attainment across all ages (for example 58.6 per cent of pupils achieved 5 or more A-C grades at GCSE in 2009 compared to 49.8 per cent of all pupils in England), North Yorkshire receives relatively low Government-set cash allocations for primary and secondary pupils. We recognise that the closure or amalgamation of any schools could offer the potential to provide more affordable housing through re-development of vacant sites. This is a matter which we will closely monitor through our emerging LDFs and through our Local Strategic Partnerships and, if and when, opportunities do arise we will seek to maximise affordable housing delivery on such sites. We are also committed to delivering wider community renaissance through our LIP and support strategic projects that include education provision, such as Middle Deepdale at Scarborough, and to assist young people to learn skills through apprenticeship schemes which a number of our projects are evidenced to offer.
- 2.3.8 At the other end of the age spectrum, the balance of the population is shifting and is forecast to continue to do so, with a substantial increase in the number of older people. Recent issues around pensions mean that many older people will continue to work beyond retirement age and will be an important part of the North Yorkshire workforce, particularly the part time workforce. Many are likely to take up employment in the retail, tourism or service sector and will want to live close to work or close to good public transport networks. A number of our priorities are related to proposals that include retail and employment elements or that proffer improved public transport links for residents.
- 2.3.9 There are also fewer young people to supply the future workforce. This is a result of retirement-related migration and a consequence of high house prices (driving out-migration of younger people). This will present significant future problems for the delivery of services to support people's health and wellbeing at a time when there will be significantly more people in need of support to live independently, including people with dementia. This will require ongoing joint commissioning approaches between the districts, the County Council and health partners. Future housing delivery and investment needs to have regard for the future needs of an ageing population.

- 2.3.10 Scarborough stands out as an area in North Yorkshire where a more complex set of housing issues is evident. Affordability is still a significant issue for the town, but there are also other issues associated with deprivation and the profile and condition of the housing stock. In common with other parts of the County, Scarborough has an ageing population, but also in the Scarborough district there are a disproportionately high number of people with health-related problems, which has particular implications for supported housing.
- 2.3.11 Notwithstanding the variations noted above in Scarborough, the commonality of the majority of issues being faced across the County suggests that best use of available staff and financial resources will be made by developing a combined response between districts wherever possible.
- 2.3.12 However, we recognise that delivering a sub-regional LIP, as well as strengthening our business case, will also bring challenges of its own, as we all have to think more sub-regionally. This draft LIP currently reflects all of the identified needs and the potentially deliverable schemes within the North Yorkshire Sub-region. Following the outcome of the Comprehensive Spending Review the level of resources will not be sufficient to fully fund our aspirations. The Partnership will carry out further work to prioritise our programme and consider different scenarios. It should be noted that working with ten partners in a sub-regional partnership will be more challenging than prioritising schemes within a LIP for a single local authority area. In anticipation of this, through this LIP process we have started to develop tools and mechanisms that will help us make fair and transparent judgements in the event we are faced with this situation. Our priorities will then be refined based on a number of factors, but critically their fit within our five strategic priorities, as well as their ability to meet housing need, their deliverability and Value for Money.

## 2.4 Wider economic and social benefits

- 2.4.1. Whilst in overall terms North Yorkshire has a good balance of economic sectors, some areas are overly reliant on the public sector for employment and there are income inequalities within the sub-region. Whilst unemployment is low, local employment is characterised by low wages and many people travel to urban areas within the sub-region and beyond to secure higher paying employment. In general this commuting populace have high skill levels, those with the highest skills travelling furthest to employment.
- 2.4.2 The service sector has made an increasingly strong contribution and, despite the pattern of structural change within the sub-regional economy, manufacturing, construction, agriculture and fishing still fulfil important functions. Given the sub-region's strengths in relation to the natural and built environment, its historical and cultural heritage and its geography, the visitor economy and businesses providing local services continue to play an important role in sustaining economic growth in general. These sectors also have a valuable role to play in maintaining the vitality and cohesiveness of rural communities. They do however need to be augmented by more diverse industries with the potential for growth, such as services for business, the creative and knowledge economy and low carbon businesses, and this growth needs to be supported by an appropriate housing offer.

- 2.4.3 Investment in housing in North Yorkshire will have a wide-ranging impact on local economies, economic growth, employment, income and skills. In some communities, for example, our rural areas and the particularly deprived wards within Scarborough, this impact will be especially significant.
- 2.4.4 Across North Yorkshire our housing investment will support:
- Employment and apprenticeship opportunities during construction;
  - New resident jobs once strategic developments have been completed;
  - Multiplier effects that will bring about wider economic benefits.
- 2.4.5 Housing investment will help to create and sustain employment both in public services (education, health) and through local businesses (private services, leisure).
- 2.4.6 North Yorkshire is an area of high housing demand and, as such, our proposals for additional housing should act as a catalyst to further economic growth by requiring a local labour supply. Both the new build proposed through our emerging Local Development Frameworks and the repairs and maintenance support required to ensure that our existing homes remain of a good quality need a supply chain to deliver our ambitions.
- 2.4.7 By supporting regeneration in parts of Scarborough and encouraging the re-use of underused and derelict sites in accessible locations, where housing is part of wider mixed use proposals we will be providing much needed homes. We are confident that this in itself will create employment opportunities for our residents and bring income into our local economies. More importantly many of these employment opportunities will be available to local people and will provide opportunities for apprenticeships and other skills training.
- 2.4.8 Our approach to housing investment should encourage existing businesses to remain and invest further in our communities and attract new and larger businesses to re-locate to our towns. This will help our residents fare better in the job marketplace generally and in our regeneration areas through a strong job creation programme. Once the housing market recovers the new construction we support will contribute even more significantly to our economic well-being providing homes for our local workforces as well as helping to sustain the Leeds and Tees Valley City Regions.
- 2.4.9 Investment in schemes that will bring forward land for new homes will also bring wider benefits in terms of helping to sustain local shops, facilities and services as well as the improvement of existing and the provision of new schools and health centres.
- 2.4.10 Direct provision of affordable housing will help us to achieve a key ambition - delivery of mixed and balanced communities which will be more sustainable places to live. By working with other partners we will improve estate design and use some of our housing investment to help us to address issues of anti-social behaviour and to tackle crime and fear of crime.

## 3. Our vision and ambitions

### 3.1 North Yorkshire's LIP vision

3.1.1 This LIP supports the vision contained in the North Yorkshire Housing Strategy July 2010:

“ To make North Yorkshire and York an inclusive place where communities are sustainable and residents can have fair access to decent affordable homes and effective support when they need it. ”

3.1.2 It is committed to the delivery of the five key strategic priorities set out in the North Yorkshire Housing Strategy:

- Enabling the provision of more affordable homes
- Maintaining and improving the existing housing stock
- Delivering community renaissance
- Improving access to housing services
- Reducing homelessness



Opening ceremony at Stevenson View, Harrogate.

## 4. Our investment approach

- 4.1 Whilst the lifespan of this Plan is from 2011-2021, more detailed investment opportunities are only provided for the period 2011-2015. Further opportunities will be included in future iterations of this Plan, initially following a review in 2014.
- 4.2 In the Plan as a whole we have included a balance of thematic and spatial investment priorities that address both short term and longer term issues. All projects in this Plan clearly evidence alignment to one or more of the key strategic priorities identified in the North Yorkshire Housing Strategy.
- 4.3 In order to facilitate affordable housing delivery this Plan includes proposals to:
- Offer public land or assets at nil or discounted cost
  - Maximise the use of planning gain (S106) to deliver affordable housing without grant
  - Develop and deliver a rural housing programme, facilitated by our team of specialist Rural Housing Enablers
  - Leverage in other funding sources such as the Regional Growth Fund
  - Maximise opportunities for partnering with the private sector
  - Share sub-regional expertise and build upon existing partnership working
  - Develop, wherever possible, consistent approaches to affordable housing provision across the sub-region.
- 4.4 We recognise that in the current political and economic climate we need to think and act differently. With huge cuts in public sector spending realisation of many of our ambitions is dependent on market conditions, pragmatism and our ability to leverage in private sector investment and delivery of the Government's new agenda. In future, the Government's new Affordable Homes Framework and New Homes Bonus are going to be key models for attracting public sector investment in housing and delivering more affordable homes. Under the new framework the rents for affordable homes will be up to 80 per cent of open market rents.
- 4.5 There may also be opportunities through the emerging Local Enterprise Partnerships for Leeds City Region, North Yorkshire, Tees Valley and the joint Hull, East Riding and Scarborough (Coast) LEP to bid for Regional Growth Fund monies and further explore and develop the strong linkages between housing and economic development. Regional Growth Fund bids are currently being considered for mixed-use sites at Wetherby Road, Boroughbridge and Olympia Park, Selby and economic development led schemes at Whitby Business Park, and Leeming Bar water treatment works.
- 4.6 It will be critical for all districts to continue to use S106 alongside other delivery mechanisms to deliver new affordable homes. It is the Partnership's intention to use any investment (public or private) creatively to deliver a mixture of "affordable" and "social" rents to meet local needs, as well as providing intermediate market products, such as shared ownership and discounted sale. We will explore the possibility of developing and agreeing core principles across the sub-region for affordable housing delivery. This could include sub-regional price guidelines for the purchase of affordable housing from developers, a consistent approach to policies within the individual Housing Development Plan Documents and consistent principles to feed into a Sub-Regional Tenancy Strategy.
- 4.7 LIP partners are conscious of the impact that the recession is currently having on the delivery of affordable housing and the likely impact it will continue to have until there is clear and sustainable evidence of market recovery. Across North Yorkshire there are a number of development sites that have the potential to come forward, indeed a number already have planning permission or are allocations in LDFs, but their development is thwarted because of market conditions.



Former Farnell's site, Boroughbridge

- 4.8 We have a good level of housing land supply - in theory, if the housing market were to return to its former strength, all our sites are capable of being developed out by 2021. If our development partners had sufficient levels of capacity and resources, we estimate this Plan could have the scope to deliver up to 10,000 new affordable homes through S106 alone across the full ten year period. Historically, North Yorkshire has a good track record of delivery through the S106 mechanism - most local authorities achieving delivery without grant. North Yorkshire also has a national reputation for developing and sharing innovative good practice approaches, including developing local guidance on negotiating affordable housing and establishing a consistent approach to viability appraisals through a service level agreement with the Valuation Office Agency.
- 4.9 However, the reality is that development rates are currently very slow even in the 'hot spots' of North Yorkshire. We have not met our targets for affordable housing delivery in recent years as delivery via S106 has been significantly reduced due to the economic climate. There is evidence that many of our sites could still remain undeveloped for a number of years to come. Indeed, whilst there is some evidence of the market starting to return, it is unlikely that we will see any significant signs of improvement until the end of 2011/beginning of 2012 at the earliest, hence we are proposing a more modest target of 2,500 additional affordable homes through S106 and all other means in the first four years of the plan.
- 4.10 We recognise that the new Affordable Homes Framework will be a key tool that we can use to help us to unlock some of our S106 sites and provide a range of affordable tenures to meet the needs of our communities. Local authorities have already commenced discussions with registered providers to explore the scope of delivering this and other models in North Yorkshire and are keen to confirm draft development programmes with registered providers and the Homes and Communities Agency (HCA) by Summer 2011. These programmes will need to reflect the fact that the provision of rural affordable housing is a key priority for North Yorkshire. Rural affordable housing schemes are relatively expensive and will require a higher rate of grant if they are to be delivered.
- 4.11 Coupled with the new affordable homes model as a delivery mechanism in North Yorkshire, we foresee S106 as providing a complementary tool to deliver affordable housing at social rents, a tenure which the Partnership feels is still vital to meeting our local housing needs, and which will not normally receive grant support in the future. Previously we used grant on S106 sites in exceptional circumstances where it could be clearly demonstrated as being needed through financial viability appraisals to achieve target numbers or where there was clear evidence that the use of grant would bring additionality. From hereon in we will need to be pragmatic and flexible and look at other innovative ways of making up any funding shortfall which do not rely on HCA grant funding.

- 4.12 We recognise the need to temper our investment ambitions in order to develop a Plan that is both credible and deliverable. We acknowledge the need to deliver value for money, maximise our own and other public assets and align with other wider economic strategies to ensure that wherever possible the impact of our investment will bring wider economic and community benefit. We accept that current market conditions mean that it is difficult to make precise judgements about what schemes will deliver and when, and the absolute level of investment they will require. As a consequence we have built fluidity into our programming when putting together this development prospectus, which is based on our five overarching strategic priorities. Our proposals are underpinned by local authority knowledge and confidence of the need, capacity and deliverability of specific sites/projects. We also recognise the need to think more innovatively and continue to work closely with our partners to encourage them to invest in North Yorkshire and to facilitate the development of key strategic growth schemes.
- 4.13 A particular challenge to us is how we address major infrastructure requirements such as new roads and bridges that are preventing a number of our strategic sites from coming forward. We need to be flexible, innovative and pragmatic in order to find solutions to these issues. Our local authority partners are already working closely with the Advisory Team for Large Applications (ATLAS) to develop repayment mechanisms to front fund infrastructure that can be repaid at later stages in the development.
- 4.14 North Yorkshire is also hoping to establish a consistent approach to addressing infrastructure requirements informed by the currently underway North Yorkshire Regional Improvement and Efficiency Partnership (RIEP) study. The County Council is re-examining its approach to the funding of strategic infrastructure to enable housing and economic growth. This review centres around exploring the potential that new funding mechanisms such as the Community Infrastructure Levy, New Homes Bonus, Regional Growth Fund, Local Asset Backed Vehicles, and Tax Increment Financing amongst others might offer for the sub-region. The County Council is seeking to make the best of such opportunities, and if feasible through combining them in a 'cocktail' of sources, to develop a revolving fund that can support the up-front provision of strategic capital infrastructure to facilitate the delivery of priority housing and economic development schemes.
- 4.15 Using RIEP funding, and with procurement undertaken through the HCA Technical Panels, the County Council alongside sub-regional stakeholder partners including the District Councils and the HCA has commissioned a consultancy study with the aims of:
- Identifying all avenues for the funding of strategic infrastructure to facilitate housing and wider economic growth across North Yorkshire.
  - Undertaking a technical assessment of the potential impact and strengths/weaknesses of each funding avenue. This assessment will have regard to the two tier Local Authority working, and the largely rural nature of much of the County with sparse population densities characterising significant parts of it.
  - Providing firm, pragmatic and realistic recommendations upon the most appropriate funding mechanisms(s) to pursue. In doing so, examine the scope for aggregating funding sources to form a rolling or revolving resource to be invested and recycled on a continual basis to enable the ongoing provision of strategic infrastructure across North Yorkshire.
- Completion of this study is anticipated in June 2011.
- 4.16 Included within this LIP are strategic investment priorities which we consider to be deliverable within its lifespan. It therefore does not detail all the ambitions and priorities of individual local authorities. There will be further opportunities to pursue and secure investment for these other projects through discussions and negotiations with stakeholders and partners at the local level where local authorities and the communities they represent will take a lead. However, we have been assured that these local priorities will align with our wider strategic priorities.



Fylingthorpe (under construction), NYMPA.

- 4.17 In order to make informed investment choices, we recognise the need for up-to-date and consistent information about housing needs and aspirations across the sub-region. Therefore all the local authorities across North Yorkshire (including City of York) have agreed to allocate funding from the current North Yorkshire Investment Programme to jointly commission a Sub-regional Strategic Housing Market Assessment. Once gathered this evidence will inform future reviews of this Plan and help us to make informed decisions on key issues including delivering the new affordable housing model in North Yorkshire. Keeping this evidence updated on a regular basis will be critical if local authorities are to target investment effectively.
- 4.18 In the past the sub-region has accessed some funding for its private sector stock from a regional pot but this has ceased as a funding route. This Plan identifies future priorities for limited private sector stock investment and alternative funding mechanisms to deliver future private sector renewal activities.
- 4.19 As mentioned previously, we accept that, despite a robust approach to assessment, there are still risks that some projects/schemes will not come forward as anticipated. Therefore, in order to ensure that these risks around non/partial delivery of schemes that will provide much needed affordable homes can be mitigated, the sub-region is taking a prudent approach by supporting a range of investment opportunities. This will allow us greater flexibility so that if projects do fall away or are delayed partners and investors can be confident they can quickly be replaced by others that are 'oven ready' and therefore investment opportunities will not be lost.



## 5. Our investment priorities

5.1 To support the five key housing priorities identified in the North Yorkshire Housing Strategy.

5.2 In collaboration with stakeholders, we identified five key housing priorities in the North Yorkshire Housing Strategy which are supported by this Plan and have formed the strategic basis upon which we have made our investment choices:

1. Enabling the provision of more affordable homes
2. Maintaining and improving the existing housing stock
3. Delivering community renaissance
4. Improving access to housing services
5. Reducing homelessness



Newton on Ouse, Hambleton.

## 6. Strategic Priority 1:

### Enabling the provision of more affordable homes

We need more homes that are affordable to local people. We can help make this happen through the provision of additional affordable homes, by exploring more innovative ways to make existing market homes more accessible to those on lower incomes and by making better use of unused and vacant homes.

The sub-region proposes to:

- Deliver a programme of additional affordable homes, ensuring that these homes are of an excellent quality, are energy efficient and represent good value for money
- Develop and deliver a rural housing programme, facilitated by our team of specialist Rural Housing Enablers
- Increase the availability of land for affordable housing
- Gain a better understanding of the housing markets in North Yorkshire and the alternative delivery mechanisms they can offer
- Continue to target the re-use of unused second homes and other empty properties

- 6.1 There is an acute shortage of affordable housing across North Yorkshire. This impacts widely on the Sub-Region's economy as we require good quality affordable homes in order to attract new businesses and assure them that they can attract a sustainable workforce.
- 6.2 Our evidence base on local housing markets must be continually updated to ensure our continued understanding of them. This in turn will help us to identify and respond to any fluctuations and identify any alternative delivery mechanisms that they can offer. The Sub-Region recognises the need to improve its housing market evidence base to ensure that it remains robust and that there is a common base date of housing needs information in the future.



Consultation event, Glaisdale, NYMNPA.

- 6.3 In terms of increasing the number of affordable homes available to our residents we will continue to support proposals that maximise the opportunities provided by planning policies to promote sustainable communities and social cohesion including delivery through S106, via the development of increased focus on the delivery of rural exception sites and through LDF allocations. We recognise that using S106 to achieve our affordable housing targets is challenging at a time of market downturn but we maintain that in most instances sites are still capable of being developed without grant being required and affordable housing delivery being compromised.
- 6.4 Rural housing delivery remains a priority for the whole of North Yorkshire – as well as comprising the majority of our housing and investment offer in the more remote rural areas of our sub-region. We recognise the unique role played by small scale provision of affordable homes for local occupation in our smaller villages. Often, the sustainability of the local, rural economy and community is challenged by a local housing market dominated by immigrating retirees, commuters and second home owners. In many cases any existing stock of affordable housing has been eroded by decades of Right to Buy purchases. Local people report concerns that indigenous communities are priced out of local markets, contributing to the outward migration of young people and threats to traditional Yorkshire village life.
- 6.5 The NY Housing Partnership campaign ‘Local Homes for Local People’ was established in 2008, and has delivered in excess of 15 rural exceptions sites across North Yorkshire. Our team of specialist Rural Housing Enablers work alongside local communities, developers and RPs to develop and realise opportunities to deliver rural affordable housing in some of our smaller settlements. The Enablers and partners have assembled a package of rural development opportunities across the County, and continue to work with communities to help find solutions for local housing need. The programme is funded and managed by the NY Housing Partnership, and is developing strategic partnerships with Registered Providers (RP) and developers to maintain the programme in the longer term. Rural housing enabling is a specialist function, and the skills, relationships and expertise developed by our staff are invaluable in delivering successful outcomes.
- 6.6 Community-led affordable housing delivery is also a solution that may help to address need in the more rural parts of North Yorkshire. Whatever model is chosen, it must address the needs of the lower-tier of the housing market in a way which is accessible to the local residents; there is a widespread understanding of this issue and a political appetite to respond to it. The type of local occupancy conditions being pursued by the Yorkshire Dales National Park may also be a helpful tool to apply elsewhere to address the two-tier market in the county.
- 6.7 We have recently addressed any gaps/weaknesses in terms of understanding financial viability by entering into a sub-regional arrangement with the Valuation Office Agency (initially subsidised through pump priming grant) whereby local authorities can use their services for an agreed fee structure and the employment of a valuation specialist in Harrogate. However, we acknowledge that as the market hardens there may be some instances where high development costs on small sites, high levels of infrastructure or exceptional ground conditions mean that site viability is an issue and grant is required to achieve our thresholds.
- 6.8 We support the release of public land as a key tool for increasing our affordable housing provision and the plan includes proposals to use publicly owned land for this purpose. Many local authorities have undertaken asset management reviews and made landholdings available for affordable housing in recent years, and audits of public sector land holdings continue to be undertaken on a regular basis. These audits have identified a number of sites with residential development potential – from single dwelling former garage sites to larger pockets of land. In order to unlock this potential we have identified a programme of

development on a suite of these sites initially in Harrogate, Selby and Scarborough districts. The market downturn and lower land prices have also provided opportunities for land for affordable housing to be secured and 'banked' by development partners for future development.

- 6.9 Despite the recession, house prices, although reduced, are still unaffordable to many of our residents and this is especially acute in rural areas where employment in industries such as agriculture and tourism is very low paid. The strong housing market continues to exclude many from the open market either for purchase or renting.
- 6.10 However, affordability is not just an issue for our high value areas nor is it tenure specific. There is a need to develop and support a range of products and solutions across a range of tenures. In some areas, such as Scarborough, areas of high deprivation bring a need for social rented properties whilst in Craven, for instance, there is a need for intermediate homes.
- 6.11 We will continue to target the re-use of unused second homes and other empty properties for housing purposes, more details about which can be found under Priority 2 – Maintaining and Improving Existing Stock. We will also consider Homebuy products and Purchase and Repair programmes where they are appropriate to local circumstances and these are therefore targeted for investment. However, we recognise that providing additional housing through new provision and re-use of existing properties alone cannot balance local housing markets. Existing products to help potential homeowners bridge affordability gaps and access the housing market do not work for everyone in North Yorkshire. We therefore recognise the need to work together and with key stakeholders, including the HCA, housing associations and lenders to develop other innovative tailored solutions to address the needs of our communities.
- 6.12 We wish to support investment in the following themes:
- S106 sites - included under Community Renaissance
  - Public land
  - Rural housing in smaller settlements
  - Products - Homebuy (Newbuild Homebuy, Homebuy Direct, Home Ownership for People with Long term Disabilities [HOLD], Intermediate Rent to Homebuy, and any other associated products)
  - Purchase and repair



Chapman Barn, Masham before and after conversion.

## Development Opportunities 2011-15

Name and Location	Description	Total Homes	Affordable Homes Target	Additional Information
Various garage sites, Harrogate	Council owned garage sites on housing estates	55	55	Land to be sold at nominal value less site abnormal costs; detailed feasibility work/draft plans for each site currently under preparation
Eggborough garage sites	Council owned sites	24	24	
Scarborough and Eastfield urban public land - various sites (10 in total) within Scarborough town	Council owned sites	103	103	<p>Following sites to be sold to Yorkshire Coast Homes (YCH) for £5k per plot: Wreyfield Drive, Sandybed Lane/Pollard Gardens, Danes Dyke, Musham Bank, Westway (1), Westway(2), Gouldings Close.</p> <p>Moor Lane, Newby to be marketed at 40 per cent Open Market Value (OMV)</p> <p>Manham Hill/Rigeway already in YCH ownership</p> <p>RSL Finance</p> <p>Subject to Council agreement receipts from land sales to be recycled to contribute towards wider based regeneration</p>
Whitby public land - various sites (5) in Whitby town	Council owned sites	157	157	<p>Helredale &amp; St Peters Road to be sold to YCH at £5k per plot &amp; Scarborough Borough Council (SBC) has agreed to release capital receipts of approx £400k to support wider physical regeneration at St Peters Road Area</p> <p>Stakeby/Thorpe Lane sites being marketed with 40 per cent affordable housing requirement.</p> <p>RSL Finance</p> <p>Wider regeneration benefits</p>
Rural land package	A package of circa 24 rural exception sites in smaller settlements across NY	Circa 300	Circa 300	Rural Housing Enablers developing proposals with partners on these sites.
<b>TOTAL</b>		<b>639</b>	<b>639</b>	

## 7. Strategic Priority 2:

### Maintaining and improving existing housing stock

Our existing homes are our most valuable resource, so it is important that we look after them and make best use of them.

The sub-region proposes to:

- Directly invest in and encourage private investment in existing housing stock of all tenures within North Yorkshire, to ensure its sustainability and availability to meet the sub-region's current housing needs
- Reduce the carbon footprint of existing and new homes to help people run them more cheaply and efficiently and to reduce the risks of climate change impact

- 7.1 New houses count for less than one per cent of the total stock and therefore innovative asset management and maintaining and improving the quality of the existing stock of all tenures is fundamental in delivering our sub-regional housing offer.
- 7.2 We have significantly lower levels of social rented housing than the region and England as a whole, which compounds our issue of housing affordability. The majority of our social housing stock is decent and we need to ensure that it remains so. However, it is imperative that we not only seek to make best use of social rented stock but also seek ways to use both the private rented sector and the owner occupied sector more extensively to address local housing needs.
- 7.3 All of our councils and our main housing association partners are on track to meet the Government's Decent Homes Target by the end of 2010, in respect of their housing stock within North Yorkshire.
- 7.4 However, an estimated 22-30 per cent of private sector homes are non-decent and we share concerns around the capacity to meet the Government's former private sector decent Homes Target, which is being retained as a local indicator. Levels of decency in the private rented sector are well below those in the owner occupied sector.
- 7.5 The sub-region has previously delivered a significant private sector renewal programme – of over £8 million over the spending period 2008-2011 - delivering a range of grants and loans, including the Regional Homes and Loans Board equity based products funded through Regional Housing Board monies. Over time, the approach to grants and loans has evolved, providing better value for money from the public purse. During the move over several years from primarily grant-based to loan-based products, there has been a shift in the culture of relationships between local authorities and local communities, particularly in areas where some level of dependence on grants had prevailed. Models of community led regeneration in key areas have put local residents in the driving seat, taking responsibility for co-ordinating partner inputs and problem solving on local issues. Authorities have worked with communities to deal with economic and social issues as well as physical housing issues.
- 7.6 In 2009/10 and 2010/11 we completed 26 Home Appreciation Loans across North Yorkshire. We also provided safety net funding for small loans and grants for essential works in circumstances where equity release loan products are not appropriate. These loans have proved successful and last year we delivered 125 improved homes in this way.
- 7.7 However, from April 2011 there will be no further central Government money available to local authorities for Private Sector Renewal activity, neither for loans nor grants. Some of the local authorities within the sub-region have set aside small amounts of their own money to provide emergency loans and most have a little banked Carbon Emissions Reduction

Target (CERT) funding to provide a small amount of energy efficiency grants or loans. Potential new funding opportunities and innovative mechanisms for leveraging in private funding for investment will also be explored including Social Impact Bonds, Community Infrastructure Levy, Credit Union Services, New Homes Bonus and new approaches to partnership working arising from the reforms of health services currently proposed. However, these options are not likely to produce sufficient investment to deliver the same significant programme of private sector renewal activity that we have seen over recent years.

- 7.8 As a working alternative we will consider our options for enhancing private sector housing advice services through our Private Sector Housing Group during 2011. As well as considering what services we can provide to individual households, part of that work will aim to further strengthen relationships with private landlords and ensure that advisory support, if not financial, is made available to improve both the quality of housing in this sector (including increasing the proportion of Decent Homes within the private rented sector) and the ease of access to it for local people.
- 7.9 The sub-region will also participate in and eagerly await the outcomes of a proposed Leeds City Region study into new delivery options under the present financial climate to tackle poor quality private housing, as well as contributing to the broader agendas of health, fuel poverty and financial inclusion. North Yorkshire hopes to gain good practice examples and, where appropriate, outline business cases from this research, both for the three authorities directly participating in it (Craven, Harrogate and Selby) and to replicate across all parts of the sub-region.
- 7.10 We continue to enforce relevant housing legislation to help improve poor living conditions in the private rented sector. However in addition to this enforcement role we are also working more closely with landlords to encourage improvements. We have taken a lead nationally in working with the National Landlords Association to deliver a series of sub-regional Landlord Trade Fairs. Aimed at landlords and managing agents, these events, now planned to be held on a regular basis, have helped to strengthen relationships, offered regulatory advice and provided opportunities to explore options to lever in funding at a time when central and local government funding is becoming more scarce.
- 7.11 High levels of second home ownership across North Yorkshire impact on housing availability and affordability, particularly in rural areas, coastal areas and National Parks. We have secured additional funding for housing investment through the reduction in Council Tax discounts on Second Homes with the resultant revenue being used to facilitate and develop additional affordable homes from the introduction of the discount in 2006 until 2011.



Roche Avenue, Harrogate before and after conversion to residential.

- 7.12 Although North Yorkshire does not have a high number of empty homes compared to national averages, we recognise these as being a potentially wasted resource in an area of such high housing demand, and we are mindful that any increase in empty properties will negatively impact on the amount of New Homes Bonus funding received by individual authorities. We are therefore in the process of agreeing a Sub-Regional Empty Property Action Plan to ensure that mechanisms are in place to maximise the number of empty properties brought back into use as homes for local residents.
- 7.13 This Empty Homes Action Plan will build on the good practice already evident across North Yorkshire. A number of authorities are developing Private Leasing Schemes and Empty Dwelling Management Order procedures to ensure the reoccupation of long-term empty properties. In the past Empty Property Grant schemes have also helped to create affordable housing from empty buildings, but most of these are likely to be suspended as they were paid for from council's Private Sector Renewal funding allocations. Other options being discussed include a wider funding partnership to deliver large-scale re-occupation on high profile sites and trying to secure an element of the projected New Homes Bonus within individual authorities.
- 7.14 Fuel Poverty remains a significant issue across the sub-region with high fuel charges and the recession contributing to an increase in the number of our residents who are unable to afford to heat their homes.
- 7.15 Many authorities have been targeting key fuel poor wards through area based grant schemes. Craven, Scarborough and Selby have developed schemes with partners through the Community Energy Savings Programme whilst all authorities are levering in additional funding through the CERT. We work with the Yorkshire Energy Partnership to deliver energy efficiency improvements across the county. In 2009/10 we delivered energy efficiency improvements to 1000 privately owned homes.
- 7.16 Craven, Harrogate and Selby are also working with Leeds City Region (LCR) colleagues to develop and deliver the Domestic Energy Efficiency Programme - an LCR forerunner initiative and a Regional Growth Fund and European Regional Development Fund (ERDF) bid to deliver energy efficiency improvements to households on an area-based approach. Hambleton has secured funding to develop a Hambleton Affordable Warmth Strategy to deliver energy efficiency improvements across the whole district.
- 7.17 Much of the focus in recent years has been to improve the thermal efficiency of easy to treat homes – those with cavities and lofts. We are continuing to work with energy companies to target these and we are now looking at ways in which we can target solid wall properties and those off the gas network, both through existing programmes and the Government's new Green Deal programme. We are also investigating the feasibility of providing energy efficiency measures into the county's network of residential mobile home parks.
- 7.18 We understand the importance of encouraging housing developers to build environmentally sustainable new homes. We also recognise that we must support existing homeowners to meet their own climate change responsibilities. This is through the direct promotion and provision of a limited number of grants and loans for energy efficiency and renewable energies and also indirectly through our work on tackling fuel poverty. We will seek to encourage the public take-up of renewable energy options through the promotion of the 'feed-in tariff' initiative.
- 7.19 In response to the Climate Change Act (2008) all our local authorities have introduced climate change strategies to work towards the national target. We are also developing a collaborative approach across the sub-region to meet the target following a series of climate change leadership workshops. This includes approaches to all measures intended to mitigate climate change such as renewable technologies and water conservation, as well as energy efficiency.





Opening ceremony at Station Road, Nawton, Ryedale.

- 7.20 The provision of disabled adaptations in the private sector continues to challenge us all. The Disabled Facilities Grant (DFG) is the one remaining mandatory housing grant and local authorities continue to receive central Government support to deliver it. Adaptations delivered through grant assistance help disabled children and adults to remain living independently at home. Demand for DFG has for some years threatened to outstrip available budgets. Although Government grant remains available, it has failed to keep pace with this demand and the reduction in council capital receipts has challenged individual council contributions.
- 7.21 We have joined with our North Yorkshire Occupational Therapist colleagues to develop ways in which we can manage this situation whilst continuing to lobby for increased funding. We have devised a prioritisation scheme which will ensure waiting lists are effectively and fairly controlled. This scheme has been successfully piloted in Scarborough and is now being rolled out across the rest of the county.
- 7.22 In addition we have worked in partnership with the Northern Housing Consortium to develop a bulk procurement framework for the purchase and installation of stairlifts across all authorities. We hope to move onto a similar framework for bathrooms by April 2012.
- 7.23 Despite the challenging financial framework in which we now have to operate, we still wish to support investment under the following themes:
- Private sector renewal, to include re-use of empty homes, repairs assistance (loans and grants), HMO grants and Energy Efficiency
  - Provision of disabled adaptations through the mandatory Disabled Facilities Grant service
  - Climate change mitigation measures

## 8. Strategic Priority 3:

### Delivering Community Renaissance

We need to tackle the challenges facing our local communities to ensure they remain vibrant and sustainable places where people want to live.

The sub-region proposes to:

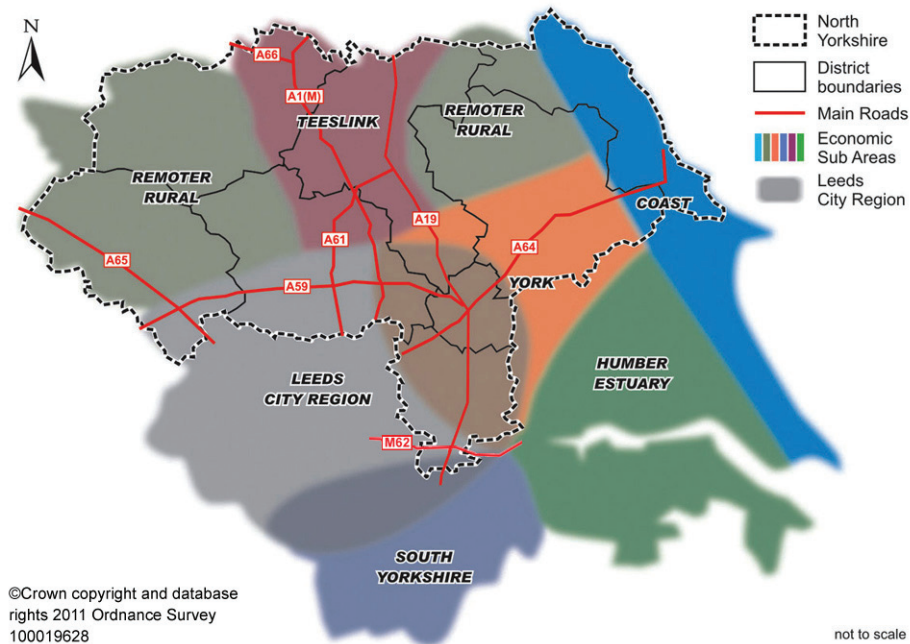
- Strengthen linkages to strategic economic development, planning, transport and regeneration priorities in urban and rural areas to promote place shaping, including promoting housing growth in appropriate locations
- Support targeted area-based regeneration in areas which require it, such as Scarborough and parts of York
- Promote sustainable rural communities and offer specific support for rural affordable housing delivery via the North Yorkshire Rural Housing Enabling Partnership
- Work with partners to better manage our local neighbourhoods, promote social cohesion and embrace cultural and religious diversity
- Begin to address issues of financial inclusion and worklessness

### 8.1 Overview

- 8.1.1 We recognise that housing growth is vital to support the sustainability of our communities and in order to support the needs of our growing population. We acknowledge that housing can also act as a driver for economic transformation. We also recognise that the southern part of our sub-area has been identified as crucial to supporting the economic vibrancy of Leeds City Region.
- 8.1.2 However, in a time of scarce public resources, when there is still no strong evidence of housing market recovery, we need to channel growth to areas where it will have greatest impact, where people want to live and where we can be confident we will deliver the best outcomes for our residents and help to stimulate market recovery.
- 8.1.3 Growth needs to be focussed on those locations that can best support the role of North Yorkshire and its places, both within our own administrative boundaries and within the wider regional context. In particular we need to be mindful of the wider role housing in North Yorkshire plays in supporting North Yorkshire's own economy and the impact it has on the economies of the two city regions and the growth of York. In choosing these locations we need to take account of a number of critical issues: supporting economic growth (balancing external demands against what we perceive to be our own internal needs), meeting local housing needs, respecting our natural environment, accessibility, sustainability, maximising wider investment opportunities (including the unlocking of infrastructure) and importantly what the market itself will deliver and scope for private sector investment.
- 8.1.4 Historically accommodating growth has been a challenge for North Yorkshire. North Yorkshire is a very popular place to live boasting beautiful countryside (protected by strong planning policies) and good schooling as well as easy access to the West Yorkshire conurbations. In this area of 'growth restraint' matching demand with supply has been extremely difficult and will continue to be so. Improving access into North Yorkshire from the West Yorkshire districts is an underlying objective of the Leeds City Region Transport Strategy. This improves access to the attractive residential environments that help to improve the economic competitiveness of the Leeds City Region. However, this action also worsens the acute affordability problems and issues associated with the dual-layer housing market highlighted in our evidence base.

- 8.1.5 Nevertheless, we acknowledge that containing demand in some areas will still be a spatial requirement if we are to protect our natural heritage. Managing the location and rate of housing growth is a key role of our local authority Local Development Frameworks (LDFs) which are at varying stages of advancement. We therefore need to ensure that our growth ambitions sit comfortably within our existing local authority planning policy frameworks both in terms of the principle of development and the timeframe for its delivery.
- 8.1.6 Additional affordable housing is needed across North Yorkshire to help us better address our high level of housing need across all types and tenures. Even limited growth in some areas can make communities sustainable where a small increase in resident numbers can protect and bring about improved services and infrastructure.
- 8.1.7 Housing also has an important role to play in improving prospects for our most deprived communities and, to make a real and sustainable difference in some places, we also need to deliver targeted area-based regeneration to achieve this. Here not only will we seek to improve housing conditions and tenure mixes but we will also maximise the opportunities to link into structured employment and skills programmes including ongoing construction training opportunities targeted at local residents, as well as programmes which cover employment opportunities in other sectors (e.g. retail, extra care, business start-ups etc.).
- 8.1.8 The need to address the housing needs of our rural communities is also high on the agenda for North Yorkshire. Our rural villages are attractive places to live for wealthy commuters and people seeking to retire making many of our rural settlements unaffordable places to live for local people. This in turn is threatening the sustainability of our local schools, services, facilities and the local economy. A large part of North Yorkshire is rural in character and significantly Ryedale and Richmondshire are the 7th and 8th most sparsely populated local authority areas in the United Kingdom. We define our 'rural' villages as settlements of 3000 or less population.
- 8.1.9 Historically, rural housing has been delivered through a mix of negotiations on market housing sites and through planning 'exception' sites (sites that would not normally get planning permission for residential development other than for affordable housing). However, in the current economic climate, when many market sites are being mothballed there is a need for increased focus on exception sites and for the development of a robust rural delivery programme. This will enable us to attract more investment, deliver better value for money via strategic procurement and importantly ensure that the number of affordable homes is increased in those rural communities that really need them. In the longer term we also wish to explore other delivery routes such as Community Land Trusts.
- 8.1.10 Enabling the delivery of affordable housing in rural areas is a specialist function, for which dedicated time and resources are required, particularly to deliver exception sites. Historically there has been no long term sustainable funding for this and we now need to properly address the issue by developing a more sustainable funding stream that delivers Value for Money and that will eventually become self financing. We recognise that we need to re-model and increase the capacity of our Rural Housing Enabler programme by more effectively focusing our resources and the skills, local knowledge and expertise that our Rural Housing Enabler Network brings. We have also identified a sub-regional package of rural housing sites to sustain our rural development programme.
- 8.1.11 In order to maximise investment opportunities and tap into other funding streams we need to ensure that the particular scale and type of growth reflects the economic needs of our key five spatial areas as outlined in the emerging York and North Yorkshire Strategy and detailed in the Sub-Regional Strategic Economic Assessment, North Yorkshire and York Spatial Planning Assessment and Sub-Regional Transport strategy.
- 8.1.12 The five economic sub areas are:
- West Yorkshire connections (Leeds City Region)
  - Tees and Vales Link
  - Coast
  - York sub area
  - Remoter Rural (East and West)

Alongside our other investment opportunities within each of these areas we have identified at least one Key Strategic Growth Scheme. These require upfront infrastructure investment to facilitate their development.



## West Yorkshire Connections (Leeds City Region)

### 2011-15

Increased delivery of new affordable housing will be largely through S106 delivery at two Key Strategic Growth Schemes: Olympia Park, Selby and Skipton Developments, Skipton.

And via S106 on the following schemes:

- Wetherby Road, Boroughbridge (Phase 1)
- Yorkshire Water sites, Harrogate
- Papyrus Works, Newton Kyme
- Sherburn-in-Elmet

### 2016 and beyond

Beyond 2016 larger scale affordable housing delivery will be largely via S106 on

Subsequent phases of two Key Strategic Growth Schemes: Skipton Developments, Skipton and Olympia Park, Selby

And via S106 on LDF allocations in places such as:

- Boroughbridge
- Harrogate
- Skipton
- Tadcaster
- Knaresborough
- Selby
- South Milford

and through limited growth in larger villages/smaller service centres.

## York Sub Area

### 2011-15

Additional affordable housing will be largely delivered via S106 on a Key Strategic Growth Scheme: Derwent Park - Norton (Phase 1).

And S106 on the following schemes:

- Easingwold Area allocated sites (Phase 1)
- Riccall

## 2016 and beyond

Beyond 2016 larger scale affordable housing delivery will be via S106 on subsequent phases of a Key Strategic Growth Scheme: Derwent Park

And through S106 on LDF allocations in places such as:

- Easingwold
- Other sites in Malton/Norton

and through limited growth in larger villages/smaller service centres.

## Tees and Vales Link

### 2011-15

Additional affordable housing will be largely delivered via S106 on a Key Strategic Growth Scheme: North Northallerton Development Area.

And via S106 on the following schemes:

- Richmond (various sites)
- Sowerby Gateway, Thirsk

### 2016 and beyond

Beyond 2016 larger scale affordable housing delivery will be via S106 on LDF allocations in places such as:

- Bedale
- Catterick
- Masham
- Northallerton
- Richmond
- Ripon
- Stokesley
- Thirsk

and through limited growth in larger villages/smaller service centres.

## Remoter Rural (East and West)

### 2011-15

The delivery of the Rural Land Package is our strategic priority in these areas.

### 2016 and beyond

Beyond 2015 affordable housing delivery will be via small scale development/re-development schemes and exception sites in places such as:

- Bentham
- Hawes
- Helmsley
- Ingleton
- Kirkbymoorside
- Leyburn
- Masham
- Pickering
- Reeth
- Settle

and through limited growth in larger villages/smaller service centres and rural exception sites.

Notwithstanding this, due to the acute shortage of affordable homes in all our rural communities the rural development programme will be an important delivery mechanism across the rural parts of all five sub areas.

## Coast

### 2011-15

Additional affordable housing will largely be delivered via S106 on Key Strategic Growth Scheme: Middle Deepdale, Scarborough and through S106 and the release of public land at Eastfield regeneration area, Scarborough.

## 2016 and beyond

Beyond 2015 larger scale affordable housing delivery will be via S106 on subsequent phases of a Key Strategic Growth Scheme: Middle Deepdale, Scarborough and via S106 on LDF allocations for urban extensions to Scarborough Town, in places such as Whitby and Filey, and through limited growth in larger villages and smaller service centres.

## 8.2 Geographic priorities for investment

### 8.2.1 West Yorkshire Connections

**(Leeds City Region)** Housing investment will be supported in the southern part of North Yorkshire that is strongly influenced by its proximity to West Yorkshire and the Leeds City Region. This includes Skipton, South Craven, Harrogate, Knaresborough, Boroughbridge and Selby where more affordable housing is required to sustain the local economy and support wider economic growth and the sub-region supports the delivery of Olympia Park, Selby, and Skipton Developments - key strategic growth schemes.

Within Harrogate District priority will be given to schemes that will help to tackle affordability issues that arise from the especially high demand for housing.

### Development Opportunities 2011-15

Name and Location	Description	Total Homes	Affordable Homes Target	Additional Information
Blind Lane, Knaresborough	S106 - Brownfield	14	5	Infill site
Fulwith Mill Lane, Harrogate	S106 - Greenfield	8	4	Infill site
Hambleton Grove, Knaresborough	100 per cent affordable - Brownfield	14	14	Formerly designated employment site.
Stockwell Lane, Knaresborough	100 per cent affordable - Brownfield	20	20	Formerly designated employment site.
Wetherby Road, Boroughbridge Phase 1	S106 - Brownfield	50	25	First phase of larger and longer term mixed development site.
Burnside House, Skipton	100 per cent affordable - Brownfield	16	16	Off the shelf over-55s housing.
Otley Road, Skipton	100 per cent affordable - Greenfield	9	9	Off the shelf infill site.
Granville Street, Skipton	S106 - Brownfield	60	24	Council owned site; part of Skipton Developments Project.
Horse Close, Skipton	S106 - Greenfield	160	64	Council owned site; part of Skipton Developments Project.
Olympia Park, Selby	S106 - mixed Brownfield and Greenfield, with a small area of contaminated land	1000	400	£0.5m required in 2011; £1.5m required in 2012 & 2013.
<b>TOTAL</b>		<b>1351</b>	<b>581</b>	

## Key Strategic Growth Scheme - Skipton Developments

Comprises three sites in the ownership of Craven District Council, including Skipton Town Hall, Horse Close and Granville Street. The project is a partnership scheme involving public and private partners which shows good practice in asset management and has sustainable development at the heart of its design. Whilst sustainable development accounts for environmental performance, it also contributes to the building of a strong economic infrastructure to help support residents and businesses. In turn a strong, sustainable economy will attract people and assist in making Skipton a thriving Market Town. It evolved as part of the wider Skipton Renaissance Market Town programme. This place-shaping scheme will deliver a number of community benefits, including a new footbridge across the canal, retail and employment use in Skipton town centre to boost the local economy, new shared office and public facility provision for Craven District Council and North Yorkshire County Council, plus extensive residential development for both open market sale and affordable need. The development will help to support local and independent businesses; it will offer training and employment opportunities for local people.

The Horse Close site will deliver 160 homes of which 64 will be affordable, comprising 45 rent / 19 LCHO. The Granville Street site will deliver 60 houses of which 24 are affordable, comprising 16 rent / 7 Low Cost Home Ownership (LCHO).

### Outputs

- ✓ Capacity for approximately 220 dwellings to meet a broad range of housing requirements
- ✓ Target of achieving 40 per cent affordable provision (88 units) will provide much needed affordable rented and LCHO homes for local people.
- ✓ Improving the town centre retail and office accommodation offer
- ✓ Wider community benefits offering more accessible and improved public front line service facilities, including a new Registry Office

### Strategic Fit

Addresses the following priorities:

- ✓ Enabling the Provision of more affordable homes
- ✓ Delivering Community Renaissance
- ✓ Improving Access to Services
- ✓ Reducing homelessness

Addresses the following key themes:

- ✓ Growth
- ✓ Affordability



Craven District Council Offices, Granville Street, Skipton.

### Delivery Plan

Key Milestones	Target Completion
Planning permission status	Planning application imminent following public consultation on Town Hall and Granville Street, with Horse Close to follow shortly.
Start on site:	Summer 2011
First practical completion:	2012
Final practical completion:	Post 2015

## Key Strategic Growth Scheme - Olympia Park, Selby

Olympia Park comprises a mixture of Greenfield and previously developed land covering 92 hectares. The site is northeast of Selby Town and is well related to the existing urban fabric, and its development would contribute to wider regeneration objectives. The site is identified as a strategic site within LDF Draft Core Strategy. The site presents an opportunity to provide an urban extension including residential, employment, retail, and community facilities, eight hectares of allotments and sports facilities and green infrastructure.

The project partners include developers, landowners, RSLs, Selby District Council (SDC), NYCC Highways and ATLAS.

The site comprises a mixture of existing industrial uses and former operational land associated with BOCM Pauls, allotments, playing fields and agricultural land. Access for the residential element will be from Barlby Road via a new access road bridging the railway. Access for the existing Potter Group transshipment depot and the future employment uses will be from Selby bypass via an existing roundabout.

A Concept Plan was commissioned by the landowners and SDC and approved in principle in 2005; this work has influenced the preparation of the LDF Core Strategy and the identification of this area as a potential Strategic Development Site. Early work shows the biggest risk factor was the viability of the scheme due to the upfront costs of two link roads from Barlby Road across the railway line and a link road from the Bypass, the cost of remediating the land and ground conditions (peat). The total cost of this scheme is anticipated to be £200m, however the upfront costs required could prevent the delivery of the scheme. Working with ATLAS and HCA the proposal is to draw down £3.5m over a three year period with the investment being repaid as the residential and employment elements are delivered.

To deliver the residential element there is a requirement for a new road to bridge the Leeds - Hull railway line to access the southern part of the site. Investment totalling £3.5m will be required towards site remediation and infrastructure costs of £10.7m (amounting to approximately 33 per cent of the total cost).

### Outputs

- ✓ Capacity for approximately 1,000 dwellings to meet a broad range of housing requirements including extra care provision
- ✓ Target of achieving 40 per cent affordable provision will provide much needed affordable rented and LCHO homes for local people.
- ✓ Opening up of 25 ha employment land.
- ✓ Potential to bring environmental benefits through enhancement of river frontage and creation of new green infrastructure.
- ✓ Wider community benefits including allotments and sport facilities.

### Strategic Fit

Addresses the following priorities:

- ✓ Enabling the provision of more affordable homes
- ✓ Delivering Community Renaissance
- ✓ Improving Access to Services
- ✓ Reducing homelessness

Addresses the following key themes:

- ✓ Growth
- ✓ Affordability

### Delivery Plan

Key Milestones	Target Completion
Planning permission anticipated	Spring 2012
Start on site: Phase 1 residential	Autumn 2012
First practical completion:	2013
Final practical completion:	Post 2018

#### 8.2.2 York Sub Area

The York sub area is the main economic hub of the York and North Yorkshire sub-region, and overlaps the West Yorkshire/Leeds City Region sphere of influence. Although this Local Investment Plan does not include the City of York (which has its own Local Investment Plan), some parts of Hambleton, Ryedale and Selby districts lie within the York economic sub area, which is identified as a growth area. We recognise that here, as well as sustaining our communities in places such as Easingwold and larger villages such as Huby, the challenge for the settlements within this sub area is to enable sustainable housing growth for the York sub area, with needs identified particularly around Selby district and Malton.



## Development Opportunities 2011-15

Name and Location	Description	Total Homes	Affordable Homes Target	Additional Information
Derwent Park	S106 – Brownfield and Greenfield	1200	420	Wider benefits including 8 ha technology and business park, new school and park. Requires £15m infrastructure loan.
<b>TOTAL</b>		<b>1200</b>	<b>420</b>	

### Key Strategic Growth Scheme - Derwent Park, Norton on Derwent

#### (Malton and Norton)

This 71 ha site at Norton is being promoted through the LDF. It is a mixed use (residential led) scheme which lies adjacent to Malton railway and bus stations and within five minutes walk of Malton town centre. It includes brownfield land and offers the most sustainable location for significant development in Ryedale. The development will provide up to 1,200 homes (including up to 420 affordable homes), and these will include homes built to lifetime standards and homes suitable for the elderly and those with impaired mobility.

In addition, the scheme will include a technology and business park of 8 ha targeted at science, knowledge and creative industries plus additional employment development of 6 ha, together with 6 ha of retail development, a new school for Norton addressing deficiencies in education provision and a park / open space benefiting the wider community which lacks a facility of this type. All the development will be close to the town centre of Malton and to excellent public transport facilities, with the significant new retail and school facilities also generating additional employment. In addition the scheme will provide additional parking for the railway station to encourage greater use of public transport amongst the local population. There is also potential to reopen the second platform at the railway station.

The scheme will also bring a new main road access to Norton, via a new bridge over the River Derwent, and this will remove significant traffic from the historic centre of Malton, which has been declared an air quality management area.

Fundamental to delivery of the scheme is the construction of a new link road and bridge, with an estimated cost of around £15m. Investment is required in the form of a preferential loan to the developer to fund the infrastructure, with these costs then being repayable as the project is built out.

#### Outputs

- ✓ Capacity for approximately 1,200 dwellings to meet a broad range of housing requirements including extra care/telecare provision
- ✓ Target of achieving 420 much needed affordable rented and LCHO homes for local people
- ✓ Delivery of a technology and business park of 8 ha, additional employment development of 6 ha and 6 ha of retail development
- ✓ Wider community facilities including a new school and a park / open space

#### Strategic Fit

Addresses the following key priorities

- ✓ Enabling the provision of more affordable homes
- ✓ Delivering Community Renaissance
- ✓ Improving Access to Services
- ✓ Reducing homelessness

Addresses the following key themes

- ✓ Ageing population
- ✓ Growth
- ✓ Affordability

## Delivery Plan

Key Milestones	Target Completion
Funding package secured:	2013
Planning permission obtained:	2014
Start on site:	2015
First practical completion:	2015
Final practical completion:	2019

### 8.2.3 Tees and Vales Link

The Tees and Vales link largely covers Hambleton but also includes parts of Richmondshire and Harrogate. It connects the Leeds and Tees Valley City Regions. There is currently a heavy reliance on public sector employment, particularly in Northallerton and around Catterick Garrison. Within this corridor we support the targeted housing growth that is planned via urban extensions such as those already earmarked in Northallerton and Thirsk and through the redevelopment and better use of existing brownfield sites.

## Development Opportunities 2011-15

Name and Location	Description	Total Homes	Affordable Homes Target	Additional Information
Sowerby Gateway - Phase 1	S106 - Greenfield	300	120	A package of housing and mixed use sites in Thirsk and the rural hinterland.
North Northallerton Development Area	S106 - Greenfield	1000	400	Masterplanning support from CLGs rural growth fund; wider benefits including new relief road and bridge, new sports village, green accessways into town, employment land. Requires significant upfront (£5m) investment to fund relief road and link bridge .
Bridge Street, Bedale	S106 - Brownfield	72	29	Part of a package of housing and mixed use sites in Bedale and the rural hinterland. Wider benefits include up to 3 retail units and regeneration of key through town access routes.
<b>TOTAL</b>		<b>1372</b>	<b>549</b>	

## Key Strategic Growth Scheme - North Northallerton Development Area, Northallerton

The North Northallerton Development Area covers approximately 50 hectares and its development will provide approximately 1,000 new homes to address a range of housing needs in the principal service centre of Northallerton.

The site is allocated within Hambleton District Council's (HDC) Allocations Development Plan Document (DPD) adoption by council in December 2010.

HDC recently won a national competition to receive masterplanning support from CLG's rural growth fund, and the project is underway with ATLAS, HCA and consultants Taylor Young to develop master plans for the site.

The target 40 per cent affordable housing will provide much needed additional rented and LCHO options for local people. However, initial viability work shows that this may be unachievable due to large scale infrastructure requirements - notably a new relief road for the town, and a bridge over the railway to be funded by an agreed mechanism of developer contributions. The bridge is essential to deliver the wider community benefits of the scheme, allow access to the recreation provision and alleviate congestion in the town centre - major issues of local community interest.

The proposal includes significant investment from Castlevale and Broadacres and has secured £70,000 of masterplanning funds from CLG. It has also received support and mentoring from ATLAS and significant investment has been made by HDC in terms of assessing feasibility and progressing planning.

Early work shows that the biggest risk factor to the success of the project is the delivery of the bridge linking the residential areas to the east and west of the railway, and providing traffic relief to the town.

Rather than subsidise affordable housing viabilities on site, the proposal is to draw down funds to 'front fund' the bridge construction - funds which will be recouped from developer contributions and recycled within the scheme to enhance affordable housing delivery. Public investment is therefore required for an up front capital contribution to the construction of the bridge of £5 million. This will be repaid as the residential elements of the site come forward and generate developer contributions. It is proposed that these may be used to repay the initial investment, or recycled to fund the viable delivery of additional affordable housing on the site. An Infrastructure Delivery Supplementary Planning Document (SPD) is under preparation, to enshrine in policy the agreed approach to harvesting developer contributions for the bridge and road.

Work on the site is progressing well - more detailed masterplanning on elements of the site will be included within a detailed CLG funded masterplan that will be delivered in January 2011 and Castlevale has well developed site investigations, flood alleviation and drainage plans and carbon management strategies in place.

### Outputs

- ✓ 30 hectares for residential development providing about 1,000 dwellings with a target of 40 per cent being affordable and of a type which meets identified demonstrable local needs
- ✓ 11.5 ha for employment development (inc. B1, B2 and B8 uses). A mix of high quality developments to be provided with a range of sizes of accommodation. The vision includes the development of an employment based gateway feature on the Darlington Road approach to town. Both the provision of the employment elements of the site and the opportunities offered during construction will significantly support the economy of the Vale and Tees Links sub area. The employment elements of the plan and the job opportunities during construction will boost the economy and bring new jobs and apprentice opportunities
- ✓ Significant private sector investment will come from partners Castlevale and Broadacres, together with other landowners
- ✓ 8 ha for recreation development (inc. sports facilities, allotments, green space and footpath and cycleway trails) planned in partnership with a range of local sporting clubs and associations which will be of sub area significance
- ✓ Green infrastructure and routes into the town and flood alleviation measures which will have a significant impact locally
- ✓ a new link road providing access to the North Northallerton Development Area and linking two radial routes to/from Northallerton, the A167 (to the north west) and the A684 (to the north east) to help ease congestion in the town. The link road is estimated to cost approximately £12 million, funded primarily by developer contributions

### Strategic Fit

Addresses the following priorities:

- ✓ Enabling the provision of more affordable homes
- ✓ Delivering Community Renaissance
- ✓ Improving Access to Services
- ✓ Reducing homelessness

Addresses the following key themes:

- ✓ Growth
- ✓ Affordability



## Delivery Plan

Key Milestones	Target Completion
Planning permission obtained:	Autumn 2011
Start on site:	Spring 2012
First practical completion:	Spring 2013
Final practical completion:	Post 2014

### 8.2.4 Remoter Rural

In terms of the Remoter Rural areas of the Yorkshire Dales and the North York Moors growth will be of a much smaller scale in order to protect the unique rural landscape and heritage. We will also support targeted growth in the market towns and smaller scale development in larger villages/service centres to support the rural economy and tourism, as well as the development of housing on 'exception' sites linked to the sustainability of rural communities and the provision of much needed local needs housing.

The delivery of a Rural Land Package via a sustainable Rural Housing Enabler programme is our priority in rural areas. A register of rural sites has been compiled which can deliver our rural development programme. We have come up with an innovative business model which seeks to become self-sustaining. Proposals include pump-priming the process via a repayable loan of £100k Local Area Agreement Reward Grant, with contributions sought from RP development partners and local authorities. The Rural Housing Enabler programme will be delivered via a sub-regional network of three and a half Rural Housing Enablers, the full time posts shared across two authorities.

This Rural Housing Enabling programme will be governed and managed by a Rural Housing Network, comprising Members, the North Yorkshire Strategic Housing Manager and representatives from partner organisations and local authorities. This Network Board will report directly to the Local Government North Yorkshire and York Housing Board.

We are only too aware of the complex nature of rural housing delivery and the risk that sites will be delayed and have mitigated this by over-programming to enable flexibility/fluidity in our programme management.

## Development Opportunities 2011-15

Rural Housing Development
To cover both the Remoter Rural areas and appropriate sites in other economic sub areas as appropriate.
Approximately 300 dwellings over four years, with around 60 per cent on rural exception sites and 40 per cent on Planning Policy Section 106 sites.

### 8.2.5 Coast

For the Coast, which includes Scarborough, Filey and Whitby, a relatively self-contained housing market area, housing growth has an important enabling role to play to help the area reach its economic potential. Targeted regeneration will be particularly important in Scarborough to support inward investment and inward migration. Here, the wider strategic priority is to grow the town, to encourage new industries (the Business Park has been built to aid the growth with Yorkshire Forward Urban Renaissance funding) and to build new and re-model existing housing stock to sustain the economy.

## Development Opportunities 2011-15

Name and Location	Description	Total Homes	Affordable Homes Target	Additional Information
Middle Deepdale Phase 1	S106	325	130	Many other wider benefits; linked to wider regeneration of Eastfield area.
<b>TOTAL</b>		<b>325</b>	<b>130</b>	

## Key Strategic Growth Scheme: Middle Deepdale, Scarborough

Middle Deepdale is located three miles south of Scarborough, adjacent to the deprived Eastfield estate. It is a major strategic project, which will deliver substantial housing and economic growth for the town and act as the catalyst for the regeneration of the Eastfield area of Scarborough. (The Scarborough Growth Study commissioned in 2005 identified the need for Scarborough town to significantly grow its population by approx. 25 per cent in order to meet economic growth and achieve its aspiration to be a sub-regional centre). The site has been in Local Plan since 1999 and is now an LDF allocation. Outline planning is likely to come forward by the end of 2010.

Middle Deepdale is intrinsically linked to the regeneration of Eastfield. Substantial consultation with local residents and stakeholders has taken place over the past three years, including Community Action Plan for Eastfield (CAPE) which engaged over 1,000 residents and fed into the Eastfield Investment Plan. Middle Deepdale is an integral element of this plan. The overall housing growth of Eastfield will see the population of Eastfield grow from 6,500 to approx. 10,000 which will result in significant community infrastructure requirements and create a critical mass for private sector investment.

Scarborough Borough Council owns part of the site and Kebbell Homes owns the remainder. Extensive project development work has been carried out to date including masterplanning, feasibility studies, archaeological investigations, technical assessments etc.

The overall masterplan aims to develop approx. 1,200 new homes through a joint venture between Sanctuary Housing, Keepmoat, Kebbell Homes and Scarborough Borough Council, known as K2, over the next 10 years. Although £3 million match funding is being provided by NYCC for the highways infrastructure, the delivery of the scheme could be reliant on delivery of wider infrastructure works (highways and a new bridge) that affect its viability and therefore HCA funding is sought to bridge this gap. The overall cost of the scheme is estimated at £170m.

The Council's aspiration is for 40 per cent of the overall development to be affordable housing, which would provide up to 480 new affordable homes. Eastfield has significant housing need with approximately 300 applicants on the housing register requesting the area.

Viability assessments are currently being carried out to determine the level of affordable housing that the overall development will provide. This will be in addition to the affordable housing development outlined in the first phase of the scheme.

An outline planning application for the whole development is likely to come forward by the end of 2010, which is likely to include a detailed application for the first phase. Development of the first phase could commence from 2011/12 onwards. The overall development of 1,200 homes is likely to take place over a number of years.

In addition a retail masterplan is to be undertaken aimed at regenerating Eastfield High Street and creating a new town centre to serve the growing population.

### Outputs

- ✓ Approximately 1,200 new homes
- ✓ 40 per cent of the overall development to be affordable housing, which would provide up to 480 new affordable homes
- ✓ Wider regeneration and community benefits including school provision
- ✓ Job creation and training opportunities
- ✓ Significant improvements to existing infrastructure
- ✓ Creation of a new town centre

The first phase includes the following:

- ✓ An Extra Care scheme of 75 units will also facilitate the replacement of two care homes/facilities owned by North Yorkshire County Council in the centre of Eastfield, and will provide two key sites for redevelopment and regeneration within the centre of Eastfield. The development of these two sites will unlock further opportunities for stock remodelling

- ✓ 55 general needs units, with 15-20 units as low cost home ownership
- ✓ A new primary school, plus a new Community Hub, offering shared resources for the school and extra care scheme
- ✓ 75 homes for sale
- ✓ Significant regeneration outputs, creating approx. 100 FTEs in construction jobs alone in the first phase, along with new job and business creation in the Extra Care scheme, Community Hub and other new investment within Eastfield
- ✓ Highway and drainage infrastructure
- ✓ The scale of the development over a number of years would provide the basis for a structured employment and skills programme, which would be targeted at Eastfield residents. A construction employment and training programme would form the heart of this programme (to include new job creation, apprenticeships and employment placements). There would also be scope for the programme to cover employment opportunities in other sectors (e.g. retail, extra care, business start-ups.)

### Strategic Fit

- ✓ Enabling the provision of more affordable homes
- ✓ Maintaining and improving the existing housing stock
- ✓ Delivering Community Renaissance
- ✓ Improving Access to Services
- ✓ Reducing homelessness

The project addresses the following key themes:

- ✓ Ageing population
- ✓ Growth
- ✓ Affordability

### Delivery Plan

Key Milestones	Target Completion
Funding package secured:	2011 for Phase 1 2011/12 for wider infrastructure
Planning permission obtained:	Early 2011 for outline permission for whole development with detailed planning for Phase 1
Start on site:	2012 for Phase 1
First practical completion:	2103/14 for Phase 1
Final practical completion:	2018+ for whole development



The Creamery, Whitby.

## 9. Strategic Priority 4:

### Improving access to housing services

We want to put the customer at the heart of decision making and to increase housing choices for all, through the provision of universal, clear and transparent advice about existing housing and housing support services.

The sub-region proposes to:

- Increase housing choices and improve housing advice services for older people
- Offer improved housing services, advice and assistance for specific vulnerable groups
- Offer services and grants to make sure that people with disabilities can live comfortably within their existing homes
- Embrace cultural and religious diversity
- Better understand and address the housing and support needs of Gypsies and Travellers, Black and Minority Ethnic groups and migrant workers
- Offer support and help to match people with homes that are the right size and type to meet their needs
- Work in partnership with local landlords to develop a strategy to increase access and improve services across the private rented housing sector

- 9.1 In 2001 approximately 18 per cent of North Yorkshire's population was over 65. This figure is projected to increase to approximately 25 per cent by 2020, with significant numbers over 85. It is understood that 55 per cent of the population of North Yorkshire are over 55 now. There is a growing number of over 60s who remain in economically active, yet there is also an increasing number of frail elderly who require support services and an increasing number of older people suffering with dementia.
- 9.2 From mapping that we have undertaken we know that, generally speaking, the acuteness of the problem graduates to the west. However, this is clearly a sub-regional issue that requires a strategic approach as, to sustain our communities, we need an integrated mix/balance of people living within them. We also recognise that any investment in older people's housing needs to tie into wider links including infrastructure and health.
- 9.3 Better quality housing is required to accommodate the needs of our older people and it is vital that we provide a range of solutions to meet different needs. There are some older people in North Yorkshire who are relatively wealthy with substantial levels of equity in their home whilst others are living in poverty. Similarly, some require more support and a 'communal' living environment whilst others would like to retain a more active or independent lifestyle, which may involve remaining in their own homes.
- 9.4 This Plan supports the development of some Extra Care schemes via a planned approach following the success of the scheme at Bainbridge, a village in the Dales. This is a best practice example where a scheme should have a long term positive impact on the whole community such as keeping the village shop open and other local services. A recent report commissioned to consider future demand for Extra Care concluded that, considering the evidence of strong future demand, even when tested under more conservative scenarios, a programme of 25 to 30 publicly developed Extra Care Homes developed between 2010 and 2020 is entirely reasonable. However, we recognise that this should not be the sole form of housing provision for older people, as evidence shows that most people would prefer to stay in their own home with appropriate support.



Burne Gypsy and Traveller site, Selby, ready for construction.

- 9.5 We will also ensure that developments are built to Lifetime Homes' Standards and use the opportunities through S106 to provide housing for older people so that they can remain within their communities.
- 9.6 We will also increase housing choice for older people by working with the private sector to develop innovative solutions to address current issues around equity i.e. equity release.
- 9.7 Through this plan we will also support investment that makes the best use of existing stock and that brings improvements both in terms of energy efficiency, thereby reducing fuel poverty, and also in optimising technology, such as Telecare. This could be via remodelling of existing facilities that are now outdated and unfit for purpose and also through new build provision.
- 9.8 A number of vulnerable groups have been identified through Supporting People as priorities for housing related support. These are: people who have experienced domestic abuse; young people; ex-offenders, people with mental health problems; people with learning disabilities and single vulnerable people who require support to make a successful transition from temporary accommodation to sustainable housing.
- 9.9 Bespoke sub-regional research has confirmed that, for varying reasons, Gypsies, Travellers and Showmen, Black and Minority Ethnic groups and migrant workers living in the sub-region have difficulty accessing suitable settled accommodation and housing support services.
- 9.10 North Yorkshire is committed to improving Traveller sites, increasing provision and improving services and communication with the Gypsy and Traveller community. North Yorkshire County Council has undertaken a review of the management of its existing Gypsy and Traveller sites and a number of sites have been refurbished. Through the planning framework, we are also both engaging with the Gypsy and Traveller Community and Showmen to help them better understand the planning process and successful consultation has taken place with the local Gypsy and Traveller community to identify possible additional site allocations in certain locations through the Local Development Framework process. Although no firm proposals are yet ready, it is the Partnership's intention to continue working on outline plans that are in progress and bid for funding through the Traveller Pitch Funding Stream of the new Affordable Homes Programme Framework.
- 9.11 We have agreed to develop actions to address the other issues identified through the recent research into the housing and support needs of Gypsies, Travellers and Showmen, Black and Minority Ethnic groups and migrant workers at both a strategic and local authority level.



- 9.12 Working closely with Supporting People and key agencies, we are committed to provide and develop a mixture of supported accommodation, floating support and other assistance to enable disabled clients and clients from other vulnerable groups including those with physical disabilities to access all tenures, including private sector housing.
- 9.13 The Disabled Facilities Grant system provides assistance for those with physical disabilities to make their homes accessible and suitable for their needs. Grants are available to all families with disabled children and for adults with disabilities on lower incomes. Across our sub-region the demand for Disabled Facilities Grants has outstripped the allocated funding for the last few years. The authorities in North Yorkshire are working together to ensure that there is a consistent, efficient and beneficial disabled adaptations service delivered across North Yorkshire.
- 9.14 A key strategic objective across the sub-region is to put the customer at the heart of decision-making and to increase choice. One method of how this could be delivered is via Choice Based Lettings (CBL). The sub-region is in the process of implementing the first cross-boundary North Yorkshire Choice Based Lettings Scheme.
- 9.15 Encouraging cross tenure migration through CBL and work with private landlords will also help to increase mobility opportunities and allow local residents to move more easily for employment opportunities should they wish to do so.
- 9.16 As a sub-region we recognise that there are problems of under-occupation and overcrowding within the existing stock which cannot be addressed through allocations systems alone. Addressing under-occupation in particular could make a positive contribution towards meeting some of our housing needs and careful consideration will be required to incentivise and facilitate downsizing, particularly for social housing tenants, for whom it may be necessary to develop some new housing at social rents. The process of making the best use of stock through best fit will also be undertaken by promoting the use of transfers and exchanges through CBL and allocations policies.
- 9.17 Consideration is also being given to extending existing social housing properties to address overcrowding following the success of a pilot project in Harrogate District via the Golden Triangle partnership.
- 9.18 North Yorkshire is continuing with its strategic commissioning strategy to offer a range of choices to people in North Yorkshire for their accommodation with care and support needs. This includes working in partnership to facilitate the replacement of our Elderly Persons' Homes with Extra Care housing. Needs analysis has indicated a requirement of 30 additional facilities over the coming years. The County Council is currently exploring potential opportunities to meet current and future demand for Extra Care housing across the County which will meet the needs of older people but also those with other vulnerabilities. A delivery mechanism which requires no cash contributions is the Harrogate Extra Care proposal which, working with partners, hopes to deliver 139 units of Extra Care using North Yorkshire County Council land at nil consideration.
- 9.19 We will support schemes for the remodelling or re-provision of existing accommodation to better meet the needs of older people and improve their access to services.
- 9.20 We will support delivery where appropriate of specialist accommodation and improved access to services for vulnerable groups, including people with a learning disability, Gypsies and Travellers, Black and Minority Ethnic Groups and migrant workers.
- 9.21 We will support delivery of housing suitable for older and vulnerable groups through S106 agreements including housing for single people and accessible housing for older people so that they can remain in their communities. Where needs information supports this on larger developments where new communities are being created, we will look to deliver 5 per cent of the affordable housing for vulnerable groups. Whilst this may be delivered through specific lettings policies, we acknowledge that we will now have to look more creatively for funding streams to enable this type of specialist and supported provision.

- 9.22 We will offer services and Disabled Facilities Grants to make sure that people with disabilities can live comfortably in their own homes.
- 9.23 We will support initiatives such as sub-regional Choice Based Lettings to extend housing and housing support choices for all our residents and facilitate mobility for those residents wishing to relocate or downsize.

### Development Opportunities 2011-15

Name and Location	Description	Affordable Homes Target	Additional Information
Malton	Supported accommodation project for single vulnerable people in the Ryedale area.	10	The new project will include training/activity facilities and a communal room/ICT suite
Rutson Hospital	Young persons foyer and additional affordable housing	26 affordable homes including 12 foyer homes	The proposed scheme will provide affordable homes, a new base for the voluntary / community sector across Hambleton and Richmondshire, a new heritage centre and a number of community and social enterprise initiatives
Sub-region wide	Additional Gypsy and Traveller site provision	77 additional pitches	This target is the pitch shortfall as identified in the North Yorkshire Gypsy and Traveller Accommodation Assessment
<b>TOTAL</b>		<b>113</b>	

## 10. Strategic Priority 5:

### Reducing homelessness

Our homelessness levels remain relatively high because of the acute shortage of affordable housing. Tackling homelessness remains a key priority within North Yorkshire and Yorkshire. This is an area where a well-established practice of joint working has brought about a number of positive outcomes.

The sub-region proposes to:

- Sustain and improve the prevention of homelessness
- Continue to reduce the use of temporary accommodation and improve the temporary accommodation used
- Sustain and improve progress made in tackling youth homelessness
- Continue to ensure that housing support is available for homeless and vulnerable people

- 10.1 Homelessness remains a key priority across North Yorkshire. The priority and resource given to this issue means that our levels of homelessness have been significantly reducing in recent years despite the economic downturn.
- 10.2 Our local authorities have been keen to maximise the opportunities afforded by a sub-regional approach in terms of addressing homelessness and particularly homelessness prevention.
- 10.3 However, funding for many of the services that have been developed has been obtained on a fixed term basis. Local authorities are keen to secure alternative sustainable funding with homelessness prevention embedded within investment and commissioning plans.
- 10.4 Although North Yorkshire remains committed to reducing the number of homeless people in temporary accommodation, this remains a big challenge, as we have a shortage of settled homes for people to move on to. We are committed to improving the quality of temporary accommodation where its use cannot be avoided, specifically eliminating the use of non-self contained temporary accommodation.
- 10.5 We also wish to sustain and improve progress made in tackling youth homelessness, including providing appropriate accommodation.
- 10.6 We support specific initiatives aimed to prevent homelessness or mitigate the negative effects of homelessness, such as:
  - The development of prevention services and, where appropriate, good quality hostel provision with appropriate housing support – this will primarily be achieved through ongoing revenue funding and continued joint working.
  - A small capital investment programme of remodelling and refurbishing existing local authority-owned temporary accommodation to make it fully self contained through the Homelessness Change Programme (HCP) of the Affordable Homes Programme Framework.
- 10.7 It should also be pointed out that the increased provision of affordable housing achieved through the other investment streams will have a direct positive impact on reducing homelessness by providing much needed affordable housing for local people.

## Development Opportunities 2011-15 – Homelessness

Name and Location	Description	Total Homes	Affordable Homes Target	Additional Information
Homeless Hostel, Broughton Street, Skipton	Re-modelling of existing hostel	6	6	A suitable support/training package will need to be developed in tandem to attract HCP funding
Colburn Hostel, Richmondshire	Refurbishment / remodelling of existing accommodation to make it self contained	12	12	A suitable support/training package will need to be developed in tandem to attract HCP funding
<b>TOTAL</b>		<b>18</b>	<b>18</b>	

## 11. Funding and leverage

- 11.1 To maximise delivery under the Government's new reduced public spending regime, we recognise that we have to think and act differently. We need to work more creatively with our private sector partners to lever in more private sector funding to stretch the limited amount of public sector funding available if we wish to realise our ambitions.
- 11.2 Local authorities are recognising the need to be more innovative and flexible in S106 negotiations, particularly in recognising the part that commuted sums can play in unlocking sites and delivering investment priorities that would not otherwise be possible due to limitations on public funding. This may mean seeking commuted sums on smaller developments (down to a single dwelling is being proposed in some areas) as well as taking a proportion of commuted sums on larger strategic sites.
- 11.3 Most district housing authorities in North Yorkshire have very few landholdings left that are suitable for housing development. Each authority is, however, reviewing what it has and programmes are being built up of remaining council landholdings, down to very small garage plots and garden areas, to contribute at nil or substantially reduced cost to the programme. Through reviews of asset management strategies, we hope to identify other sites in the future which may deliver additional affordable homes either via re-development or re-configuration of existing outdated facilities.
- 11.4 The Partnership has come up with an innovative business model which seeks to make its Rural Housing Enabler programme self-sustaining. To kick-start this model we have been allocated a repayable loan of £100k Local Area Agreement (LAA) Reward Grant and we are also seeking Registered Provider contributions.
- 11.5 The Partnership will also be exploring the scope for shared profit arrangements on larger strategic sites with private developers and Joint Ventures to deliver key programmes. We will also be investigating opportunities for securing institutional investment in the sub-region.
- 11.6 Despite the recession, North Yorkshire continues to be a high value, high demand area with extensive investment opportunities, which can offer benefits both to our local communities and the investors who choose to work with us.



Beverley Road, Norton, Ryedale.

# 12. Delivery, monitoring and review arrangements

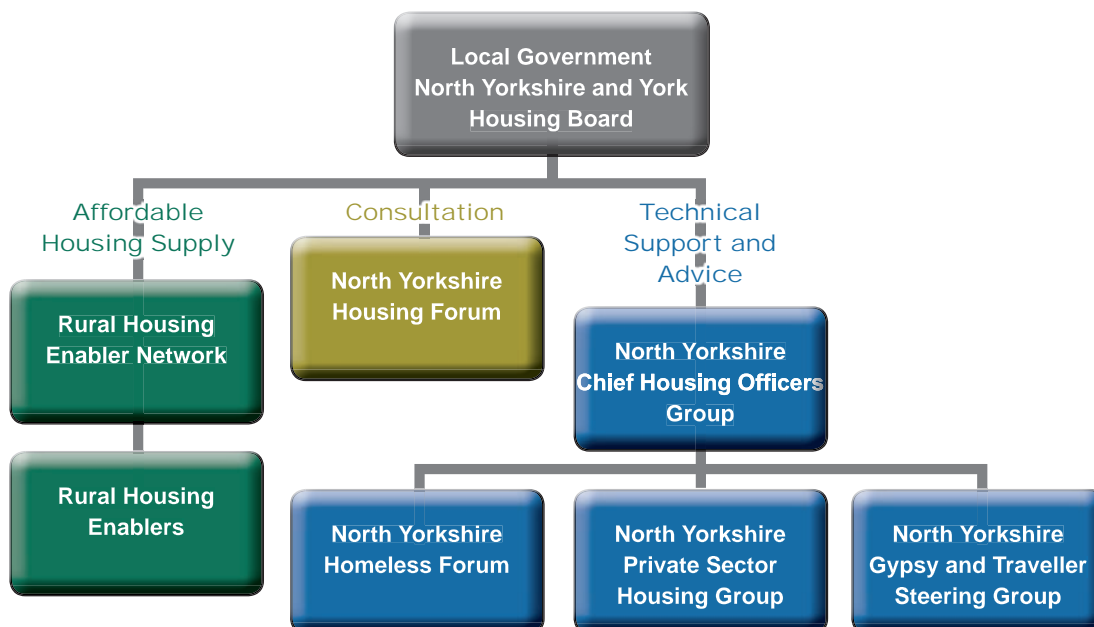
## 12.1 Delivering our priorities

Effectively tackling our housing issues and delivering our priorities with limited resources is heavily dependent on an effective partnership response and a continued commitment to joint working.

Working together we will seek to ensure that the services we deliver are of an excellent quality, are efficient, represent good value for money and reflect a culture of continuous service improvement.

We will use a variety of programming tools, access specialist skills (both internal and external) and embed a clear governance structure to ensure that we achieve our ambitions.

## 12.2 Governance and monitoring arrangements



**12.2.1 Local Government North Yorkshire and York Housing Board** Our governance structure is headed by the Local Government North Yorkshire and York Housing Board. This Board comprises political Members from each of the eight partner local authorities (although City of York will waive its voting right as it is not part of this Plan), North Yorkshire County Council, North York Moors National Park and Yorkshire Dales National Park, with representatives from the Homes and Communities Agency and the Government Office for Yorkshire and the Humber acting as advisors.

The Board (with the exception of City of York) will be responsible for monitoring progress of this Plan. Progress against the Plan will be reported annually to the Board at the end of each financial year. However, to ensure we stay on track quarterly “exceptions” reporting will be made to the Board where appropriate.

- 12.2.2 **Role of the North Yorkshire Housing Forum** The North Yorkshire Housing Forum comprises council Members, and officers from a wide range of housing and support providers within the sub-region. It provides a sounding board through which North Yorkshire consults on key policy documents and initiatives as well as a vehicle for promoting and sharing good practice and innovation. Its views are valued and reported to the Local Government North Yorkshire and York Housing Board.

Comprising key stakeholders and providers the Forum will perform an important role in supporting the delivery of the Plan. It will also advise and feed back on our performance and flag up areas of the Plan that require review in the light of changing policy or good practice.

- 12.2.3 **Roles of Officer Groups** The North Yorkshire Chief Housing Officers Group offers technical support and advice to the Board. This group comprises chief housing officers from all the local authorities, plus representatives from North Yorkshire County Council, the two National Parks and key local housing associations.

The Chief Housing Officers Group is further supported by specialist technical groups such as the County Homelessness Group, the Private Sector Housing Group, the North Yorkshire Rural Housing Network and the Gypsy and Traveller Steering Group, who will each have responsibility for driving forward their own aspects of the Plan as well as carrying out more detailed monitoring to ensure delivery. There is a Chief Housing Officer representative on each of these groups to ensure that the 'golden thread' of governance is retained.

The Chief Housing Officers Group will be responsible for identifying new initiatives, championing good practice, ensuring that accurate performance and monitoring information is reported to the Board responding to any new challenges and flagging delivery issues as they arise. They will also play a key role in liaising with colleagues from other disciplines both within their own local authorities and through other sub-regional groups

- 12.2.4 **Role of Local Authorities and the National Park Authorities** Individual Local Authorities, including North Yorkshire County Council and the National Park Authorities, will each be responsible for developing and monitoring their own Local Action Plans, which will address their own local circumstances and priorities within the context of delivering against the wider sub-regional objectives set out in this Plan. They will also provide performance data and exceptions reports to feed into our monitoring framework.

## 12.3 Risk Assessment

Through regular monitoring the North Yorkshire and York Housing Board will identify any areas where North Yorkshire is at risk of not delivering its key objectives and identify any actions that can be taken to reduce this risk. This will include putting in additional actions to address any areas of poor performance that are directly within the sub-region's control, and lobbying for changes where circumstances of non-delivery are at a regional or national level.

## 12.4 Review Arrangements

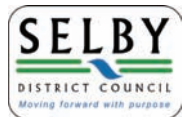
This is essentially a ten year Plan, covering investment priorities from 2011-2021.

It is not anticipated that the overall housing priorities for North Yorkshire will change significantly before the end of this Plan period. However, there will be a need for annual light touch reviews, the first in summer 2012, with more detailed reviews undertaken in 2014 and penultimate years of subsequent Comprehensive Spending Review periods to inform our future priorities.









# Selby District Council

## REPORT

Reference: E/11/25

Public – Item 11



**To:** The Executive  
**Date:** 1<sup>st</sup> September 2011  
**Status:** Non Key Decision  
**Report Published:** 23 August 2011  
**Author:** Simon Parkinson, Housing Strategy Manager  
**Executive Member:** Councillor Mrs G Ivey  
**Lead Officer:** Janette Barlow, Director of Business Services,  
Access Selby

**Title:** North Yorkshire Housing Strategy Local Action Plan

**Summary:** This report seeks to identify the actions within the North Yorkshire Housing Strategy Action Plan that are relevant to Selby District Council and seeks approval of these actions and the monitoring, reporting and scrutiny arrangements associated with them.

### Recommendations:

- I. That Executive approves the list of actions to comprise the Selby District Local Action Plan as set out in Appendix 1.
- II. That Executive agrees that a separate document is unnecessary and monitoring/reporting arrangements for the North Yorkshire Housing Strategy Selby District Local Action Plan are carried out in line with other District Councils, that being that identified actions are monitored, reported and scrutinised through the existing service action plans which contain them.

### Reasons for recommendation

To ensure that Selby District Council contributes to the delivery of the North Yorkshire Housing Strategy Action Plan in an appropriate and business like manner.

#### 1. Introduction and background

- 1.1 In 2008, the Local Government North Yorkshire and York Housing Board ("the Housing Board") agreed to develop a single housing strategy for North Yorkshire to improve services and inform bids for future housing investment.

- 1.2. The Housing Board approved the Strategy and a Sub-Regional Action Plan in July 2010 after much consultation with residents and stakeholders. As the Housing Board is not currently constituted to make binding decisions on its partner organisations, the Strategy and Action Plan were subsequently approved by each of the participating authorities, including by the Council's Social Board in September 2010.
- 1.3 The Strategy sets out a shared housing vision and five key priorities for North Yorkshire. The vision is:

“To make North Yorkshire and York an inclusive place where communities are sustainable and residents can have fair access to decent affordable homes and effective support when they need it”;

with the strategic priorities of :

  - Enabling the provision of more affordable homes
  - Maintaining and improving the existing housing stock
  - Delivering community renaissance
  - Improving access to housing services
  - Reducing homelessness

- 1.3. The Strategy states that there will also be Local Action Plans for each of the partners. These will set out how each partner will play its part in delivering the North Yorkshire Strategy, but should also include any other local housing priorities. The Local Action Plans are to be monitored at a District Council level.
- 1.4. There is now a view across North Yorkshire that a separate local action plan is not needed and that local contribution can be monitored through existing service and business based plans.

## **2. The Report**

- 2.1 The North Yorkshire Housing Strategy Sub-Regional Action Plan sets out a number of high-level objectives across the County. The Housing Board will monitor delivery against these actions.
- 2.2 The Strategy states that there will also be Local Action Plans for each of the partners. These will set out how each partner will play its part in delivering the North Yorkshire Strategy, but should also include any other local housing priorities. The Local Action Plans are to be monitored at a District Council level.
- 2.3 The Council has historically produced annual Service and Business Plans, for which established performance monitoring, reporting and scrutiny arrangements are in place.
- 2.4 An analysis has shown that most of the actions arising from the North Yorkshire Housing Strategy Action Plan which need to feed into the Selby Local Action Plan are already covered by actions in these Service and Business Plans, so to re-write them into a separate Action Plan would cause duplication. The Housing Service Plan also includes other

local priorities, which the North Yorkshire Housing Strategy says we should include in our local action plan.

- 2.5 It is therefore suggested that rather than establishing a new housing based document with associated monitoring, reporting and scrutiny arrangements, this report suffices to identify those actions forming Selby's contribution to the North Yorkshire Housing Strategy Local Action Plan, whilst the actions themselves continue to be monitored, reported and scrutinised through existing channels.
- 2.6 The areas identified as relevant to Selby District Council are identified in Appendix 1 to this report.

### **3. Legal/Financial Controls and other Policy matters**

The contents of this report do not have any direct legal or financial implications for the district council.

### **4. Conclusion**

- 4.1 By agreeing to the North Yorkshire Housing Strategy the Council has already agreed in principle to develop a Local Action Plan to ensure local delivery. However, detailed analysis of the actions that are required shows that these actions are already taking place in the District and are included in existing service specific action plans, for which established monitoring, reporting and scrutiny arrangements are in place.
- 4.2 Monitoring the agreed actions via existing plans is less bureaucratically burdensome than to establish a separate North Yorkshire Strategy Selby District Local Action Plan document with its own separate monitoring, reporting and scrutiny arrangements. Such a document would duplicate actions already contained in other action plans and would require appropriate cross-referencing.

### **5. Background Documents**

The North Yorkshire Housing Strategy 2010-2015

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**Appendices:** Appendix A: Links between North Yorkshire Housing Strategy Action Plan and existing Selby District Council Actions

## Appendix A – Links between North Yorkshire Housing Strategy Action Plan and existing Selby District Council Actions

REF	OBJECTIVE	SPECIFIC ACTIONS AND PERFORMANCE MEASURES	TARGET DATE	LEAD	LINKS TO EXISTING SDC ACTIONS	CURRENT POSITION
1.1	Deliver a sub-regional affordable housing programme	a) Deliver a sub-regional affordable housing development programme to meet the overall affordable housing targets set in the Local Area Agreements for the period 2007-11 for North Yorkshire and 2007-10 for City of York (2220 homes in North Yorkshire from 2007 – 2011 and 795 additional homes in York from 2007- 2010)	March 2011	LGNY Housing Board supported by local authorities, the Rural Housing Enabler Network and the Homes and Communities Agency	<b>Not an SDC Local action:</b> Earlier proposals are having to be re-worked sub-regionally under the new Affordable Housing Investment Framework	New framework approved by NY CHOG but full implementation remains subject to securing funding from registered providers.
		b) Sign off the Local Investment Plans and Agreements for North Yorkshire and City of York for 2011- 2014	January 2011	LGNY Housing Board supported by local authorities, and Homes and Communities Agency	<b>Not an SDC local action:</b> LIP signed off 28/03/11. LIAs no longer required	LIP approved by Housing Board in Spring 2011.
		c) Develop a sub-regional package of rural sites to be tendered as a single or grouped contracts	January 2011	Rural Housing Enabler Network	<b>Not an SDC Local action:</b> Earlier proposals are having to be re-worked sub-regionally under the new Affordable Housing Investment Framework	See 1.1a above
		d) Monitor delivery of housing through NI155	Quarterly	North Yorkshire Chief Housing Officers Group	This monitoring measure is already used in the Housing Service Improvement Plan	This indicator is reported Annually. Last Years figure was 60 against a target of 115.
1.2	Increase the availability of land for affordable housing	a) Continue to develop and implement good practice models for delivering affordable homes through the planning process and delivering consistent sub-regional financial viability assessments	Ongoing	Local authorities' Planning and Housing teams	This is already delivered by SDC Planning Team	Ongoing

REF	OBJECTIVE	SPECIFIC ACTIONS AND PERFORMANCE MEASURES	TARGET DATE	LEAD	LINKS TO EXISTING HBC ACTIONS	CURRENT POSITION
		b) Monitor the amount of public land brought forward for affordable housing through NI159	Annually	LGNY Housing Board supported by Local authorities' Planning and Housing teams	This is already monitored by SDC Planning Team	This indicator is reported Annually. No specific information currently available.
1.3	Gain a better understanding of the housing markets and the alternative delivery mechanisms they can offer	a) Complete the first Sub-Regional Strategic Housing Market Assessment (SHMA)	December 2010	LGNY Housing Board supported by specific SHMA Project Group	<b>Not an SDC local action:</b> This has been Completed and a survey report is due shortly.	This has been Completed and a survey report is due shortly. Selby's 2009 document is referred to in the outcomes
		b) Agree and implement a Sub-Regional Empty Property Action Plan	December 2010	North Yorkshire Chief Housing Officers Group with input from North Yorkshire Private Sector Housing Group	<b>Not an SDC local action:</b> This will effectively be a best practice toolkit that SDC can make use of.	Draft Action Plan awaiting agreement by NYCHOG
		c) Use funding derived from the reduction in Council Tax Discounts on second homes for housing investment	Ongoing	North Yorkshire Second Homes Panel	<b>Not an SDC local action.</b>	No information currently available
		d) Continue to participate in delivery of national products such as Homebuy and Mortgage Rescue together with a number of locally tailored products such as Golden Triangle Homebuy Plus and the Richmondshire Half a House scheme	Ongoing	Local authorities	Part of everyday working at SDC – Schemes/projects vary depending on current national policy and availability of resources locally.	Ongoing

REF	OBJECTIVE	SPECIFIC ACTIONS AND PERFORMANCE MEASURES	TARGET DATE	LEAD	LINKS TO EXISTING HBC ACTIONS	CURRENT POSITION
		e) Explore options for the introduction of local occupancy conditions for new market housing through Local Development Frameworks	Varies dependent on each authority's Local Development Framework timetable	Local Authorities Planning and Housing teams	Already being considered as part of SDC's Local Development Framework housing policy development	No specific information currently available.
2.1	Directly invest in and encourage private investment in existing housing stock of all tenures within North Yorkshire, to ensure its sustainability and availability to meet the sub-region's current housing needs	a) Achieve the Decent Homes Standard in all social housing stock by the end of 2010 and maintain this as the minimum standard beyond 2010	Ongoing	Social housing providers	Action already contained in the Access Selby Business Plan	100% Decency achieved in standard housing. Small number of prefabricated Airey properties (84) still outstanding but upgrade programme for these is on-going.
		b) Deliver a financial assistance service (loans and/or grants) for vulnerable homeowners and private sector tenants through local authority programmes and the Regional Loans Service	Ongoing	Local authorities with programme overview by LGNY Housing Board	Action already contained in the SDC Private Housing Assistance Policy	Grant and Loan programme being delivered in line with policy and available budgets.
		c) Develop and implement a Private Rented Sector Housing Action Plan	December 2011	North Yorkshire Chief Housing Officers Group informed by the Private Sector Housing Group advised by the National Landlords Association	<b>Not an SDC local action:</b> This is a sub-regionally driven action, which may lead to some best practice guidance for SDC.	Not commenced



REF	OBJECTIVE	SPECIFIC ACTIONS AND PERFORMANCE MEASURES	TARGET DATE	LEAD	LINKS TO EXISTING HBC ACTIONS	CURRENT POSITION
		d) Agree and implement a Fire Safety Protocol for use in the Private Sector	December 2011	North Yorkshire Chief Housing Officers Group informed by the Private Sector Housing Group and North Yorkshire Fire and Rescue	<b>Not an SDC local action:</b> This is a sub-regionally driven action and is almost complete.	Has been agreed by all LA's and is now implemented across much of North Yorkshire (including Selby)
2.2	Reduce the carbon footprint of existing and new homes to help people run them more cheaply and efficiently and to reduce the risks of climate change impact	a) Monitor carbon dioxide emissions through NI 185 (authorities' own carbon dioxide emissions) and NI 186 (per capita carbon dioxide emissions) in North Yorkshire and fuel poverty through NI 187 in City of York together with NI188 (adaption to climate change) in North Yorkshire	Annual	North Yorkshire and York Strategic Partnerships with information from Local authorities.	Monitoring/planning is expected to be carried out within SDC Env Health and Housing Team.	No information currently available for 2011-12. Internal Discussions on-going regarding the future reporting of these indicators.
		b) Contact potentially qualifying households twice each year in order to stimulate their uptake of energy efficiency assistance	Annual	Local authorities, Warm Front and the Energy Saving Trust (ESTac)	Promotion of domestic energy efficiency issues amongst fuel poor households is carried out by Yorkshire Energy Services in conjunction with SDC.	CESP scheme currently on-going in Local Super Output Area (Selby Flaxley Rd) targeting all eligible tenures
3.1	Strengthen linkages to strategic economic development, planning, transport and regeneration priorities in urban and rural areas to promote place shaping, including promoting housing growth in appropriate locations	a) Contribute to development and adoption of the Integrated Sub-Regional Strategy	December 2010	LGNY Housing Board supported by North Yorkshire Chief Housing Officers Group	<b>Not an SDC local action:</b> This is on hold pending the establishment of the North Yorkshire Local Enterprise Partnership	This is on hold pending the establishment of the North Yorkshire Local Enterprise Partnership
		b) Identify specific area based interventions in the Local Investment Plans and Agreements for North Yorkshire and York for 2011- 2014	December 2010	LGNY Housing Board supported by local authorities, North Yorkshire Housing Strategy Manager and Homes and Communities Agency	<b>Not an SDC local action:</b> The North Yorkshire Local Investment Plan due for completion in September 2011. Local Investment Agreements no longer exist under the new Affordable Housing Investment Framework.	LIP approved by Housing Board in Spring 2011.

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3.2	Support targeted area-based regeneration in areas which require it	a) Develop and support area based regeneration schemes in appropriate locations	Ongoing	Local authorities, particularly Scarborough and York	<b>Not an SDC local action:</b> SDC does not have any area based regeneration schemes	SDC does not have any area based regeneration schemes
3.3	Promote sustainable rural communities and offer specific support for rural affordable housing delivery via the North Yorkshire Rural Housing Enabling Partnership	a) Agree and implement a Rural Housing Action Plan	Various target dates are set within that Action Plan	LGNY Housing Board supported by Rural Housing Network	<b>Not an SDC local action:</b> This action is being driven sub regionally through Rural Housing Enablers network	Rural Housing Action Plan agreed by NY Housing Board – implementation is on-going. Selby is leading on development of policy and lobbying Central Government and others.
3.4	Work with partners to better manage our local neighbourhoods promote social cohesion and embrace cultural and religious diversity	a) Implement the agreed North Yorkshire Gypsy and Traveller Action Plan	Individual elements have specific targets and timelines in that Action Plan	LGNY Housing Board supported by the North Yorkshire Gypsy and Traveller Steering Group lead by the North Yorkshire Gypsy and Traveller Project Officer	<b>Not an SDC local action:</b> A local action plan is to be developed following agreement of the sub-regional action plan. Selby DC does not agree with figures for pitch requirements although site allocations are being considered through the LDF.	Potential site allocations are currently being considered through the LDF
		a) Use data from research into the housing and related needs of the Black and Minority Ethnic (BME) and Migrant Worker communities in North Yorkshire to inform local housing action plans and local diversity action planning and inform the Equalities and Diversity Impact Assessment of this strategy	Ongoing	Local authorities and North Yorkshire Chief Housing Officers Group supported by the North Yorkshire Strategic Housing Manager	This work is in the Housing Service Improvement Plan and is being dealt with through wider Equality and Diversity action planning.	An Equalities Monitoring Group has been set up to oversee the implementation of the new Choice based Lettings scheme

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3.5	Begin to address issues of financial inclusion and worklessness	a) Extend the membership and locally accessible services of the North Yorkshire Credit Union	Credit Union has a rolling programme on a district by district basis	North Yorkshire Credit Union supported by local authorities	Action already contained in the Housing Service Improvement Plan	No information currently available.
		b) Continue support for Employment and Skills Partnerships, foyer projects and extension of existing Youthbuild Schemes	Ongoing	Local authorities and their strategic partners	Action already contained in the Housing Service Improvement Plan	On-going. No specific information currently available.
3.5	Begin to address issues of financial inclusion and worklessness (cont.)	c) Increase opportunities for residents to move to access jobs through the North Yorkshire Choice Based Lettings Scheme	December 2010 then ongoing	North Yorkshire Choice Based Lettings Project Board supported by Choice Based Lettings Project Officer	<b>Not an SDC local action:</b> This work is being coordinated through LA partnership project group.	Scheme commenced 20 <sup>th</sup> June 2011
		d) Ensure that our overall housing investment proposals in the Local Investment Plans and Agreements evidence that they will protect or create one job per million pounds worth of investment	March 2011	LGNY Housing Board supported by North Yorkshire Chief Housing Officers Group	<b>Not an SDC local action:</b> This evaluation will be done when relevant schemes in the Local Investment Plan are assessed by the HCA	Relevant schemes yet to be assessed by HCA.
4.1	Increase housing choices and improve housing advice services for older people	a) Develop a sub-regional "Lifetime Homes, Lifetime Neighbourhoods" strategy	December 2011	North Yorkshire County Council	<b>Not an SDC local action:</b> North Yorkshire County Council is responsible for this action	No information currently available

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		b) Allocate land for older peoples housing in areas with identified need through Local Development Frameworks	Target dates in line with local authority LDFs	Local authorities	This is being considered by planning as part of the preparation for agreement of the Homes and Jobs Development Plan Document	No information currently available
		c) North Yorkshire County Council to deliver a programme of additional Extra Care Housing	Annual programme to 2014	North Yorkshire County Council	<b>Not an SDC local action:</b> North Yorkshire County Council is responsible for this action, but SDC are working in partnership to deliver the programme	Selby have delivered 2 Extra Care developments and are continuing to work towards an additional scheme
4.1	Increase housing choices and improve housing advice services for older people (cont.)	d) Provide a sub-regional programme offering support and, where appropriate, financial assistance to help older people maintain and adapt their existing homes	Ongoing	Local authorities working with North Yorkshire County Council Supporting People and local Home Improvement Agencies	Action already contained in the SDC Private Housing Assistance Policy	Private Housing Policy agreed by Executive in June 2011. Assistance being offered in line with policy and available budget.
		e) Evaluate the City of York "Housing Gateway" pilot offering better information around housing options and choices for older people with a view to rolling this model out sub regionally	December 2011	City of York, North Yorkshire Chief Housing Officers Group	<b>Not an SDC local action.</b>	No information currently available
4.2	Offer improved housing services, advice and assistance for specific vulnerable groups	a) Implement existing protocols and action plans for each of the identified vulnerable groups	Various according to relevant plans	Respective groups for each client group supported by Supporting People	This is part of everyday work.	On-going. No specific information currently available.
		b) Ensure Choice Based Lettings processes and allocations policies are accessible to vulnerable people	December 2011	North Yorkshire Choice Based Lettings Project Board supported by Choice Based Lettings Project Officer	<b>Not an SDC local action:</b> This work is being coordinated through LA partnership project group.	Scheme commenced 20 <sup>th</sup> June 2011

REF	OBJECTIVE	SPECIFIC ACTIONS AND PERFORMANCE MEASURES	TARGET DATE	LEAD	LINKS TO EXISTING HBC ACTIONS	CURRENT POSITION
4.2	Offer improved housing services, advice and assistance for specific vulnerable groups (cont.)	c) Maximise opportunities for additional supported housing provision and access to move on accommodation	Ongoing	Local authorities working with respective groups for each client group supported by Supporting People	This is part of everyday work.	On-going. No specific information currently available.
4.3	Offer services and support to help residents with disabilities live comfortably within their existing homes	a) Develop and implement a fair and consistent approach to delivering disabled persons adaptations	April 2011	North Yorkshire Private Sector Housing Group and North Yorkshire County Council Occupational Therapists	Action already contained in the SDC Private Housing Assistance Policy	Private Housing Policy agreed by Executive in June 2011. Assistance being offered in line with policy and available budget.
		b) Develop and implement a bulk procurement model for common adaptations	April 2011	North Yorkshire Private Sector Housing Group	<b>Not an SDC local action:</b> This work is being coordinated through LA partnership project group.	Discussions have commenced through Scarborough/Ryedale/Selby Joint Procurement Partnership
4.4	Better understand and address the housing and support needs of Gypsies and Travellers, Black and Minority Ethnic groups and migrant workers	a) Develop actions to address issues identified through the recent research into the housing and support needs of Gypsies and Travellers, Black and Minority Ethnic groups and migrant workers at both a strategic and local authority level	April 2011	Gypsy and Traveller Steering Group, Supporting People, North Yorkshire Strategic Housing Manager, individual local authorities	Included in 3.4 above	
		b) Review and update additional information for these groups such as the Gypsy and Traveller Planning advice material and the North Yorkshire Welcome Pack for migrant workers	Annually	Gypsy and Traveller Steering Group, North Yorkshire County Council (Welcome pack)	Included in 3.4 above; new material is already in place	G&T planning advice literature has been developed and published.

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4.5	Offer support and help to match people with homes that are the right size and type to meet their needs	a) Implement North Yorkshire Choice Based Lettings Scheme	December 2011	North Yorkshire Choice Based Lettings Project Board	<b>Not an SDC local action:</b> This work is being coordinated through LA partnership project group.	Scheme commenced 20 <sup>th</sup> June 2011
		b) Pilot innovative under-occupation schemes and schemes to address overcrowding, with a view to rolling out successful schemes across the sub-region	Ongoing	North Yorkshire Chief Housing Officers Group supported by individual local authorities	Action already contained in the Housing Service Improvement Plan.	Under-occupation is addressed within the bandings of the Choice based Lettings policy
4.6	Work in partnership with local landlords to develop a strategy to increase access and improve services across the private rented housing sector	a) Develop and implement a Private Rented Sector Housing Strategy	December 2011	North Yorkshire Chief Housing Officers Group informed by the Private Sector Housing Group with support from the National Landlords Association	<b>Not an SDC local action:</b> Covered in 2.1	Not commenced
5.1	Sustain and improve the prevention of homelessness.	a) Continue to implement and regularly review the County Homelessness Strategy and the City of York Homelessness Strategy	Annual review	North Yorkshire Chief Housing Officers Group supported by County Homelessness Group	<b>Not an SDC local action:</b> This work is being coordinated through County Homelessness Group	In addition the Selby Action Plan is being delivered locally through the Homelessness Steering Group
		b) Monitor homelessness prevention through Local Area Agreements and national performance indicators	Quarterly	Local authorities	This information is already collected for Government P1e Homelessness Returns and Local Area Agreement returns	Also, partners provide information relating to prevention in accordance with local reporting arrangements
5.1	Sustain and improve the prevention of homelessness (cont.)	c) Ensure the co-ordination and geographic balance of provision of prevention and support services across the sub-region for homeless and vulnerable people, putting in place jointly commissioned services where appropriate.	March 2011	North Yorkshire Chief Housing Officers Group supported by County Homelessness Group	<b>Not an SDC local action:</b> This action is being lead by Supporting People with input from members of the County Homelessness Group	No information currently available

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5.2	Continue to reduce the use of temporary accommodation and improve the temporary accommodation used	a) Review the type and condition of temporary accommodation annually through the sub-regional homelessness strategy and action plan and deliver quality improvements where appropriate	Annual review	North Yorkshire Chief Housing Officers Group supported by County Homelessness Group	Action already contained in the Housing Service Improvement Plan	Next review due April 2012.
		b) To end the use of all non-self contained temporary accommodation for homeless families by March 2012 and for 16/17 year olds sooner	March 2012	North Yorkshire Chief Housing Officers Group supported by County Homelessness Group	All SDC hostel accommodation is self contained	All SDC hostel accommodation is self contained
5.3	Sustain and improve progress made in tackling youth homelessness	a) Eliminate the use of bed and breakfast as temporary accommodation for 16/17 year olds	December 2010	Local authorities	Maintain SDC record of nil use of B&B for 16/17 year olds	Nil record maintained
		b) Commission new services through Supporting People to prevent youth homelessness with further exploration of other joint commissioning of services	March 2012	Supporting People with support from local authorities and service providers	Commissioning well under way as part of our Youth Homelessness Review	Ongoing
		c) Implement and continue to review joint youth homelessness protocols in the two tier parts of the sub-region	September 2010	North Yorkshire Chief Housing Officers Group supported by County Homelessness Group	Action already contained in the Housing Service Improvement Plan as part of our Youth Homelessness Review	Ongoing
5.4	Continue to ensure that housing support is available for homeless and vulnerable people	a) Review and commission new housing support services for homeless and vulnerable people	March 2011	Supporting People with support from local authorities and service providers	<b>Not an SDC local action:</b> Supporting People are leading on this action	No information currently available