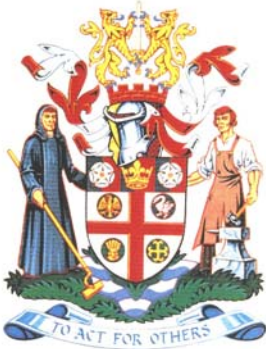


Selby District Council



Agenda

Meeting: **Executive**
Date: **5 December 2013**
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 7 November 2013. Pages 1 to 8 attached.

3. Disclosures of Interest

A copy of the Register of Interest for each Selby District Councillor is available for inspection at www.selby.gov.uk.

Councillors should declare to the meeting any disclosable pecuniary interest in any item of business on this agenda which is not already entered in their Register of Interests.

Councillors should leave the meeting and take no part in the consideration, discussion or vote on any matter in which they have a disclosable pecuniary interest.

Councillors should also declare any other interests. Having made the declaration, provided the other interest is not a disclosable pecuniary interest, the Councillor may stay in the meeting, speak and vote on that item of business.

If in doubt, Councillors are advised to seek advice from the Monitoring Officer.

4. Draft Budget and Medium Term Financial Plan – Key Decision

Report E/13/39 asks the Executive to consider the draft revenue budget and capital programme for 2014/15 to 2016/17. Pages 9 to 52 attached.

5. Community Infrastructure Levy

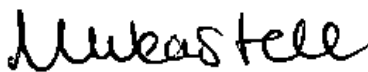
Report E/13/40 asks the Executive to consider the progress of the Community Infrastructure Levy. Pages 53 to 134 attached.

6. Improvements to Gateways – Authority to apply for planning permission

Report E/13/41 asks the Executive to approve the work to make progress on the makeover of two major roundabouts. Pages 135 to 144 attached.

7. Selby Countryside and Green Spaces Strategy

Report E/13/42 asks the Executive to approve the Countryside and Green Spaces Strategy. Pages 145 to 184 attached.



M Weastell
Chief Executive

Dates of next meetings
19 December 2013 - Executive Briefing
9 January 2014 Executive

Enquiries relating to this agenda, please contact Glenn Shelley on:

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Email: gshelley@selby.gov.uk

Selby District Council



Minutes

Executive

Venue:	Committee Room, Civic Centre, Selby
Date:	7 November 2013
Present:	Councillor M Crane (Chair), Mrs G Ivey, C Lunn, J Mackman and C Metcalfe.
Officers present:	Chief Executive, Deputy Chief Executive, Executive Director S151, Managing Director of Access Selby, Director of Community Services, Business Manager, Lead Officer – Finance, Lead Officer – Policy, Policy Officer and Democratic Services Manager.
Also Present:	Councillor J Crawford
Public:	0
Press:	0

NOTE: Only minute numbers 49, 50, 51, 52, 53, 54 and 56 are subject to call-in arrangements. The deadline for call-in is 5pm on 19th of November 2013. Decisions not called in may be implemented on 20th of November 2013.

46. Apologies for Absence

No apologies were received.

47. Minutes

The minutes of the meetings on the 3 and 18 October 2013 were submitted and agreed as a correct record and signed by the Chair.

48. Disclosure of Interest

Councillor J Mackman declared that he had registered as an “other interest” his role on the Selby and District Housing Trust. He chose to leave the room during the consideration and voting on items 8 and 9 on the agenda (Housing Development Business Cases for 43 Kirkgate Tadcaster and St Joseph’s Street Tadcaster respectively).

49. Fees and Charges 2014/15 – Key Decision

Councillor C Lunn presented the report which provided an update on the fees and charges approved last year and agreed any exceptions to the Medium Term Financial Strategy (MTFS).

Councillor C Lunn set out that a new charge for Freedom of Information requests was proposed to cover the Council’s costs when producing information in a format that can be reused, for example companies requesting business rates data in spreadsheet format.

The Executive discussed the proposed variable increase for commercial waste collections, this was in line with a rise in costs of disposal and competitor pricing. The Executive approved an amendment to the recycling charges for the 240 litre bin, the increase would now be 15%. Officers were asked to examine the variety of bin sizes currently available.

The Executive approved an additional recommendation as set out below:

To agree that Selby District Council waive car parking charges at car parks under its control on 7, 21 and 24 December 2013 and that the cost be met from the Council’s Commissioning Contingency.

Resolved:

- i. To receive the progress report on Fees and Charges introduced in April 2013:**
- ii. To agree the fees and charges, as amended, for commercial waste in 2014/15:**
- iii. To review the introduction of a new charge for dealing with Freedom of information requests at a future meeting:**
- iv. To agree to waive car parking charges at car parks under the Council’s control on 7, 21 and 24 December 2013 and that the cost be met from the Council’s Commissioning Contingency.**

Reason for the decision:

To allow Access Selby the opportunity to propose prices as appropriate. Free car parking will help support the local economy.

50. 2nd Interim Budget Exceptions Report – Key Decision

Councillor C Lunn presented the report to update the Executive with details of major variances between budgeted and actual expenditure and income for the financial year to 30 September 2013 for the Core, Access Selby and Communities Selby.

Councillor C Lunn set out details of the forecasted position on both the General Fund and the Housing Revenue Account. Progress against the Capital Programme was encouraging with over £2.7m spent in the first half of the year. The Executive heard that £251k had been spent on the design and associated fees for the new leisure centre project, this would be covered by the received income from the insurance claim.

The Executive discussed the targets set in the budget and the income received from the Council's pay and display car parks.

Resolved

To endorse the actions of officers and note the contents of the report.

Reasons for the decision:

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.

51. 2nd Interim Treasury Management Report – Key Decision

Councillor C Lunn presented the report which reviewed the Council's borrowing and investment activity for the first six months of 2013/14 and showed performance against the Prudential Indicators.

Councillor C Lunn set out that the Council's long term borrowing remained at £60.33m for the last quarter and the prudential limits were not breached during the period. The report also highlighted the potential borrowing to support the Selby and District Housing Trust.

Resolved:

To endorse the actions of officers on the Council's treasury activities for the period ending 30th September 2013 and approve the report.

Reasons for the decision:

To comply with the Treasury Management Code of Practice, the Executive is required to receive and review regular treasury management monitoring reports.

52. Programme for Growth – Asset Transfer Policy – Key Decision

Councillor C Lunn presented the report to consider the Transfer of Assets from Selby District Council to Selby and District Housing Trust.

The Executive heard that the Policy provided a broad framework to support the consideration of asset transfers for the purpose of developing more affordable housing and in what circumstances this may apply. In terms of Council housing stock, the Policy Officer clarified the emerging Right to Transfer which would shortly become law.

Resolved:

To approve the Asset Transfer Policy for consultation in November and December.

Reasons for the decision:

The development of the Asset Transfer Policy will assist with delivery of the Housing Development Strategy, by allowing consideration of Council assets for possible transfer to the Housing Trust. These assets would be developed to help deliver additional affordable housing in the district.

Councillor J Mackman left the meeting during discussion and voting on the following two items.

53. Housing Development Business Case – 43 Kirkgate, Tadcaster - Key Decision

Councillor M Crane presented the report on the potential development of general needs flats at the Council owned 43 Kirkgate, Tadcaster.

Councillor M Crane set out that re-development of 43 Kirkgate presented an excellent opportunity to provide affordable housing in the Tadcaster area. The Executive felt this represented progress

towards ‘tackling the tough stuff’ as part of the Council’s five big things.

Resolved:

- i. To make an offer to Selby and District Housing Trust for the development of the First and Second floors of the building at 43 Kirkgate, Tadcaster for general needs affordable housing;**
- ii. To agree in principle the transfer by a 99 year lease at consideration of £36,500 (subject to valuers report and the necessary consents) of the First and Second floors of 43 Kirkgate from Selby District Council to Selby and District Housing Trust within the Assets Transfer Policy to Selby and District Housing Trust. Approval of the transfer being delegated to the s151 Officer in consultation with the Lead Member for Resources and the Solicitor to the Council;**
- iii. Subject to acceptance of the development offer and confirmation of the capital cost, to approve a loan to Selby and District Housing Trust to purchase a leasehold interest and refurbish the property, with agreement on the final sum and terms being delegated to the s151 Officer in consultation with the Lead Member for Resources and the Solicitor to the Council**

Reason for the decision:

To provide affordable housing for the Selby District Council area as identified in the evidence supporting the Core Strategy.

54. Housing Development Business Case – St Joseph’s Street, Tadcaster – Key Decision

Councillor M Crane presented the report on the potential development of affordable housing for rent on Council owned land at St Joseph’s Street, Tadcaster.

Councillor Crane set out that, as with the previous agenda item, this represented an excellent opportunity to provide affordable housing in Tadcaster. The Executive briefly discussed the design of the properties at the address.

Resolved:

- i. To make an offer to Selby and District Housing Trust for the development of the site at St Joseph’s Street, Tadcaster for general needs affordable housing;**

- ii. **To agree in principle the transfer of land from Selby District Council to Selby and District Housing Trust at nil consideration (subject to valuers report and the necessary consents) with approval of the sale being delegated to the s151 Officer in consultation with the Lead Member for Resources and the Solicitor to the Council;**
- iii. **Subject to acceptance of the development offer and confirmation of the capital cost, to approve a loan to Selby and District Housing Trust to develop the site, with agreement on the final sum and terms being delegated to the s151 Officer in consultation with the Lead Member for Resources and the Solicitor to the Council.**

Reason for the decision:

To enable the development of the site at St Joseph's Street, Tadcaster by the Selby and District Housing Trust to provide affordable housing for the Selby District Council area as identified in the evidence supporting the Core Strategy.

At this point Councillor J Mackman re-joined the meeting.

55. Neighbourhood Plan – Appleton Roebuck and Acaster Selby

Councillor M Crane presented the report on the proposed Neighbourhood Area for Appleton Roebuck with Acaster Selby.

The Executive heard that the Appleton Roebuck and Acaster Selby Neighbourhood Plan was being taken forward as part of the Council's pilot scheme. The pilot scheme had been previously approved by the Executive to ensure an appropriate support package was developed for parishes wishing to undertake a Neighbourhood Plan.

Resolved:

- i. **To approve the designation of the Neighbourhood Area for Appleton Roebuck with Acaster Selby.**
- ii. **To recommend Council to approve the designation of a Neighbourhood Area for Appleton Roebuck with Acaster Selby.**

Reason for the decision:

- i. Having undergone public consultation, to support the designation of the Neighbourhood Area for Appleton Roebuck with Acaster Selby.

- ii. To enable the next stages of the development of the Appleton Roebuck with Acaster Selby Neighbourhood Plan to commence.

56. 2nd Interim Corporate Plan Progress Report

Councillor M Crane presented the report which provided details of Access Selby key performance indicators following the second quarter of reporting for the financial year 2013/14.

Councillor M Crane was pleased to report that all performance indicators were at or above target. The Executive passed on its gratitude to the staff of Access Selby for their hard work and dedication.

Resolved:

To approve the report.

Reason for the decision:

The on-going management of performance and improvement data assists Access Selby in achieving its priorities for 2013/14.

57. Affordable Housing SPD (incorporating Affordable Rent) – Key Decision

Councillor Mrs G Ivey presented the report on the Affordable Housing Supplementary Planning Document. This document would support policy implementation by informing negotiations on schemes to deliver a proportion of affordable housing on all market housing sites following the adoption of the Core Strategy.

Councillor Mrs G Ivey outlined that the Affordable Housing SPD had been out for consultation and provided an overview of the responses received. As a result of the consultation, the calculation of commuted sums on schemes of ten units or more had been simplified.

The Executive discussed the impact of the market up lift element of the calculation on the delivery of affordable housing and agreed the approach taken would be kept under review.

Resolved:

- i. **To note the responses to the consultation on the Affordable Housing Supplementary Planning Document and approve the revised document.**
- ii. **To delegate authority to officers to make final minor changes to the document.**

iii. To recommend the Affordable Housing Supplementary Planning Document to Council for adoption.

Reason for the decision:

To progress the statutory procedures for approval of the Affordable Housing Supplementary Planning Document in order to assist in the implementation of the Council's policies in the Core Strategy for delivery of affordable housing to meet identified need in the District. This will ensure the Supplementary Planning Document is in place to allow the Core Strategy to be fully implemented following its adoption on 22nd October 2013.

The meeting closed at 4.55 pm

Selby District Council

REPORT

Reference: E/13/39

Public – Item 4



To: The Executive
Date: 5 December 2013
Status: Key Decision
Report Published: 27 November 2013
Author: Karen Iveson, Executive Director (and s151)
Executive Member: Councillor Cliff Lunn
Lead Director: Karen Iveson

Title: Draft Revenue Budget and Capital Programme 2014/15 and Medium Term Financial Plan

Summary: This report presents the draft revenue budget and capital programme for 2014/15 to 2016/17. Subject to confirmation of the Formula Grant settlement, the 2014/15 budgets show a forecasted deficit of £96k (after planned savings) on the General Fund and a £977k surplus on the HRA. The report identifies a number of budget pressures and presents savings proposals for dealing with these pressures.

Recommendations:

It is recommended that:

- i. Subject to comments from the Policy Review Committee, the draft budgets, bids and savings be submitted to Council for approval;
- ii. Council Tax is increased by 2% for 2014/15

Reasons for recommendation: To ensure the Executive's budget proposals are fully funded for 2014/15.

1. Introduction and background

- 1.1 The Executive considered its proposed Medium Term Financial Strategy (MTFS) on 5 September 2013 and is due to submit this to full Council for approval on 10 December 2013. The MTFS covers General Fund activities and provides the strategic financial framework for medium term financial planning and annual budget setting.

- 1.2 The Housing Revenue Account (HRA) and Housing Investment Programme (HIP) are covered by the Housing Business Plan (HBP), which has been subject to a full review following the introduction of HRA self financing.
- 1.3 The MTFS assumes continuing cuts to Central Government formula funding as resources are top sliced to fund the New Homes Bonus scheme. It identifies the uncertainty surrounding the localisation of Non-Domestic Rates (NDR) and the need to deliver our savings plan as the key financial issues facing us over the next 3 years.
- 1.4 The budget has been prepared on a current policy basis and includes provision for inflation where considered necessary. There is provision for a 1% pay award in 2014/15 and 2015/16, and 2% for 2016/17. The General Fund revenue budget includes contingencies totalling £332k, £262k in the Core and £70k in Access Selby.

2. The Report

- 2.1 The draft revenue budgets for the 3 years from 2014/15 to 2016/17 are presented at **Appendix A** and the proposed capital programmes are shown at **Appendix B**.

General Fund Revenue Budget

- 2.2 Taking the 3 elements of the Council's service delivery model together and after appropriations to and from reserves, the estimated position for 2014/15 is as follows:

	2014/15 Budget £000's
Core	4,712
Access Selby	6,174
Communities Selby	199
Total Net Budget	11,085
Council Tax	4,552
RSG/NDR (subject to LG Finance Settlement)	4,689
Special and Specific grants	84
New Homes Bonus	1,625
Collection Fund Surplus	39
Total Funding	10,989
Deficit transferred from balances	96

- 2.3 The draft budget includes committed growth where necessary along with proposals for discretionary growth. **Appendix E** identifies the proposals for approval (both revenue and capital).
- 2.4 The estimated deficit of £96k for 2014/15 is subject to planned savings of £339k, which is an improved position on that forecasted in the MTFS, largely due to the increase in New Homes Bonus anticipated for 2014/15 (an additional £142k) and additional Council Tax income (£45k).

Council Tax

- 2.5 The draft MTFS assumed a Council Tax increase of 1% for 2014/15 - the equivalent of the Council Tax Freeze Grant offered by central government.
- 2.6 The Executive recommend that Council do not to take up the offer of Council Tax Freeze Grant for 2014/15 due to the increasing risk to the Council's financial position. The draft budget therefore assumes a maximum Council Tax increase of 2% to avoid the additional cost of a referendum, which is not considered to be in the interest of Council Tax payers.
- 2.7 A 2% increase will take the Council average Band D charge from £158.88 to £162.06 – a rise of 6p per week.
- 2.8 To reflect this changed position, the MTFS will be updated before it is presented to Council in December.

Savings

- 2.9 A number of savings have already been identified as part of the budget process and the current savings action plans are attached at **Appendix C**.
- 2.10 Taking the proposals for Council Tax, growth, and reserve transfers it is estimated that, subject to the Formula Grant settlement, £25k savings will be needed in 2014/15 from the Council's Core budget. Access Selby's budget assumes savings of £380k will be achieved in 2014/15. Together these savings total around £405k.
- 2.11 Beyond 2014/15 further grant cuts are expected and there remains much uncertainty surrounding the impact of localised NDR. The current savings plans anticipate some level of funding cut but a balanced and sustainable budget relies heavily upon all parts of the Council achieving their challenging savings targets.
- 2.12 The Council had made good progress against its savings target to date, but it is becoming increasingly difficult to achieve further savings from a reducing cost base. However, the focus on delivering planned savings must be maintained, given the importance of savings in achieving the Council's financial (and wider) objectives and to avoid the use of balances to support on-going spending which is unsustainable in the medium to longer term.
- 2.13 The Council's approach to savings moving forward will cover three key strands:
- **Transforming** our business through the use of technology and flexible working to meet citizen and customer needs;
 - **Growing** our resources through charging for services and trading externally;
 - **Commissioning** from and with partners to achieve shared efficiencies and reduce the demand for public sector services.
- 2.14 In order to help implement this strategy the Council is working with North Yorkshire County Council on a long term plan to share service delivery for the

benefit of our shared customers and taxpayers generally.

- 2.15 Work has started on this project and a shared Chief Executive/Assistant Chief Executive for Selby District Council/North Yorkshire County Council, is now in post.
- 2.16 However, such projects can take significant time and effort to bring to fruition so we will continue to work towards other savings in accordance with our strategy to ensure the Council's finances stay on a firm footing – plans include savings in the running costs of the new leisure centre in Selby.

Housing Revenue Account

- 2.17 The HRA budgets have been prepared using assumptions on rent rises based on the Government's formula. The current rent restructuring model has been used for 2014/15, but there is uncertainty for following years as the Government is considering changes to the rent setting rules.
- 2.18 Again, taking the 3 elements of the Council's service delivery model together, the estimated position for 2014/15 is shown below. Progress against the HRA savings action plan is ahead of target and therefore no further savings are expected for 2014/15, although opportunities for efficiencies will continue to be sought wherever possible.

	2014/15 Budget £000's
Core	7,059
Access Selby	4,231
Total Net Budget	11,290
Less Dwelling Rents	12,267
Surplus / (deficit) transferred to Balances/MRR	977

- 2.19 A surplus position is anticipated for 2014/15 which will be required to meet the capital programme. Future surpluses will be transferred to the Major Repairs Reserve to either repay debt or spend on the future HRA capital programme, including new build projects.

General Fund Capital Programme

- 2.20 The General Fund capital programme includes previously approved projects as well as new growth – a summary of the growth proposals are shown at **Appendix D(i)** and the capital programme is attached at **Appendix B(i)**.
- 2.21 There is no room for additional revenue contributions to support the capital programme and therefore it is restricted to available capital receipts, external grants and earmarked reserves. The following table presents a summary of the proposed programme:

Programme	2014/15 £000's	2015/16 £000's	2016/17 £000's
All Weather Pitch	250		
Grants & loans	330	330	330
ICT Replacement	203	186	325
Portholme Rd Culvert	150		
Telephony System	67		
Lifeline Equipment	180		30
Total Programme	1,180	516	685
Funding			
Capital Receipts	185	185	185
Grants	145	145	145
Reserves	850	186	355
Total Funding	1,180	516	685

- 2.22 Projects include Disabled Facilities Grants and ICT projects. The latter cover a range of replacement and new systems, hardware and infrastructure (including the Customer Relationship Management System and Mobile Working solution) – funding for ICT replacement projects and the Telephony system is covered by the ICT Replacement Reserve.

Housing Investment Programme

- 2.23 The Housing Investment Programme includes a number of growth proposals to ensure our homes continue to meet the decency standard – a summary of these proposals are shown at **Appendix D(ii)** and the updated HIP is at **Appendix B(ii)**. The following table presents a summary of the programme:

Programme	2014/15 £000's	2015/16 £000's	2016/17 £000's
Central heating	947	1,007	650
Electrical works	260	260	260
Roof replacements	350	210	0
Doors and windows	161	247	163
Kitchens	237	237	237
Bathrooms		180	180
Airey properties	1,722	0	0
Damp works	300	300	300
Pointing		300	300
New Build Programme	300	1250	1250
Other	54	54	54
Total Programme	4,331	4,045	3,394
Funding			
Revenue Contributions	3,502	2,795	2,144
Major Repairs Reserve	529		
Borrowing	300	1,250	1,250
Major repairs reserve	4,331	4,045	3,394

Programme for Growth

- 2.24 The 'Programme for Growth' is the Council's strategic programme to support delivery of its Corporate Plan. The programme comprises a range of cross cutting projects designed to 'build a stronger Selby district' by investing in jobs; housing and infrastructure; retail; and the leisure economy.
- 2.25 The programme is funded largely by New Homes Bonus (up to £880k p.a.) and unallocated capital receipts. For completeness, a summary of the programme shows:

	2012/13 £000	2013/14 £000	2014/15 £000
Balance brought forward	0	2,441	885
Special projects reserve - revenue	1,960	880	880
Special projects reserve - capital	493	0	769
Project spend	(12)	(2,436)	(2,288)
Commitments C/fwd			(163)
Balance carried forward	2,441	885	83

- 2.26 It should be noted that the programme funds include estimated capital receipts of £1m in 2014/15 which may not be realised. To help mitigate this risk £231k has been allocated from the 2012/13 revenue budget surplus and it is proposed that surplus Planning Delivery Grant and other small capital balances are allocated to the programme, although this still leaves £541k capital funding at risk.
- 2.27 The risk to capital receipts has been identified as part of the programme's outline business belief and the potential for prudential borrowing has been recognised in the leisure project brief. There may also be further potential to mitigate the risk by allocating other funds to the programme (e.g. excess Business Rates, should this be achieved).
- 2.28 Looking to the future and assuming the Government's top-slice of New Homes Bonus, contributions could be £175k and £41k in 2015/16 and 2016/17 respectively.
- 2.29 At this stage no decisions have been taken on the programme beyond 2015/16 but subject to priorities there may be opportunity to extend the programme through excess Business Rates receipts or bids for funding from the LEP.

Reserves

- 2.30 The Council has a robust reserves strategy which is reviewed annually as part of the refresh of the MTFS. A forecast of reserve balances based on the MTFS assumptions and draft budget, is set out at **Appendix E**. Budgeted appropriations to and from General Fund reserves for 2014/15 (including capital/programme for growth financing) are:

General Fund Reserves	£000's
Transfers to:	
Building Repairs	130
ICT Replacement - GF	150
- HRA	50
PFI	386
Pension Equalisation	106
District Election	30
Spend to Save	119
Special Projects - Revenue	880
Transfers from:	
PFI	(391)
ICT Replacement	(270)
Special Projects – (PFG)	(1,682)
Special Projects – (Non - PFG)	(150)
Building Repairs	(93)
Access Selby Reserve	(288)
General Fund Balance	(96)
Net Appropriations from Reserves	(1,118)

2.31 Overall the Council's General Fund reserves are expected to reduce by £1.12m in 2014/15, to £8.2m analysed as funds for:

- Future commitments - £3.7m
- Growth and improvement - £1.0m
- Financial risk - £3.4m
- Other - £0.03m

2.32 The HRA reserves are General Balances and the Major Repairs Reserve (MRR). The overall estimated surplus of £977k on the HRA for 2014/15 will be transferred to the MRR. The HRA capital programme will require £4.031m from the MRR in 2014/15.

Budget Risk Assessment

2.33 **Appendix F** provides a risk assessment of the Council's major budgets covering the Core, Access Selby and Communities Selby. The continuing turmoil in the wider economy, cuts to public sector funding and the volatility within the funding regime, mean greater financial risk for the Council. Areas that are particularly high risk are central government funding, income generation (for example planning fees) and savings.

2.34 The Council's contingency budgets and general balances provide a buffer for these risks and are crucial to ensure sustained financial resilience and viability.

3. Legal/Financial Controls and other Policy matters

3.1 Legal Issues

3.1.1 None as a result of this report.

3.2 Financial Issues

3.2.1 As set out in the report

4. Conclusions

- 4.1 The draft General Fund revenue budget for 2014/15 assumes a Council Tax rise of 2% and in total requires 'one-off' support from General Balances of £204k (Core £96k and Access Selby £108k) along with savings of £405k (Core £25k and Access Selby £380k). Thereafter further savings of £685k (Core £347k and Access Selby £338k) are planned given our assumptions on central Government funding.
- 4.2 The continuing risk to Local Government funding and future rising demand for services, mean that additional savings will be sought wherever possible. This will be vital to ensure that the Council maintains its financial resilience and continues to deliver or enable the essential services that people need.

Contact Details:

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kiveson@selby.gov.uk

Appendices:

- A – Revenue estimates
- B – Capital programmes
- C – Savings action plans
- D – Growth bids
- E – Reserves
- F – Budget risk assessment

GENERAL FUND SUMMARY 2014/15 - 2016/17

	Line	Total Budget			Access Selby			Core			Communities Selby		
		2014/15	2015/16	2016/17	2014/15	2015/16	2016/17	2014/15	2015/16	2016/17	2014/15	2015/16	2016/17
		Original	Original	Original	Original	Original	Original	Original	Original	Original	Original	Original	Original
		£	£	£	£	£	£	£	£	£	£	£	£
Access Selby	1	9,318,290	9,385,117	9,533,274	9,318,290	9,385,117	9,533,274						
Core	2	3,248,380	3,301,560	3,384,730				3,248,380	3,301,560	3,384,730			
Communities Selby	3	198,930	198,930	198,930							198,930	198,930	198,930
Capital Charges		509,520	459,140	378,360				509,520	459,140	378,360			
Sub-total Gross Budgets	4	13,275,120	13,344,747	13,495,294	9,318,290	9,385,117	9,533,274	3,757,900	3,760,700	3,763,090	198,930	198,930	198,930
CEC Charged to HRA	5	(2,824,100)	(2,848,380)	(2,874,780)	(2,587,850)	(2,610,040)	(2,634,610)	(236,250)	(238,340)	(240,170)	0	0	
Net Budget after CEC Adjustments	6	10,451,020	10,496,367	10,620,514	6,730,440	6,775,077	6,898,664	3,521,650	3,522,360	3,522,920	198,930	198,930	198,930
Procurement Savings to be Identified	10	(52,784)	(51,002)	(50,439)	(52,784)	(51,002)	(50,439)						
Further savings in progress		(286,400)	(605,975)	(624,359)	(261,400)	(580,975)	(599,359)	(25,000)	(25,000)	(25,000)			
Net Service Budget	11	10,111,836	9,839,390	9,945,716	6,416,256	6,143,100	6,248,866	3,496,650	3,497,360	3,497,920	198,930	198,930	198,930
Investment Income	12	(250,000)	(280,000)	(300,000)				(250,000)	(280,000)	(300,000)			
External Interest	13	112,100	112,100	112,100				112,100	112,100	112,100			
Capital A/c Adjustment MRP Charge	14	190,310	187,310	184,430				190,310	187,310	184,430			
Capital A/c Adjustment DFG & Conservation Grants	15	(205,000)	(205,000)	(155,000)	(205,000)	(205,000)	(155,000)						
Capital A/c Adjustment Capital Chgs		(509,520)	(459,140)	(378,360)				(509,520)	(459,140)	(378,360)			
Programme for Growth Projects		1,519,450	162,920	0				1,519,450	162,920	0			
Building Repairs Projects		93,000	0	0				93,000	0	0			
ICT Projects		230,000	100,000	0				230,000	100,000	0			
District Election		0	120,000	0				0	120,000	0			
Contingencies	16	332,000	338,000	338,000	70,000	70,000	70,000	262,000	268,000	268,000			
Net Budget before contribution to/(from) Reserves*	17	11,624,176	9,915,580	9,746,886	6,281,256	6,008,100	6,163,866	5,143,990	3,708,550	3,384,090	198,930	198,930	198,930
Contribution To Reserves													
Building Repairs	18	130,000	130,000	130,000				130,000	130,000	130,000			
ICT	19	150,000	150,000	150,000				150,000	150,000	150,000			
PFI	20	386,020	394,000	401,920				386,020	394,000	401,920			
Pension Equalisation Reserve	21	106,310	106,310	106,310				106,310	106,310	106,310			
District Election	22	30,000	30,000	34,000				30,000	30,000	34,000			
Spend To Save	23	119,070	119,070	0				119,070	119,070	0			
Special Projects (Programme for Growth)		880,000	175,000	41,000				880,000	175,000	41,000			
Access Selby Reserves		0	163,670	203,024		163,670	203,024						
Contribution From Reserves													
Access Selby Reserves		(107,626)	0	0	(107,626)								
ICT	25	(230,000)	(100,000)	0				(230,000)	(100,000)	0			
PFI	26	(390,560)	(402,280)	(414,340)				(390,560)	(402,280)	(414,340)			
Building Repairs		(93,000)	0	0				(93,000)	0	0			
Special Projects (Programme for Growth)		(1,519,450)	(162,920)	0				(1,519,450)	(162,920)	0			
District Election		0	(120,000)	0				0	(120,000)	0			
NET REVENUE BUDGET	28	11,084,940	10,398,430	10,398,800	6,173,630	6,171,770	6,366,890	4,712,380	4,027,730	3,832,980	198,930	198,930	198,930
Grant NDR/RSG	29	(4,640,000)	(4,071,000)	(3,664,000)									
New Homes Bonus		(1,624,986)	(1,308,120)	(1,557,098)									
Council Tax Freeze 13/14		(48,686)	-	-									
Special and Specific Grants		(83,722)	-	-									
Amount to be met from Ctax		4,687,546	5,019,310	5,177,702									
Ctax Requirement													
Ctax to be levied	30	(4,552,036)	(4,689,526)	(4,831,200)									
Collection Fund Deficit/(Surplus)	31	(39,450)											
Shortfall / (surplus)	33	96,060	329,784	346,502									
C Tax Base	34	28,089	28,370	28,654									
Council Tax Rate	35	162.06	165.30	168.60									

Notes

Special and specific grants 14/15 include: Community Right to Bid £7,855; Community Right to Challenge £8,547; CTS New Burdens £67,320. Includes no allowance for additional Business Rates income per MTFs.

2012/2013 ACTUAL	CORE (GENERAL FUND) SUBJECTIVE SUMMARY	2013/2014 REVISED ESTIMATE	2014/2015 BUDGET	2015/2016 BUDGET	2016/2017 BUDGET
	<u>Income</u>				
-2,000	Other Grants/Contributions Etc	0	0	0	0
-1,280,287	Customer & Client Receipts	-3,340	-3,340	-3,340	-3,340
-280,517	CEC Recharge Income	-489,130	-343,963	-346,643	-348,973
-24,670	Other Recharges	-38,190	-23,530	-23,530	-23,530
0	Contribution From Reserves	0	0	0	0
-1,587,474	Total Income	-530,660	-370,833	-373,513	-375,843
	<u>Expenditure</u>				
1,035,762	Employees	1,166,350	1,127,450	1,155,470	1,183,060
52,373	Premises	2,340	10,740	10,980	11,230
11,718	Transport	14,870	14,870	14,870	14,870
730,443	Supplies And Services	676,045	540,140	510,140	510,140
30,954	Third Party Payments	47,330	19,000	19,000	19,000
1,460,911	Drainage Board Levy	1,503,280	1,563,050	1,617,970	1,673,300
0	Benefit Payments	0	0	0	0
1,128,475	Support Services	745,850	857,630	864,690	872,390
4,450,635	Total Expenditure	4,156,065	4,132,880	4,193,120	4,283,990
2,863,162	Net Expenditure	3,625,405	3,762,047	3,819,607	3,908,147
847,957	Net CEC's	256,720	513,667	518,047	523,417
2,015,204	Total for GF Summary	3,368,685	3,248,380	3,301,560	3,384,730

2012/2013 ACTUAL	CORE (GENERAL FUND) OBJECTIVE SUMMARY	2013/2014 REVISED ESTIMATE	2014/2015 BUDGET	2015/2016 BUDGET	2016/2017 BUDGET
£		£	£	£	£
3,791,230	Core	2,596,715	2,757,337	2,838,927	2,921,447
1,179,786	Democratic Services	1,028,690	1,004,710	980,680	986,700
4,971,016	Net Expenditure	3,625,405	3,762,047	3,819,607	3,908,147
847,957	Net CEC's	256,720	513,667	518,047	523,417
4,123,059	Total for GF Summary	3,368,685	3,248,380	3,301,560	3,384,730

ACCESS SELBY (GENERAL FUND)		2013/2014	2014/2015	2015/2016	2016/2017
2012/2013	SUBJECTIVE SUMMARY	REVISED	BUDGET	BUDGET	BUDGET
ACTUAL		ESTIMATE			
£		£	£	£	£
	<u>Income</u>				
-682,105	Government Grants	-575,470	-575,470	-575,470	-575,470
-21,704,198	Benefits Subsidy	-17,156,060	-17,452,417	-17,794,457	-18,143,337
-36,564	Other Grants/Contributions Etc	-4,630	0	0	0
-3,454,988	Customer & Client Receipts	-3,412,550	-3,451,020	-3,476,610	-3,508,365
-3,734,639	CEC Recharge Income	-3,348,430	-3,468,930	-3,498,410	-3,530,920
-307,424	Recharges	-284,350	-262,470	-262,470	-262,470
	Contribution From Reserves				
-29,919,918	Total Income	-24,781,490	-25,210,307	-25,607,417	-26,020,562
	<u>Expenditure</u>				
5,420,013	Employees	5,663,910	5,759,660	5,819,643	5,877,340
665,832	Premises	719,054	711,216	730,350	750,350
136,432	Transport	112,610	130,501	130,501	130,916
5,601,815	Supplies And Services	7,100,238	6,508,400	6,510,540	6,600,840
167,709	Third Party Payments	479,110	317,640	327,340	337,350
21,370,155	Benefit Payments	16,905,221	17,227,900	17,571,400	17,921,770
392,268	Supporting People Charges	371,560	392,560	392,560	392,560
148,070	Support Services	166,820	119,960	120,560	121,140
33,902,293	Total Expenditure	31,518,523	31,167,837	31,602,894	32,132,266
3,982,375	Net Expenditure	6,737,033	5,957,530	5,995,477	6,111,704
	Net CEC Income	-3,181,610	-3,348,970	-3,377,850	-3,409,780
	Total For GF Summary	9,918,643	9,306,500	9,373,327	9,521,484

Future estimates for Access Selby income show there is a lack of growth and inflationary price increases expected in the next few years, amongst several of the major sources of income. These being Car Park income, Trade Waste and Planning. In addition, anticipated income from Property rentals that formed part of the 13/14 budget estimates have not been realised due to external factors such as Olympia Park. It is also anticipated that there will be a 10% cut in Housing Benefits Admin subsidy from 14/15.

Delays in the Mobile working and CRM projects have resulted in expected efficiencies being delayed until 2015/16.

Commitments for costs relating to unused assets that were earmarked for rental have been built into the base (linked to the comment on income), along with utility costs that are predicted to rise above estimated levels of inflation, and an increase in the Building Control contract.

ACCESS SELBY (GENERAL FUND)					
2012/2013	OBJECTIVE SUMMARY	2013/2014	2014/2015	2015/2016	2016/2017
ACTUAL		REVISED	BUDGET	BUDGET	BUDGET
		ESTIMATE			
£		£	£	£	£
	<u>Lead Officer</u>				
-24,190	Access Selby Management Team	157,970	1,990	1,990	2,020
-628,887	Assets	-259,706	-237,624	-232,500	-232,370
825,903	Benefits & Taxation	990,930	948,433	959,583	975,001
27,189	Business Support	-18,440	27,000	27,460	28,660
-57,055	Community Support	76,720	-19,019	-11,947	-14,174
2,787,495	Contracts	3,828,740	3,540,860	3,661,670	3,786,450
-7,387	Data & Systems	-111,230	4,790	4,790	4,800
-10,910	Debt Control	-1,580	160	160	141
-190,340	Enforcement	306,634	286,860	288,400	239,770
-19,085	Finance	12,290	9,610	9,511	9,480
629,440	Health & Housing	688,936	749,910	768,110	785,050
-1,867	Human Resources	13,030	-40	-40	-50
-6,502	Legal	70	650	-70	-584
-3,491	Marketing & Communications	8,310	-8,150	-8,150	-8,170
561,739	Planning	487,119	436,220	444,580	453,700
111,213	Policy	553,170	214,480	80,530	80,580
-10,890	Transformation	4,070	1,400	1,400	1,400
<u>3,982,375</u>	Net Expenditure	<u>6,737,033</u>	<u>5,957,530</u>	<u>5,995,477</u>	<u>6,111,704</u>
	Net CEC Income	-3,181,610	-3,348,970	-3,377,850	-3,409,780
	Total for GF Summary	9,918,643	9,306,500	9,373,327	9,521,484

2012/2013 ACTUAL	COMMUNITIES SELBY SUBJECTIVE SUMMARY	2013/2014 REVISED ESTIMATE	2014/2015 BUDGET	2015/2016 BUDGET	2016/2017 BUDGET
	<u>Income</u>				
-25,298	Customer & Client Receipts				
-104,623	CEC Recharge Income	-16,130	-30,050	-30,240	-30,470
-129,921	Total Income	-16,130	-30,050	-30,240	-30,470
	<u>Expenditure</u>				
135,613	Employees				
1,197	Premises				
4,042	Transport	6,250	6,250	6,250	6,250
244,034	Supplies And Services	288,520	192,680	192,680	192,680
38,752	Support Services	36,230	49,350	49,770	50,150
423,637	Total Expenditure	331,000	248,280	248,700	249,080
293,716	Net Expenditure	314,870	218,230	218,460	218,610
-65,872	Net CEC's	20,100	19,300	19,530	19,680
359,588	Total for GF Summary	294,770	198,930	198,930	198,930

2012/2013 ACTUAL	COMMUNITIES SELBY OBJECTIVE SUMMARY	2013/2014 REVISED ESTIMATE	2014/2015 BUDGET	2015/2016 BUDGET	2016/2017 BUDGET
£		£ £	£	£	£
301,712	Community Selby	314,870	218,230	218,460	218,610
301,712	Net Expenditure	314,870	218,230	218,460	218,610
-65,872	Net CEC's	20,100	19,300	19,530	19,680
367,584	Total for GF Summary	294,770	198,930	198,930	198,930

HOUSING REVENUE ACCOUNT SUMMARY 2014/15 to 2016/17

	Total Budget			Access Selby Budget			Core Budget		
	2014/15	2015/16	2016/17	2014/15	2015/16	2016/17	2014/15	2015/16	2016/17
	Original	Original	Original	Original	Original	Original	Original	Original	Original
	£	£	£	£	£	£	£	£	£
Net Service Costs	1,755,860	1,769,910	1,773,200	1,750,860	1,764,910	1,768,200	5,000	5,000	5,000
Non-Dwelling Rents (Garages)	(121,300)	(124,700)	(128,190)	(121,300)	(124,700)	(128,190)			
Capital Charges	1,351,750	1,377,240	1,372,290				1,351,750	1,377,240	1,372,290
Sub-total Gross Budgets	2,986,310	3,022,450	3,017,300	1,629,560	1,640,210	1,640,010	1,356,750	1,382,240	1,377,290
CEC Recharges from GF	2,824,100	2,848,380	2,874,780	2,587,850	2,610,040	2,634,610	236,250	238,340	240,170
Net Budget after CEC Adjustments	5,810,410	5,870,830	5,892,080	4,217,410	4,250,250	4,274,620	1,593,000	1,620,580	1,617,460
Procurement Savings to be Identified	-	-	-	-	-	-	-	-	-
Net Service Budget	5,810,410	5,870,830	5,892,080	4,217,410	4,250,250	4,274,620	1,593,000	1,620,580	1,617,460
Investment Income	(40,000)	(40,000)	(40,000)				(40,000)	(40,000)	(40,000)
HRA Debt - Payment of Interest	2,637,930	2,637,930	2,637,930				2,637,930	2,637,930	2,637,930
Pension - Past Service Costs	206,790	215,060	223,660				206,790	215,060	223,660
Net Budget before contribution to/(from) Reserves	8,615,130	8,683,820	8,713,670	4,217,410	4,250,250	4,274,620	4,397,720	4,433,570	4,439,050
Contribution To Reserves									
Comp Development Cont	50,000	50,000	50,000				50,000	50,000	50,000
Access Selby Reserves (from) / to	13,700	18,320	32,410	13,700	18,320	32,410			
Major Repairs Reserve									
Revenue Contribution to Capital Programme	1,681,790	1,377,240	1,372,290				1,681,790	1,377,240	1,372,290
HRA Debt - MRR Principal	929,960	1,590,040	1,260,000				929,960	1,590,040	1,260,000
NET REVENUE BUDGET	11,290,580	11,719,420	11,428,370	4,231,110	4,268,570	4,307,030	7,059,470	7,450,850	7,121,340
Dwelling Rents	(12,267,090)	(12,725,030)	(13,202,170)				(12,267,090)	(12,725,030)	(13,202,170)
Payable to / (from) Core	-	-	-	(4,231,110)	(4,268,570)	(4,307,030)	4,231,110	4,268,570	4,307,030
Shortfall / (surplus)	(976,510)	(1,005,610)	(1,773,800)	-	-	-	(976,510)	(1,005,610)	(1,773,800)
Contribution To/ (From) HRA Reserves	976,510	1,005,610	1,773,800				(976,510)	(1,005,610)	(1,773,800)
Opening HRA Balance	1,691,730	2,668,240	3,673,850					976,510	1,982,120
Contribution To / (From) HRA	976,510	1,005,610	1,773,800				976,510	1,005,610	1,773,800
Closing Balance	2,668,240	3,673,850	5,447,650				976,510	1,982,120	3,755,920

2012/2013 ACTUAL	ACCESS SELBY (HRA) SUBJECTIVE SUMMARY	2013/2014 REVISED ESTIMATE	2014/2015 BUDGET	2015/2016 BUDGET	2016/2017 BUDGET
£000's		£000's	£000's	£000's	£000's
	<u>Income</u>				
-124,266	Customer & Client Receipts	-118,400	-118,400	-118,400	-118,400
-459,083	Recharges	-391,560	-410,560	-410,560	-410,560
-122,423	Garage Rents	-122,900	-121,300	-124,700	-128,190
<u>-705,772</u>	Total Income	<u>-632,860</u>	<u>-650,260</u>	<u>-653,660</u>	<u>-657,150</u>
	<u>Expenditure</u>				
61,574	Employees	67,180	93,720	89,680	76,260
621,833	Premises	855,720	813,480	827,900	840,880
125,020	Transport	131,560	132,560	134,220	135,960
1,122,103	Supplies And Services	1,310,960	1,240,060	1,242,070	1,244,060
2,647,580	Support Services	2,586,150	2,587,850	2,610,040	2,634,610
<u>4,578,109</u>	Total Expenditure	<u>4,951,570</u>	<u>4,867,670</u>	<u>4,903,910</u>	<u>4,931,770</u>
<u>3,872,337</u>	Net Expenditure	<u>4,318,710</u>	<u>4,217,410</u>	<u>4,250,250</u>	<u>4,274,620</u>

An inflationary increase has been added to garage rents based on current levels, the full impact of potential rent losses are not yet known from sites being developed for housing.

Numerous savings have been identified within premises and supplies and services including gutter and footpath works, electrical testing, Audit fees and GF contributions for External Audit and pension charges for old schemes.

2012/2013 ACTUAL	ACCESS SELBY (HRA) OBJECTIVE SUMMARY	2013/2014 REVISED ESTIMATE	2014/2015 BUDGET	2015/2016 BUDGET	2016/2017 BUDGET
£000's		£000's	£000's	£000's	£000's
	<u>Lead Officer</u>				
49,486	Access Selby Management Team	40,580	64,610	60,330	46,690
3,441,403	Assets	3,713,645	3,579,940	3,601,920	3,627,980
11,381	Business Support	15,090	18,750	18,890	19,040
333,701	Community Support	413,505	416,240	428,510	438,150
77,913	Contracts	101,440	104,160	106,960	109,850
0	Debt Control	1,300	1,300	1,300	1,300
10,422	Enforcement	15,000	15,000	15,000	15,000
70,451	Health & Housing	141,050	138,710	142,040	144,800
3	Old Trading Units	0	0	0	0
-122,423	Garage Rents	-122,900	-121,300	-124,700	-128,190
<u>3,872,337</u>	Net Expenditure	<u>4,318,710</u>	<u>4,217,410</u>	<u>4,250,250</u>	<u>4,274,620</u>

2013/14 – 2016/17 GENERAL FUND CAPITAL PROGRAMME

<u>PROJECTS</u>	Current Programme 2013/14 £	Estimated Programme 2014/15 £	Estimated Programme 2015/16 £	Estimated Programme 2016/17 £
Asset Management Plan Leisure Centres & Park	20,500			
Tadcaster Central Area	250,690			
Road Adoption - Industrial Units Sherburn	25,000			
All weather sports pitch		250,000		
Mast Relocation	145,210			
CCTV	23,600			
Telephony System (Subject to bid)		67,000		
Collapsed Culvert - Portholme Road (Subject to bid)		150,000		
Lifeline Equipment (Subject to bid)		180,000		30,000
<u>Grants</u>				
Disabled Facilities Grants	350,000	300,000	300,000	300,000
Repair Assistance Loans (Subject to bid)	35,800	30,000	30,000	30,000
Energy & Efficiency Grants	13,640			
<u>ICT Hardware & Systems Within ICT Strategy</u>				
Implementation & Infrastructure Costs	284,190	75,000	55,000	307,000
Desktop Replacement Programme	15,000	17,500	17,500	17,500
CRM		55,385		
Mobile Working Solution		55,000	113,800	
TOTAL	1,163,630	1,179,885	516,300	684,500
 <u>SUMMARY OF FUNDING</u>				
Capital Receipts	249,720	185,000	185,000	185,000
Grants & Contributions	149,720	145,000	145,000	145,000
Revenue				0
Reserves	764,190	849,885	186,300	354,500
Borrowing	0	0	0	0
TOTAL	1,163,630	1,179,885	516,300	684,500

2013/14 – 2016/17 HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME

<u>PROJECTS</u>	Current Programme 2013/14 £	Estimated Programme 2014/15 £	Estimated Programme 2015/16 £	Estimated Programme 2016/17 £
<u>PROJECTS</u>				
<u>Current Projects</u>				
Electrical Rewires	260,000	260,000	260,000	260,000
Central Heating - Gas	1,012,840	575,480	575,480	575,480
Central Heating - Solid Fuel to Gas	99,000			
Central Heating - Solid Fuel	250,000	-	232,500	75,000
Roof Replacements	560,000	350,000	210,000	
Damp Surveys & Works	300,000	300,000	300,000	300,000
Door Replacements	145,510	48,000	134,000	50,000
Kitchen Replacements	353,570	237,000	237,000	237,000
Pre Paint & Cyclical Repairs	150,990	113,000	113,000	113,000
Fencing	17,990			
<u>New Projects</u>				
Window Replacements	30,450			
Void Property Repairs	51,750	53,500	53,500	53,500
Additional External Door Replacements	15,500			
Additional Pre Paint & Cyclical Repairs	34,000			
Central Heating - Economy 7 to Gas	573,000	372,000	200,000	
Airey Properties	486,980	1,722,000		
Bathroom Replacements			180,000	180,000
Pointing Works (Subject to bid)			300,000	300,000
New Build Projects		300,000	1,250,000	1,250,000
TOTAL	4,341,580	4,330,980	4,045,480	3,393,980

SUMMARY OF FUNDING

Revenue Contributions	2,088,150	2,150,350	1,418,240	771,690
Other Contributions (Depreciation Proxy)	1,358,740	1,351,750	1,377,240	1,372,290
Major Repairs Reserve	894,690	528,880		
Borrowing		300,000	1,250,000	1,250,000
TOTAL	4,341,580	4,330,980	4,045,480	3,393,980

**CORE
GENERAL FUND BASE BUDGET
SAVINGS/EFFICIENCIES ACTION
PLAN 2013/14 - 2015/16 (V6)
Updated November 2013**

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

Proposed Savings	Status	2014/15 £	2015/16 £	2016/17 £	Progress
Inflation factor		0.020	0.020	0.020	
Procurement Workstream					
Election software	Green	4,988	5,087	5,189	Completed
Audit Partnership	Green	15,918	16,236	16,561	Completed
		20,906	21,324	21,750	
Transformation Workstream					
WTT - Transformation (Core)	Green	53,060	54,122	55,204	Completed
Joint CE with NYCC appointed and 1 further FTE reduction	Green	82,000	82,820	83,648	
Total Transformation		135,060	136,942	138,852	
Value for Money Workstream					
Internal Drainage Boards	Green	151,898	154,936	158,035	Completed
Community Safety	Green	16,236	16,561	16,892	Completed
Ward Boundary Review	Green		30,000	30,000	To be implemented following next election May 2015 - amount subject to review of allowances.
Total Value for Money		168,135	171,498	174,928	
Base Budget Review Workstream					
External Audit Fee	Green	53,370	53,370	53,370	Completed
Early Retirements - Strain on Pension Fund	Green	98,512	100,482	102,491	Completed

Proposed Savings	Status	2014/15	2015/16	2016/17	Progress
		£	£	£	
Corporate and Democratic Core	Green	7,140	7,283	7,428	Completed
Pay Award from 2.5% est to 1% revised	Green	33,150	48,118	48,118	Completed
Internal Audit	Green	13,790	14,066	14,348	Completed
Car Allowances	Green	2,850	2,850	2,850	Completed
Total Base Budget Review		208,812	226,169	228,605	
Discretionary Service Review Workstream					
External Grants	Green	12,000	12,000	12,000	Completed
Total Discretionary Service Review		12,000	12,000	12,000	
Income Generation Workstream					
Use of assets for advertising space	Red	25,000	25,000	25,000	Initial bids for space have been received
Total Income Generation		25,000	25,000	25,000	
Total General Fund Savings		569,913	592,932	601,136	
Target		594,913	947,716	972,638	
Headroom/Deficit (+/-)		- 25,000	- 354,784	- 371,502	

ACCESS SELBY
GENERAL FUND BASE BUDGET
SAVINGS/EFFICIENCIES ACTION PLAN 2013/14 -
2015/16 (V8)
Updated 11 October 2013

Key:

Green
Amber
Red

Savings likely to be achieved/low risk
 Tentative savings - further work required/medium risk
 Savings require a change in Council policy or significant change in service delivery/high risk

Proposed Savings	Status	2014/15 £	2015/16 £	2016/17 £	Progress
Procurement Workstream		0.020	0.020	0.020	
Collaborative corporate contracts through shared procurement service	Red	52,784	51,002	50,439	This is a target set for the procurement team and is a reducing balance as savings are identified. The original target was £150k and these balances reflect savings still to be achieved. Note: The balance of this target will reduce as individual procurement projects are identified
Supporting People - Lifelines	Red	38,000	76,000	76,000	Revenue savings as a result of upfront equipment purchase
CCTV - Equipment Rental	Green	3,450	3,519	3,589	A review of the contract identified equipment rental savings.
CCTV - Private Contractors - Contract	Green	3,210	3,274	3,340	A review of the contract identified contractor savings.
Total Procurement		97,444	133,795	133,369	
Transformation					
Spend to save initiatives	Red	25,000	25,500	26,010	Officers working to highlight initiatives.
CRM Replacement - Capital investment required to achieve revenue savings	Amber	0	52,785	53,312	Approval has been given for the CRM replacement project. Realisation of savings is highly dependant on staff efficiencies being achieved - Reprofiled for delayed project
Mobile Working - Capital investment required to achieve revenue savings	Amber	0	125,038	142,814	Approval has been given for the Mobile Working Project. Realisation of savings is highly dependant on staff efficiencies being achieved - Reprofiled for expected start date.
Programme for Growth	Amber	6,000	6,000	0	Expected profits from commissioned work to date for Programme for Growth.
Total Transformation		31,000	209,323	222,136	
Asset Management Workstream					
Running costs of new Civic Centre	Amber	37,057	37,798	38,554	A NNDR appeal has been lodged, an initial revaluation has been received that will be appealed in mid November.
Barby Depot	Amber	13,627	13,900	14,178	Options for the future of the depot are currently being explored as part of the Asset Management Strategy
Total Asset Management		50,684	51,697	52,731	
Value for Money Workstream					
Telecommunications Mast	Red	-	-	-	Delays with the transfer of the mast from NYP to SDC
Negotiation for share of out performance on Council Tax collection	Red	25,250	25,503	26,013	Will require year end reconciliations, however currently performing to target or above.
External Audit - Grants Audit Fee	Green	17,360	17,708	18,062	Following change from Audit Commision to Mazars - standard inspection of Grants fee has reduced by £17,020
Car Park Income	Green	20,000	20,333	21,000	Increased income not achieved, new long stay car park not meeting capacity expectations coinciding with free car parking for profiles gym users and availability of free parking in town centre.
Total Value for Money		62,610	63,543	65,074	

Proposed Savings	Status	2014/15 £	2015/16 £	2016/17 £	Progress
		0.020	0.020	0.020	
Base Budget Review Workstream					
Car Allowances	Green	24,000	24,000	24,000	Completed - Savings achieved removed from Base
Car Allowances	Amber	17,150	17,150	17,150	Remainder of target to achieve through alternative allowance options
Housing Benefit Overpayments Recovery	Green	127,500	130,050	132,651	Will require year end reconciliations, however currently performing to target or above.
ICT	Green	10,200	10,404	10,612	Additional savings from the review of the profile of software maintenance payments.
Total Base Budget Review		178,850	181,604	184,413	
Discretionary Service Review Workstream					
Enhanced Planning Advice Service	Amber	15,000	15,300	15,606	
Maximise current income streams	Amber	100,000	102,000	104,040	Progress against pilot projects in marketing strategy is being made including Civic Centre Room Hire. A process is to be developed with the assistance of the Finance Team to establish where (if any) progress has been made to influence and establish whether this saving is achievable. Going forward, the Programme for Growth will significantly contribute to achieving the target. The anticipated headroom of £50k generated from surplus recycling credits against the shortfall in the sale of recyclates can contribute towards this target.
Redeploy resources to pursue grant funding opportunities	Red	50,000	51,000	52,020	Lead officers considering grant opportunities as part of their budget monitoring.
Policy changes to introduce new income streams	Red	-	100,000	102,000	
Total Discretionary Service Review		165,000	268,300	273,666	
General Fund Savings in Progress		585,588	908,263	931,390	
Completed (GREEN) General Fund Savings		2,718,602	2,838,127	2,891,022	(Maintained on a separate sheet)
Total General Fund Savings		3,304,190	3,746,389	3,822,412	
Savings Target		3,411,816	3,582,719	3,619,388	
New Target		3,411,816	3,582,719	3,619,388	
Headroom/Deficit (+/-)	** -	107,626	163,670	203,024	
Green Savings		2,924,322	3,047,415	3,104,276	
Amber Savings		188,834	369,970	385,654	
Red Savings**		191,034	329,004	332,482	
Total		3,304,190	3,746,389	3,822,412	

HOUSING REVENUE ACCOUNT BASE BUDGET SAVINGS 2013/14 - 2015/16

ACCESS SELBY

Updated October 13 (v14)

Key:

Green
Amber
Red

Savings likely to be achieved/low risk

Tentative savings - further work required/medium risk

Savings require a change in Council policy or significant change in service delivery/high risk

Status	2014/15	2015/16	2016/17	Progress
Inflation factor				
Proposed Savings				
Review of Property Services unfilled posts	Green	50,000	50,000	50,000 Completed
Gas Servicing Contract	Green	20,000	20,000	20,000 Completed
Grassed Areas & Open Spaces base budget review	Green	29,000	29,000	29,000 Completed
Various Suppliers	Green	22,000	22,000	22,000 Completed
WTT - Savings	Green	129,591	129,591	129,591 Completed
2011/12 Pay Award	Green	27,000	27,000	27,000 Completed
Car Allowances	Green	5,600	5,600	5,600 Completed
Savings on Audit Fees and early Retirement Charges	Green	40,460	40,460	40,460 Completed
Ryecare Help-Line Telecom Saving	Green	700	700	700 Completed
Consolidation of IT Budgets	Green	23,685	23,685	23,685 Completed
Electrical Testing - R&M	Green	15,000	15,000	15,000 Completed
Vehicle Tracking System	Green	500	500	500 Completed
Direct Works - Phones	Green	2,000	2,000	2,000 Completed
Grants Audit Fees	Green	6,000	6,000	6,000 Completed
Clear Access Footways	Green	2,500	2,500	2,500 Completed
Footpaths	Green	10,000	10,000	10,000 Completed
Gutters & Fallpipes	Green	5,000	5,000	5,000 Completed
Tenants Participation - Housing Reports	Green	450	370	370 Completed
Energy Performance Certificates	Green	3,000	3,000	3,000 Completed
Total Housing Revenue Account Savings		392,486	392,406	392,406
Target Savings		360,000	360,000	360,000
Headroom/Deficit (+/-)		32,486	32,406	32,406
Green Savings		392,486	392,406	392,406
Amber Savings				
Red Savings**				

General Fund Bids 2014/15 - 2016/17

Core Bids

Description	Strategic Theme / Priority	Revenue			Capital			Comments	Term	Category
		14/15	15/16	16/17	14/15	15/16	16/17			
Collapsed Culvert - at Portholme Road	To reduce the risk of flooding to domestic and commercial property in the area.				150,000			The culvert servicing Doncaster road and Portholme rd has collapsed where the culvert runs beneath the football pitch, damage has been caused by tree roots from the line of poplar trees.	One-Off	B
Net Cost of Bid		0	0	0	150,000	0	0			
To provide a Repair Assistance Loan service to provide urgent house repairs to vulnerable households in the private sector	Supporting vulnerable people				30,000	30,000	30,000	As loans are placed, a charge against the property is raised, realised at point of sale. Fund from Capital Receipts.	Fixed	B
		0	0	0	30,000	30,000	30,000			
Replacement Finance System	Hardware Software Implementation						10,000 70,000 10,000	Fund from IT Reserve	One-Off	B
		0	0	0	0	0	90,000			
Human Resources Software Upgrade	Software				5,000			Fund from IT Reserve	One-Off	B
		0	0	0	5,000	0	0			
Corporate DIP Upgrade	Software				20,000			Fund from IT Reserve	One-Off	B
		0	0	0	20,000	0	0			
Planning - Idox upgrade	Hardware						7,000	Fund from IT Reserve	One-Off	B
		0	0	0	0	0	7,000			
Replace Langdale Software	Software						10,000	Fund from IT Reserve	One-Off	B
		0	0	0	0	0	10,000			
Democratic Services upgrade	Software						10,000	Fund from IT Reserve	One-Off	B
		0	0	0	0	0	10,000			
Replace Genero Housing Rents System	Hardware Software Implementation						10,000 40,000 5,000	Fund from IT Reserve	One-Off	B
		0	0	0	0	0	55,000			
IT replacement costs for Virtual Servers, Virtual Software & Storage	Hardware Software Implementation				25,000	30,000	75,000	Fund from IT Reserve	Fixed	B
					10,000	10,000	30,000			
		0	0	0	35,000	40,000	120,000			
Benefits & Taxation - Additional Software to meet Government regulations	Software Implementation				10,000	10,000	10,000	Fund from IT Reserve	Permanent	B
					5,000	5,000	5,000			
		0	0	0	15,000	15,000	15,000			
Total Value of Core Bids		0	0	0	255,000	85,000	337,000			

Access Selby Bids - Potential Contract Variations

Description	Strategic Theme / Priority	Revenue			Capital			Comments	Term	Category
		14/15	15/16	16/17	14/15	15/16	16/17			
To implement a new telephony system; building stronger links with NYCC and other authorities within the NY region.	Increase flexible working across the organisation				67,000			To improve and modernise our current telephony system, by moving to a new robust, cloud based telephony system which will deliver more flexible working through hot desking and offer improved working from home functionality. It will also offer the potential to work more closely with NYCC (and Craven, Scarborough and Richmondshire) by linking our phone systems allowing for contact centre functions to be shared and allow for NYCC colleagues to work from our offices. Fund from ICT Reserve	One-Off	C
		New Maintenance Charges Staff costs to Implement (Backfilling)	11,000	11,000	11,000					
		Savings: Maintenance Charges Original	-10,000	-10,000	-10,000					
		Net Cost of Bid		1,000	1,000	1,000	67,000		0	0
Viability Assessment for Affordable Housing	The Council's Core Strategy Local Plan introduces a new threshold for the requirement to provide a contribution towards affordable housing.	11,790	11,790	11,790				Proposals for 1-9 dwellings will now be required to provide a 10% contribution towards providing affordable housing. Furthermore the threshold for the requirement for a 40% contribution will fall from 15 to 10 dwellings.	Permanent	A
Net Cost of Bid		11,790	11,790	11,790	0	0	0			
New Local Plan for Selby District to cover both Sites Allocations and Development Management policies (the new Sites and Policies Plan (SAPP))	Changing places, Living Well and Tackling the Tough Stuff themes			70,000				SAPP Examination in Public over and above LDF funding availability. The progression of the SAPP will aim to deliver both the housing and employment needs in the Core Strategy bringing jobs to the District and New Homes Bonus. Fund from Contingency Reserve.	One-Off	
Net Cost of Bid		0	0	70,000	0	0	0			
This bid covers the potential cost of purchasing the lifeline equipment outright as opposed to continuing the current leasing option.	Supporting Vulnerable People.				180,000			It is believed that the new system of Life line will be considerably cheaper than the present contract that we were locked into.	One-Off	B
Leasing costs will discontinue					-38,000	-76,000	-76,000			
Maintenance / rolling programme of replacement							30,000			
Net Cost of Bid			0	0	0	142,000	-76,000		-46,000	
Total Value of Access Selby Bids		12,790	12,790	82,790	209,000	-76,000	-46,000			
Total Value of General Fund Bids		12,790	12,790	82,790	464,000	9,000	291,000			

Housing Revenue Account Bids 2014/15 - 2016/17

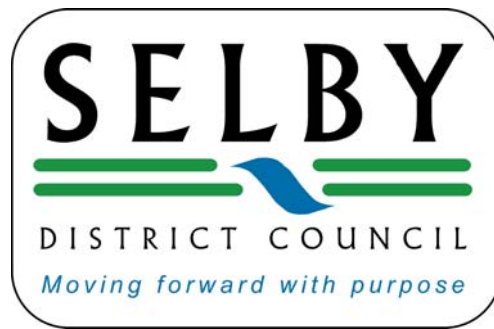
Core Bids

Description	Strategic Theme / Priority	Revenue			Capital			Comments	Term	Category
		14/15	15/16	16/17	14/15	15/16	16/17			
Pointing of Properties	Effectively maintain the condition of the SDC housing stock					300,000	300,000	On-going need identified to point or part-point current housing stock. Up to 10,000m2 to be actioned per year. Work identified not part of current programme. By addressing this issue, it is anticipated savings can be made on damp works in the longer term.	Fixed 2 YR	B
Net Cost of Bid		0	0	0	0	300,000	300,000			
Net Cost of Core HRA Bids		0	0	0	0	300,000	300,000			

Key to Bid Categories

- A - Statutory
- B - Essential to maintain the existing level of service.
- C - Corporate Plan Improvement
- D - State of the Area Address Initiative
- E - Section Improvement Plan Initiative

Reserves										
Description	Estimated Balance 31 March 14	Use	Contribs	Estimated Balance 31 March 15	Use	Contribs	Estimated Balance 31 March 16	Use	Contribs	Estimated Balance 31 March 17
	£	£	£	£	£	£	£	£	£	£
Revenue Reserves										
General Fund										
Reserves to fund future commitments:										
PFI Scheme	2,408,273	- 390,560	386,020	2,403,733	- 402,280	394,000	2,395,453	- 414,340	401,920	2,383,033
ICT	318,244	- 269,885	200,000	248,359	- 186,300	200,000	262,059	- 324,500	200,000	137,559
Building Repairs & Projects	671,744	- 93,000	130,000	708,744		130,000	838,744		130,000	968,744
Election	96,954		30,000	126,954	- 120,000	30,000	36,954		34,000	70,954
Tadcaster Central Area	215,401			215,401			215,401			215,401
Industrial Units	33,119			33,119			33,119			33,119
Open Space Maintenance	11,158			11,158			11,158			11,158
	3,754,893	- 753,445	746,020	3,747,468	- 708,580	754,000	3,792,888	- 738,840	765,920	3,819,968
Reserves to fund growth and improvement:										
Special Projects (Programme for Growth)	885,002	- 1,682,453	880,000	82,549	- 162,922	175,000	94,627		41,000	135,627
Special Projects (Non_PFG commitments)	317,460	- 150,000		167,460			167,460			167,460
Discretionary Rate Relief Fund	300,000			300,000			300,000			300,000
NYCC Collaboration	250,000			250,000			250,000			250,000
Spend To Save	112,353		119,070	231,423		119,070	350,493			350,493
	1,864,815	- 1,832,453	999,070	1,031,432	- 162,922	294,070	1,162,580	-	41,000	1,203,580
Reserves to mitigate financial risk:										
Pensions Equalisation Reserve*	600,000		106,310	706,310		106,310	812,620		106,310	918,930
NDR Equalisation	300,000			300,000			300,000			300,000
Planning Inquiries	100,000			100,000			100,000			100,000
Access Selby	438,310	- 287,626		150,684		163,670	314,354	- 30,000	203,024	487,378
Contingency	553,135			553,135			553,135	- 70,000		483,135
General Fund	1,673,872	- 96,090		1,577,782			1,577,782			1,577,782
	3,665,317	- 383,716	106,310	3,387,911	-	269,980	3,657,891	- 100,000	309,334	3,867,225
Other Reserves:										
Sherburn Amenity Land	9,992			9,992			9,992			9,992
Wheeled Bins	18,000			18,000			18,000			18,000
	27,992	-	-	27,992	-	-	27,992	-	-	27,992
Sub Total	9,313,017	- 2,969,614	1,851,400	8,194,803	- 871,502	1,318,050	8,641,351	- 838,840	1,116,254	8,918,765
HRA										
HRA Unallocated Balance	1,187,731			1,187,731			1,187,731			1,187,731
HRA Access Selby Reserve	504,000	- 18,790	32,486	517,696	- 14,090	32,406	536,012		32,406	568,418
C/fwd Budgets (HRA)	-			-			-			-
Major Repairs Reserve - Capital Programme	20,931	- 4,030,980	4,010,050	1	- 2,795,480	3,760,090	964,611	- 2,143,980	4,518,380	3,339,011
Major Repairs Reserve - Debt Repayment	2,350,000		929,960	3,279,960		1,590,040	4,870,000		1,260,000	6,130,000
Sub Total	4,062,662	- 4,049,770	4,972,496	4,985,388	- 2,809,570	5,382,536	7,558,354	- 2,143,980	5,810,786	11,225,160
Total Revenue Reserves	13,375,679	- 7,019,384	6,823,896	13,180,191	- 3,681,072	6,700,586	16,199,705	- 2,982,820	6,927,040	20,143,925
Capital Reserves										
Capital Receipts**	3,196,314	- 3,240,000	561,079	517,393	- 235,000	257,500	539,893	- 235,000		304,893
Capital Receipts (Programme for Growth)	227,636	- 769,057	541,421	-			-			-
	3,423,950	- 4,009,057	1,102,500	517,393	- 235,000	257,500	539,893	- 235,000	-	304,893
* Payment to Pension Fund and reserve contributions to be reconsidered following triennial valuation due 2013/14										
** Includes £3m insurance settlement re Abbey Leisure Centre										



MAJOR BUDGETS RISK ASSESSMENT 2014/15

1.0 BACKGROUND:

1.1 This paper provides a risk assessment for material items of revenue income and expenditure. It identifies those significant budgets where the risk of over or underachievement is greatest, including budgets which are particularly volatile or susceptible to fluctuation as a result of external factors, and attempts to quantify the financial risk to Access Selby, Communities Selby and the Core of the Council.

1.2 Inflation is an important factor for the Council's budgets, and can have a significant impact when rates are high relative to income growth. The Council is also locked into some large contracts (e.g. Streetscene - £3.8m) which use the RPI for the rate of uplift, and these alone can add considerable risk to the relevant expenditure budgets.

CORE

2.0 INVESTMENT INTEREST

2.1 The low bank base rate continues to challenge our investment returns. Investment rates are currently in the 0.37% - 3.20% range dependent on the length and counterparty involved. Due to the economic situation forecasters are not expecting a rise in the base rate until at least 2016. With this in mind 1.25% has been used for budget calculations. If this level fails to be achieved the impact of reduced rates is shown below.

Sensitivity Analysis	Interest Rate		
2014/15 Budget	0.9% Average interest rate	1.0% Average interest rate	1.1% Average interest rate
250,000	180,000	200,000	220,000

Sensitivity: High Impact: Medium Risk: High

ACCESS SELBY, CORE and COMMUNITIES SELBY

3.0 SALARIES AND WAGES

3.1 Salaries and Wages form a major expenditure for Access Selby and the Core with total budgets for 2014/15 nearing £6.17m.

3.2 Variances to the budgets can come from the following pressures:

- Vacancies (downward pressure).
- Service pressures – unexpected requirement for overtime eg, backlogs in work or cover for sickness absence (upward pressure).
- Maternity leave (upward pressure – due mainly to Access Selby's reduced staffing resources).
- Sickness absence – short term sickness generally has no financial implications. Long term sickness absence is likely to require posts to be

covered to maintain service performance, for example by overtime or temporary staff (upward pressure).

- 3.3 Although the new delivery arrangements have seen a reduction in employee numbers, this is seen to increase the risk on the budget, as there are less staff available to meet any subsequent pressures. Also, the size of the budget means that a minor change can result in a significant variance.
- 3.4 Access Selby has seen an underspend in salaries and wages in its first 2 years of existence, and it is predicted that this will be the same in year 3. Although there have been underspends within the Core also, these are not to the same extent as there has been a much more settled structure.

Sensitivity Analysis

2014/15 Budget	1.0% Variance	2.5% Variance	5.0% Variance
Salaries Access Selby	55,871	139,678	279,355
Core	5,787	14,467	28,935

Sensitivity: Medium Impact: High Risk: Medium

- 3.5 The Local Government Pension Scheme and its funding have been and continue to be the subject of change. The main cost pressure is the under performance of the Fund, together with increases in pension fund membership, and although the latter has not been significant in the past, changes introduced in 2011/12 mean that employees who have previously opted out of the scheme will be automatically re-entered every 3 years, bringing a potential increase in cost if those employees do not choose to opt out again. In 2014/15 the Employer’s contribution is based on a future service rate of 13.4% together with a lump sum of £752,210.
- 3.6 The next actuarial valuation is due in April 2014 , and it is expected that this will bring a net 2% increase in rates. The back funding element is a fixed lump sum contribution, and is only liable to inflationary increases. The predicted 2 % has been included in the budget. Any variation over and above this will impact as per the figures below.

Sensitivity Analysis

2014/15 Budget	1% Variance	5% Variance	10% variance
‘Ers Superannuation Access Selby	5,767	28,837	57,674
Core	614	3,071	6,141
Back Funding Lump Sum Contb’n	7,522	37,610	75,221

Sensitivity: Low Impact: Medium Risk: Low

ACCESS SELBY

4.0 HOUSING AND COUNCIL TAX SUPPORT:

- 4.1 The national roll out of Universal Credit has now been delayed until April 2015 at the earliest. There are doubts over the inclusion of Housing Benefit within Universal Credit. It is estimated that Universal Credit would see a maximum of

5% reduction in workload for Selby. Officers are working to understand the implications of Universal Credit on the Authority.

- 4.2 The Budget for Housing Benefit payments is estimated to be £17.18m in 2014/15. The calculation takes into account Rental Price Increases and the current economic climate. Housing Benefit roughly equates to the Government Grant, if we include money recovered from over payments (£125,000). The recovery level is at risk in difficult economic times creating a risk factor.

Sensitivity Analysis

2014/15 Budget	1% Variance	5% Variance	10% Variance
Recovery Variance	1,250	6,250	12,500

Sensitivity: High

Impact: Low

Risk: High

- 4.3 From April 2013 Council Tax Benefit became Council Tax Support. In 2014/15 this fixed pot of money from Central Government will be about £4.10m. SDC's risk is that any increased demand for Council Tax Support above this level will result in a 10.7% liability to the Council of this additional amount. The rest is covered by the NYCC, Fire and Police Authority. This is a major change and increases the risk to the Council and other Precepting bodies.

Sensitivity Analysis

2014/15 Budget	1% Variance	5% Variance	10% Variance
Benefits Paid	40,994	204,968	409,936
SDC Exposure (10.7%)	4,386	21,932	43,863

Sensitivity: Medium

Impact: Low

Risk: Medium

5.0 ENERGY COSTS (various budgets):

- 5.1 Energy costs are difficult to predict with precision as they are affected by both volume of consumption and price. The Council procures energy through a framework contract although transfer of responsibilities for the leisure centre / gymnasium to WLCT and the joint arrangements with the NHS for the new Civic Centre mean that our direct procurement of energy has reduced, albeit with some degree of loss of control.

Sensitivity Analysis

2014/15 Budget	10% Variance	20% Variance	30% variance
Gas 47,610	4,761	9,522	14,283
Electricity 145,820	14,582	29,164	43,746
Total 193,430	19,343	38,686	58,029

Sensitivity: High

Impact: Medium

Risk: Medium

6.0 LEISURE SERVICES CONTRACT:

- 6.1 At the beginning of September 2009, the responsibility for the management of the Council’s leisure facilities transferred to Wigan Leisure and Culture Trust. The financial performance of the contract is monitored to ensure that the arrangements are sustainable.
- 6.2 The Council, as landlord of the properties used by WLCT, retains a responsibility for maintaining them. A 10 year maintenance programme is supported by an earmarked revenue reserve.
- 6.3 In late February 2012, the contract was severely affected by a major fire at the Abbey Leisure Centre. The resulting loss of leisure provision in the district has necessitated a variation to the contract, taking into account the replacement gym and dance floor facilities as a result of converting the former Walkers bingo hall. As the decision has now been taken to replace the leisure centre with a smaller facility, it may be that the contract will not return to previous levels.

Sensitivity Analysis

2014/15 Budget	1% Variance	5% Variance	10% variance
293,640 2,936		14,682	29,364

Sensitivity: Low

Impact: Low

Risk: Low

7.0 WASTE COLLECTION:

- 7.1 With effect from October 2009, the Council introduced an alternate weekly bin collection system as part of a new Streetscene contract with Enterprise Managed Services Ltd. A sum of £1,733,640 is included in the 2014/15 budgets for contractor payments and waste disposal charges made by the County Council.
- 7.2 Contained within the contract is an annual price review, to be effective on the anniversary of the commencement of the agreement. To allow RPI to be used as an inflation factor, an additional 1% was added to the tender price at the start of the contract, with RPI as at September being used to inflate this adjusted base price each subsequent year. The contract also absorbs any additional cost pressure from increased properties, unless such additions require a fundamental change (i.e. an additional round / refuse vehicle). The forecast growth in property numbers over the next five years indicate that at least an extra 450 properties per year will be built in the district. Discussions are taking place with Enterprise to agree a target of additional properties that will necessitate a variation to the contract.
- 7.3 The County Council charges relate to the disposal of trade waste. Currently these are £72 (Land Fill Tax) and £17.47 (Disposal Charges). Both items are multiplied by the latest estimated tonnage figures which then form part of the pricing calculations which aim to return a small surplus. With regard to tonnage the estimates are based upon the latest information and to the extent that tonnage is not certain, there is the risk that there may be some variance to the original budget.

- 7.4 With regard to price, it is expected that the land fill price per tonne for 2014/15 will increase by £8 (11.1% increase), and disposal charges will increase by £0.48 (2.75% increase).

Sensitivity Analysis

2014/15 Budget	1% Variance	5% Variance	10% variance
Contractor Costs	15,783	78,914	157,828
County Council Charges	1,553	7,767	15,535

Sensitivity: Medium Impact: Medium Risk: Medium

- 7.5 Income from refuse collection charges is now in the region of £527k per annum (£500k of which relates to trade refuse income). This is a decrease of £16,320 over the 2013/14 latest estimate. Like any other business, income from this source is subject to increasing competition from other providers, and from the tough economic conditions currently being encountered, although the impact from a review of prices, that will bring the service closer to its competitors, may help. These prices are calculated to make the service a small surplus and are agreed as part of the annual fees and charges review.

Sensitivity Analysis

2014/15 Budget	1% Variance	5% Variance	10% variance
Commercial Waste Income	4,998	24,989	49,979
Domestic Waste Income	264	1,322	2,645

Sensitivity: High Impact: Medium Risk: Medium

8.0 RECYCLING:

- 8.1 A sum of £1,516,530 is included in the 2014/15 budgets for contractor charges. These relate to the fees that the Council pays to the various companies that process commodities for recycling. The main items for recycling are green waste, paper, glass, plastic containers/bottles and cans. Excluding the contract sum paid to Enterprise, the remaining costs are variable as the price and tonnage can vary throughout the year due to seasonal trends (green waste) and market forces. This is shown below as the figures in Table 2 demonstrate.

Table 2

Year	Original Estimate £	Outturn £	Variance	
			£	%
2009/10	1,458,800	1,490,731	-31,931	-2.19
2010/11	1,505,280	1,448,922	56,538	3.76
2011/12	1,514,470	1,341,602	172,868	11.41
2012/13	1,424,630	1,411,465	13,165	0.92
2013/14	1,470,930	*1,487,930	-17,000	-1.16
2014/15	1,516,530			

* Forecast Outturn

- 8.2 On average the estimates have been under by 2.55%. There is a risk that this could occur again – if so the cost would be £1,477,858. However, linked to the

cost of recycling is the income received from the County Council as recycling credits. The pattern over recent years is shown in Table 3: As can be seen due to strong recycling activity in the current financial year, it is anticipated that both costs and recycling credit income will exceed the budget.

Table 3

Year	Original Estimate £	Outturn £	Variance	
			£	%
2009/10	-412,500	-507,107	94,607	22.94
2010/11	-429,000	-491,333	62,333	14.53
2011/12	-491,000	-507,091	16,091	3.28
2012/13	-492,800	-592,639	99,839	20.26
2013/14	-492,800	*-666,500	173,700	35.25
2014/15	-492,800			

* Forecast Outturn

- 8.3 As the cost per tonne charged and the recycling credit per tonne are not directly related, the correlation between expenditure and income is not direct. The County Council have decided that the 2014/15 recycling credit will be £45.77 per tonne. This rate is increased by 3% year on year until amended by government guidance.
- 8.4 Taking the External Fees and Recycling Credits together, the fixed costs of Enterprise do not fluctuate relevant to the volume collected. Therefore the remaining risk is with charges levied by other contractors to process waste. This is assessed as follows:

Sensitivity Analysis

2014/15 Budget	Budget	1% Variance	5% Variance	10% variance
Enterprise Costs	1,395,160	N/A	N/A	N/A
Other Contractors	121,380	1,214	6,069	12,138
Recycling Credits	-492,800	-4,928	-24,640	-49,280
Total	1,023,740	-3,714	-18,571	-37,142

Sensitivity: Low

Impact: Low

Risk: Medium

9.0 SALE OF RECYCLABLES

- 9.1 The Council's contractors, Enterprise are now responsible for the management and sale of material sold for recycling. An income share mechanism has been agreed between the Council and Enterprise whereby the Council achieves a guaranteed income from the sale of recyclates and Enterprise can recoup some additional costs through the income generated. A profit share is then applied whereby Enterprise receives 30% of the remaining income generated and the Council receives 70%. Due to a major slump in the market price, and the on-going volatility in the level of demand, there could well be pressure on this budget for the foreseeable future.

Sensitivity Analysis

2014/15 Budget	1% Variance	5% Variance	10% variance
280,000	2,800	14,000	28,000

Sensitivity: High

Impact: Low

Risk: Medium

10.0 PLANNING APPLICATION FEES:

10.1 Income from planning application fees is budgeted at £540,230 for 2014/15. The pattern over recent years is shown in Table 4:

Table 4

Year	Original Estimate £	Outturn £	Variance	
			£	%
2009/10	461,580	572,075	110,495	23.94
2010/11	561,580	373,330	-188,250	-33.50
2011/12	561,580	460,475	-101,105	-18.00
2012/13	607,020	509,538	-97,482	-16.06
2013/14	540,230	*540,230	0.00	0.00
2014/15	540,230			

* Forecast outturn for 2013/14

10.2 The housing market has started to show signs of improvement, and if this trend continues it may have a positive effect on application and income levels in 2014/15. Although lower value applications may increase, there is still considerable volatility in the submission of larger applications. This unpredictability means that this area has a high degree of sensitivity and therefore should continue to be monitored closely.

10.3 The budget for 2014/15 has been set at £540,230 as planning fees are very dependant on economic levels of activity, and as outlined above until the situation improves considerably, income levels may remain flat.

Sensitivity Analysis

2014/15 Budget	10% Variance	20% Variance	30% variance
540,230	54,023	108,046	162,069

Sensitivity: High

Impact: High

Risk: High

11.0 COUNCIL TAX COURT COSTS (income)

11.1 Owing to a more effective and embedded recovery procedure, accounts reaching the summons stage remain fairly consistent. This area is still fairly sensitive to the state of the economy.

Sensitivity Analysis

2014/15 Budget	10% Variance	20% Variance	30% variance
110,000	11,000	22,000	33,000

Sensitivity: Medium

Impact: Medium

Risk: Low

12.0 INDUSTRIAL UNIT RENTS

12.1 The industrial units are managed by Access Selby on behalf of SDC and its partners. The ground rent was revised in 2010/11 as a result of an independent rent review. The maintenance rent has been adjusted in line with the anticipated change in maintenance costs.

12.2 Industrial Unit rents are at risk as they vary depending on the occupancy rate of each unit, the rental is calculated at between 85% and 95% of full occupancy as all the units are rarely 100% occupied (Hurricane Industrial Units currently 100% occupied) although the rent review has made a positive impact. Due mainly to the economic downturn, the units are experiencing varying levels of occupancy and after a certain period of time being unoccupied will also become liable for NNDR. The rent review has led to increased usage, as rent levels are now set lower. This has made longer void periods less likely, but due to economic conditions it is difficult to forecast future income levels. Table 5 below shows estimated and actual income levels since 2009/10.

Table 5

Year	Original Estimate £	Outturn £	Variance	
			£	%
2009/10	197,430	146,441	-50,989	-25.83
2010/11	173,420	149,078	-24,342	-14.04
2011/12	173,790	189,480	15,690	9.03
2012/13	185,860	192,650	6,790	3.65
2013/14	185,770	*188,470	2,700	1.45
2014/15	191,470			

Sensitivity Analysis

2014/15	5% Variance	10% Variance	15% Variance
191,470	9,573	19,147	28,720

Sensitivity: Medium

Impact: Medium

Risk: Medium

13.0 CAR PARK PAY AND DISPLAY INCOME

13.1 Car parking income has a separate policy for increasing fees which is reviewed bi-annually in accordance with the policy agreed in July 2006.

13.2 A review of car parking charges was agreed by the Executive in July 2011. An increase of 20% on long and short stay charges was agreed, with implementation in December 2011, after changes to the machines and signage. It was envisaged that these increases, together with the opening of a new site at the old Civic Centre would generate additional income. Due to the economic climate there may be some pressure in maintaining these levels of income in the future, as there is no expected price increase during 2013/14, with the next review due in 2015/16. Table 6 below shows the estimated and actual income since 2009/10.

Table 6

Year	Original Estimate £	Outturn £	Variance	
			£	%
2009/10	273,000	305,589	32,589	11.94
2010/11	302,000	298,026	-3,974	-1.32
2011/12	308,000	301,620	-6,380	-2.07
2012/13	304,802	303,905	-897	-0.29
2013/14	385,030	*335,000	-50,030	-12.99
2014/15	356,930			

* Forecast outturn for 2013/14

Sensitivity Analysis

2014/15 Budget	1% Variance	5% Variance	10% variance
356,930	3,569	17,846	35,693

Sensitivity: High

Impact: Medium

Risk: High

14.0 INCOME FROM DOMESTIC AND TRADE WASTE COLLECTION

14.1 Income is derived from two main sources, the collection and disposal of commercial waste from non-domestic premises, and the collection of bulky household waste from domestic properties. The commercial waste budgets for 2014/15 have been set to take into account the increased disposal costs from the County Council, and an inflationary increase, the result of which are prices that offer competitive services to customers within the district.

14.2 There should be little risk to the domestic waste income, as sales of bins and boxes, and use of the bulky refuse collection service are expected to achieve the budgets set.

Sensitivity Analysis

2014/15 Budget	1% Variance	5% Variance	10% variance
526,240	5,262	26,312	52,624

Sensitivity: Low

Impact: Medium

Risk: Medium

15.0 LAND CHARGES INCOME

15.1 Land Charges fees are set in line to recover the cost of the service. In addition Land Charges income is particularly susceptible to external factors such as the movement in the property market, and the option for house buyers to facilitate gathering of information in the most economical way by undertaking elements of the searches themselves.

15.2 The housing market has begun to show some signs of recovery. The budget for 2014/15 has been set at existing levels until the effect of various initiatives begins

to increase income levels, although the unpredictability of this area means it has a high degree of sensitivity and therefore should be monitored closely.

Sensitivity Analysis

2014/15 Budget	5% Variance	10% Variance	15% variance
122,440	6,122	12,244	18,366

Sensitivity: High	Impact: Low	Risk: Medium
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16.0 LICENSING ACT 2003 INCOME

16.1 Licensing charges fees are set by central government and increases are governed by direction from them.

16.2 Licensing Act 2003 income which forms the largest element has the potential to be volatile as it depends on the number of applications for variables such as temporary events notices.

Sensitivity Analysis

2014/15 Budget	1% Variance	5% Variance	10% variance
60,000	600	3,000	6,000

Sensitivity: Medium	Impact: Low	Risk: Low
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17.0 BUILDING CONTROL

17.1 Selby District Council is one of five partners forming the North Yorkshire Building Control Partnership. The Building Control Partnership is experiencing reduced levels of business due to the economic slowdown, with income levels down. The partnership has had to make significant changes and savings to streamline the service to reduce costs to offset the shortfall in income.

17.2 It is anticipated that the Partnership will run at a deficit for 2013/14 and as part of the legal agreement each partner would be expected to make additional contributions to maintain a minimum reserve balance if there was a deficit. The Building Control Board on the 25th January 2012, approved increased contributions from each Council to mitigate any losses on non-chargeable works.

17.3 It is anticipated there may be additional contributions required by Selby District Council during 2013/14.

Table 7

Year	Original Estimate £	Actual / Projected Outturn £	Variance	
			£	%
2008/09	38,000	53,215	-15,215	-40.03
2009/10	39,650	69,650	-30,000	-75.66
2010/11	40,090	21,995	18,095	45.13
2011/12	36,050	59,048	-22,998	-63.79
2012/13	55,000	52,927	2,073	3.77
2013/14	42,240	56,760	-14,520	-34.37

2014/15 58,360

Sensitivity Analysis

2014/15 Budget	10% Variance	20% Variance	50% variance
58,360	5,836	11,672	29,180

Sensitivity: Medium

Impact: Medium

Risk: Medium

18.0 SUPPORTING PEOPLE

18.1 Services in respect of the homeless and services for older persons, delivered by Access Selby, are currently funded through the national supporting people funding framework administered by North Yorkshire County Council. Currently funding is committed until December 2014 pending a national review of the Supporting People framework and comprehensive spending review. Sub regional negotiations are ongoing to facilitate forward planning and assessment of risks and options for future delivery of these services.

18.2 As part of business development within Access Selby an enhanced service is offered for a fee. This service is available to vulnerable residents across the district, enabling them to remain in their own homes and maintain a level of independence.

Sensitivity Analysis

2014/15	Budget	10% Variance	20% Variance	30% Variance
Grant Income	297,560	29,756	59,512	89,268
Private Payers	95,000	9,500	19,000	28,500
Total	392,560	39,256	78,512	117,768

Sensitivity: High

Impact: High

Risk: High

19.0 CONTAMINATED LAND

19.1 The draft Contaminated Land Strategy will provide opportunities for the Council to meet its corporate priorities; creating a stronger Council and would support the Council to discharge its statutory duty to set a structured approach to investigating and where necessary remediating contaminated land within the District. Although the Council's preferred route for investigation and remediation will continue to be through the development process, the Council does still have a statutory duty to deal with sites potentially contaminated in the District and the strategy sets out an approach to fulfil this obligation.

19.2 No additional revenue allowance has been allocated to this work. It is likely that as sites are investigated costs will be incurred in respect of investigation costs and potentially subsequent remediation costs. It is suggested that any sums recovered from polluters or land owners as sites are remediated should be made available to offset costs incurred.

19.3 It is not possible to accurately estimate the costs of investigation and remediation as each site is different in terms of site size and level and type of contamination. Any costs incurred by the Council should be addressed either through the bid process on a case by case basis and General Fund reserves be utilised to meet and funding shortfall.

HOUSING REVENUE ACCOUNT

20.0 HOUSING RENTS

20.1 Housing rents form the main source of funding for the Housing Revenue Account. Rents are calculated based on complex rent restructuring formulas provided by CLG. The aim of this is to get council rents to converge with those of Registered Social Landlords. Although the HRA is now self financing and free from the constraints of negative subsidy it was anticipated that the model for increases was followed until at least 2015/16, the latest expected convergence date. CLG are now proposing to end rent re-structuring a year early (2014/15) and replace it with a flat CPI + 1% increase per year. This will have an impact on the 30 year business plan as those properties still not meeting convergence, never will, giving a lower rent base. Further information is anticipated during the Autumn

Table 7

Year	Original Estimate £	Actual / Projected Outturn £	Variance	
2008/09	9,241,850	9,410,335	168,485	1.82%
2009/10	9,495,000	9,680,904	185,904	1.96%
2010/11	9,530,000	9,875,887	345,887	3.63%
2011/12	10,500,000	10,595,943	95,943	0.91%
2012/13	11,351,000	11,446,759	95,759	0.84%
2013/14	11,741,560	11,774,000	32,440	0.28%
2014/15	12,267,090			

20.2 Rent income levels are difficult to project year on year, due to the number of void dwellings. In addition any sales of dwellings under Right to Buy will also have an impact. A large number of sales or a number of dwellings unavailable as void can have a significant impact on the income generated. It should be noted that as at October 2013, there has been 7 Right to Buy sales during 2013/14, and 10 sales have been forecast for 2014/15. Future sales may be offset by new build projects.

20.3 When calculating the budget, given the complex nature, a conservative estimate is used. It is likely that actual rent income received could exceed the budget estimate.

Sensitivity Analysis

2014/15 Budget	0.5% Variance	1% Variance	2% Variance
12,267,090	61,335	122,671	245,342

Sensitivity: Medium

Impact: High

Risk: Medium

- 20.4 Direct payment of Housing Benefit to tenants is currently being trialled in six LA's, with the plan being to phase this roll out to other authorities. One neighbouring authority used in the trial is reporting 11% arrears despite hand picking the their best paying tenants for the trial and providing high levels of support. While rental income sits with the Core, this will impact on the collection rates that Access Selby are contracted to receive.

21.0 MAINTENANCE OF HOUSING STOCK

- 21.1 Part of HRA Reform is the removal of the Housing Subsidy System. Although the HRA was a negative subsidy payer, it received a Major Repairs Allowance Grant which was to be utilised to support capital works to the housing stock. Under the new regime, the HRA is now self financing, it still has the requirement to fund repairs to its stock.
- 21.2 Selby has an ageing stock, as a result costs to maintain stock to an appropriate level of decency are likely to increase in the future as the dwelling condition deteriorates. There is a high risk that this scenario will occur. There is a capital programme in place to meet specific programmed demands, but revenue repairs are responsive and can vary daily in the nature and requirements of the property. The HRA attained the decent homes standard by the December 2010 deadline, but further work is needed to maintain and improve this standard.
- 21.3 Funding will be limited to maintain the stock and work required will be prioritised. The HRA as part of the reform arrangements has a significant debt to service (£57.7m) spread over a period up to 50 years. Treasury Management decisions have been made to establish an appropriate payment plan which could conflict with the funding available to maintain the stock, especially in the shorter term. As rents increase, headroom for the continued maintenance of the stock will be created.
- 21.4 Stock surveys are continually carried out. The feedback received will help inform a programme of works, the most critical work prioritised accordingly. This work will need to run in parallel with the debt repayment profile to ensure that funds are allocated correctly and affordability in the HRA is maintained whilst delivering front line services.
- 21.5 Void properties continue to be an issue and can be a drain on resources to get them in to lettable standard. While the property is empty, no rent is earned and each dwelling varies in terms of the work that is required.

Table 6 – Revenue Costs (Equipment & Materials, Sub-Contractors (Responsive) and Change of Tenancy)

Year	Original Estimate £	Actual / Projected Outturn £	Variance	
			£	%
2008/09	447,910	451,808	-3,898	-0.87
2009/10	474,230	480,185	-5,955	-1.25
2010/11	424,230	566,514	-142,284	-33.53
2011/12	475,000	484,667	-9,667	-2.04
2012/13	480,000	468,708	11,292	2.35
2013/14	480,000	475,000	5000	1.04
2014/15	489,970			

21.6 Generally, the revenue budget is more sensitive to risk in the fact that the work is responsive, Capital works are programmed and tendered to a fixed price.

Sensitivity Analysis

2014/15 Budget	1% Variance	5% Variance	10% variance
489,970	4,900	24,498	48,997

Sensitivity: High

Impact: Medium

Risk: Medium

Selby District Council

REPORT

Reference: E/13/40

Public – Item 5



To: The Executive
Date: 5 December 2013
Status: Non Key Decision
Report Published: 27 November 2013
Author: Andrew McMillan Policy and Strategy
Executive Member: Cllr Mark Crane (Leader of the Council)
Lead Director: Keith Dawson Director Community Services

Title: Community Infrastructure Levy (CIL)

Summary:

This report provides Members with details of the Community Infrastructure Levy progress. The consultants have provided updated viability and infrastructure study information to inform the Council's preliminary draft charging schedule, and this forms the basis of the consultation material. Members are recommended to agree the material for full public consultation.

Recommendations:

- i. To consider the content of this report, and agree the assumptions set out in paragraph 1.6
- ii. To agree the draft charging schedule and consultation material for approval at Executive for public consultation.

Reasons for recommendation

To progress the CIL to public consultation.

1. Introduction and background

1.1 CIL Regulations are a statutory mechanism to set a charging schedule to be placed on development, where it is economically viable and necessary to provide infrastructure required to facilitate new development.

1.2 The levy is designed to be '*fairer, faster and more transparent than the previous system of agreeing planning obligations between local*

councils and developers under section 106 of the Town and Country Planning Act 1990.'

- 1.3 Selby has commissioned (jointly with Ryedale District Council and the North York Moors National Park) specialist consultants Roger Tym (now part of Peter Brett Associates) to undertake this work on our behalf. The CIL will be subject to its own Examination in Public and adoption and must come in to effect by March 2015.
- 1.4 CIL requires an evidence base to justify its existence and its Levy rates. The evidence is in two parts: Firstly, whether there is sufficient residual value in development to withstand a CIL charge, and secondly whether there is a funding gap in the provision of infrastructure projects to facilitate new development.
- 1.5 The consultation material in the appendices sets out more general information about CIL.
- 1.6 The report assumes the following in order to progress CIL:
 - The Council wishes to proceed with developing the CIL
 - That the Authority accepts the consultants evidence and recommendations
 - That the Authority is minded to charge the base charge for development not specifically listed in the Preliminary Draft Charging Schedule.
 - The Authority is minded to accept the maximum 5% top-slice of CIL receipts for administration purposes.

Applying CIL

- 1.7 The Council is the Charging Authority and in most cases the Collecting Authority, but may not necessarily be the spending body. Its responsibilities therefore may be more limited in the actual spending of the CIL levy money, as most infrastructure is provided by 3rd parties.
- 1.8 It is likely that CIL receipts will be far in excess of the level of receipts generated by S106 agreements in the past. However, CIL is not intended to be the be-all funding stream for infrastructure – it is a top-up or pump-prime contribution.
- 1.9 The Council is permitted to top-slice up to 5% of CIL revenue for administration purposes: to collect, monitor and distribute the levy. Officers recommend that this percentage is used in order to make CIL viable internally, as administering CIL requires an investment of resource to ensure it is both a) effective and b) does not put the Council at risk. Resource could be used to ensure that all CIL requirements are met, funds are collected and distributed to parish councils and infrastructure partners, and all funds are accounted for; ensuring that the Council is not exposed to unnecessary risk of refunding CIL monies to developers.

1.10 The CIL Regulations allow both statutory relief and Exceptional Circumstances relief. Statutory relief is applied to charities and social housing units. Exceptional Circumstances relief may be applied at the Authority’s discretion where a Section 106 agreement is in place to a value the same or higher than CIL charge.

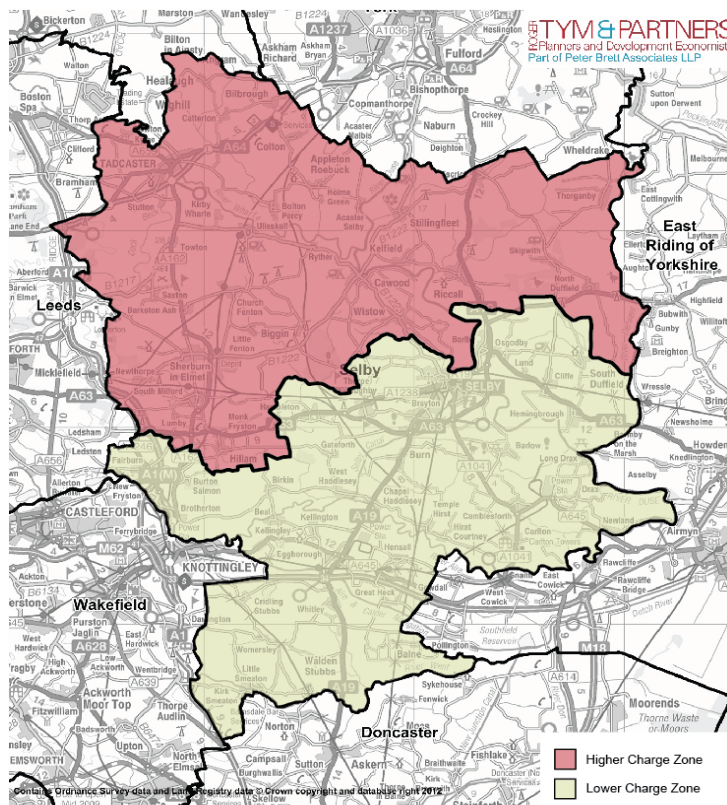
CIL and Parish Councils

1.11 The CIL aims to give communities a greater share of infrastructure funds. As part of the process Parish Councils will be awarded a meaningful proportion of the levy generated in their parish to spend on local infrastructure projects.

2.0 Selby District Council’s CIL

2.1 The consultant’s initial assumptions and baselines required to undertake the viability calculations have been subject to stakeholder consultation (with local planning consultants, land agents, house builders etc) the results of which have been fed in to the viability modelling. The full findings are set out in the attached consultation material, but the headline figures are shown below:

- Overall there is scope for a CIL charge across the whole District in terms of market housing. The evidence splits the District in to two charging zones as shown below:



- Those zones include the following Wards:
 - Higher charge zone – Appleton Roebuck, Cawood with Wistow, Monk Fryston and South Milford, North Duffield, Riccall with Escrick, Saxton and Ulleskelf, Sherburn in Elmet, Tadcaster East and Tadcaster West.
 - Lower charge zone - Barlby, Brayton, Camblesforth, Eggborough, Fairburn with Brotherton, Hambleton, Hemingbrough, Selby North, Selby South, Selby West and Whitley.

- Preliminary Draft Charging Schedule recommendation taken from the consultant’s report:

Use	Proposed CIL charge (per sq.m)
Private market houses – Higher value zone	£45
Private market houses – Lower value zone	£25
Supermarkets*	£110
Retail Warehouses*	£60
Public/Institutional Facilities as follows: education, health, community and emergency services	£0
All other chargeable development	£10

2.2 The CIL regulations state that Charging Authorities must balance the viability of development with the need to fund infrastructure investment. Therefore, it is within the discretion of the Charging Authority to decide whether a base charge should be applied to all development, recognising that *all* development that takes place will have *some* infrastructure implications. Obviously, such a charge would have to be at a level where it is unlikely to be the determining factor as to whether a development takes place or not. Such a ‘*de minimis*’ base charge could be pegged at a ceiling of 1% of the cost of development of the lowest cost development – industrial – which equates to approximately £10/sqm. It should be pointed out that there is an element of risk associated with the use of a base charge, therefore the consultation will seek to obtain public opinion on the basis that the Council does propose to implement the base charge.

CIL income projection

2.3 The report considers that an average house in the higher charge zone is around 120sqm (1,292sqft), and in the lower charge zone it is 100sqm (1,076sqft). This means that the levy on each new dwelling would be in the order of £5400 in the higher zone and £2500 in the lower zone (subject to specific development proposals).

- 2.4 The Consultants note in Figure 10.2 a broad indicative income projection from implementation of CIL for the plan period. Up to 2027, CIL is anticipated to attract in the region of £12,000,000, which equates to around £800,000 per annum. Clearly, the actual CIL income will depend upon specific development proposals put forward.
- 2.5 If the Council did top-slice 5% for administrative purposes, this could equate to some £600,000 over the plan period, or £40,000 per annum.
- 2.6 The projection does not take account of residential windfall development. By applying the Core Strategy's windfall prediction of 105 dwellings per annum, this could yield a further CIL income of £245,000 per annum depending on the location of those windfalls.

Infrastructure need assessment

- 2.7 Following consultation with partner organisations, the consultant's report also sets out a schedule of infrastructure projects that require additional funding of around £117 million, with a funding gap of around £105m. Clearly the infrastructure projects schedule is a frequently-changing agenda, not least as the allocations to be made in the forthcoming SAPP will inevitably add new projects. The CIL Regulations acknowledge that the infrastructure requirements will alter over time and therefore allow for updating. The Examination in Public will consider the range and type of infrastructure projects, as even if some projects are completed before CIL is implemented, similar projects may be revealed later as site allocations are firmed up. Therefore, the schedule of projects does not have to be definitive at this stage.
- 2.8 To implement CIL, the Authority must develop a schedule of spending priorities, known as the Regulation 123 List. The Regulation 123 List is also likely to evolve, for example once projects are completed, or in response to changing Council priorities. To achieve a successful (Sound) CIL, the Council must demonstrate the viability and the funding gap at the point in time of the Examination in Public, with a likelihood of continued need and viability for the reasonable future. It does not have to be definitive for the plan period up-front.
- 2.9 A Regulation 123 List has not yet been prepared, as it will be developed following consultation. The summary table of infrastructure areas (see Appendix A in the consultant's report that forms part of the attached consultation material) is sufficient at this stage as an indicator of potential infrastructure need.

Summary

- 2.10 The consultant's findings show that a Charging Schedule appears to be viable, and the Infrastructure Projects Schedule is well populated, thus demonstrating a funding gap.
- 2.11 It is now appropriate to undertake the statutory consultation steps in order to bring the CIL forward.

3.0 CIL consultation

- 3.1 A 6-week consultation period is proposed for the Authority to consult upon the evidence it has gathered and the proposed CIL charge rates. The Consultants and Officers have prepared material to undertake the statutory consultation process (attached in appendices). The key areas for stakeholder opinions to be sought regarding the Draft Charging Schedule are:
- a. the viability assumptions and calculations
 - b. the options for different charging zones
 - c. the figures that make up the draft charging schedule (the levy rates)
 - d. options for discretionary relief
- 3.2 The Council may also consider how to approach the politically sensitive issue of how to spend the Levy, once collected (the Regulations 123 List). It is likely that several high profile agencies will be seeking money and are likely to lobby Councillors. The public is also likely to have strong opinions on how the money should be spent, and it is likely that there will be differences across the District. Officers recommend that the Council seeks opinions on spending priorities through this consultation, rather than setting out any draft proposals. Opinions may be sought on the following:
- a. the range of projects identified in the Infrastructure Projects Schedule
 - b. whether additional projects should be included in the Infrastructure Projects Schedule
 - c. What priorities the Council should set towards infrastructure funding – and therefore what the Regulation 123 List should include (ie where should the Council direct the money raised by the Levy)
 - d. options for future scheduled reviews of the Regulation 123 List (including a no-specific schedule – ie to respond dynamically to changes).

After this consultation period

- 3.3 The process is broadly the same as other planning policy documents. The responses to that consultation will inform the CIL documentation and where appropriate amendments may be made to the CIL and/or updates to the evidence base made. A final Charging Schedule and Regulation 123 List may be prepared and submitted to the Secretary of State.

- 3.4** It is likely that an Examination in Public (EIP) will be required to hear objections.

Post-Adoption changes to CIL (future processes)

- 3.5** After adoption of the CIL, the Regulation 123 List may be amended at any time in the future by following a simpler consultation exercise (that does not require an EIP). The Charging Schedule (the levy rates) may also be amended at any time, but this would require new viability appraisals, and would be in effect starting the CIL process again from the beginning.

4 Legal/Financial Controls and other Policy matters

4.1 Legal Issues

- 4.2.1 The CIL will be developed in accordance with the CIL Regulations 2010 (amended) and is subject to an Examination in Public to hear objections. Adoption in to the Council's suite of planning documents is scheduled to be by March 2015 at the latest to meet the Government's requirements.
- 4.2.2 The CIL will replace a lot of Section 106 negotiations where those issues are listed on the Regulation 123 List, but other issues will still be subject to Section 106 agreements.
- 4.2.3 The Authority will be the Charging Authority for the purpose of CIL Regulations, but may not necessarily be the spending body. Its responsibilities therefore may be more limited in the actual spending of the CIL levy money.

4.3 Financial Issues

- 4.3.1 Consultants have been commissioned to undertake consultancy work to assess the viability of the CIL in the district, the costs of which have been provided for through the LDF budget. In the short term officers will investigate 'spend to save' options to set up the CIL processes, given that the scheme may generate income to cover administrative costs once adopted.
- 4.3.2 The Council is required to report spending of the CIL levy annually, including for 3rd party spending. However, the Authority is not responsible for under-spending, failure to spend, or any subsequent challenge for refunds or similar claims of those 3rd parties.
- 4.3.3 The implementation of CIL (upon adoption) will require a dedicated Officer resource. It is envisaged that the CIL will fund the post through the 5% top slicing.

5. Conclusion

- 5.1 CIL is a route to assist the delivery of essential infrastructure alongside the Core Strategy Local Plan. It is important that we work closely with our partners - notably NYCC as part of their wider infrastructure

planning functions including education and highways – to ensure that the CIL is used to best effect in the district. For cost savings, it is envisaged that the first stage of consultation will be undertaken in the New Year alongside the Sites Allocations and Policies Local Plan (SAPP) Issues and Options.

6. Background Documents

None

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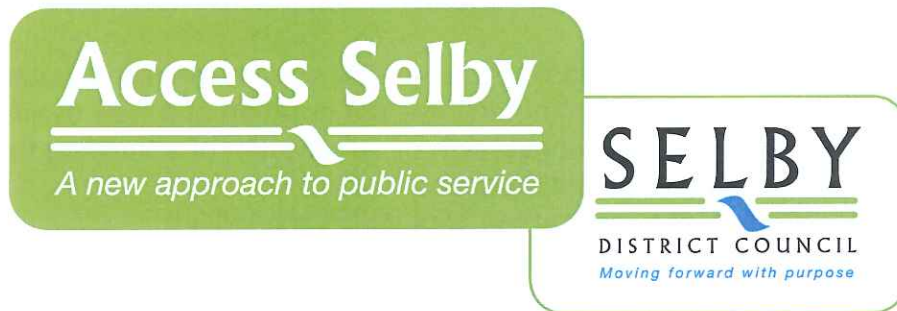
Appendices

1. Draft CIL consultation material (including the consultant's evidence).

Selby District Council

**COMMUNITY INFRASTRUCTURE LEVY
PRELIMINARY DRAFT CHARGING SCHEDULE**

Consultation Document
January 2014



1. Introduction

- 1.1 The Community Infrastructure Levy (CIL) was introduced under the Planning Act 2008 and is defined in the CIL Regulations 2010 (as amended). Local Authorities in England and Wales can elect to prepare and adopt a CIL to assist in funding the infrastructure needed to support planned growth. The CIL is a charge, expressed in pounds sterling (£) per square metre, that is levied on the net additional floorspace created by most new development.
- 1.2 The purpose of this document is to seek views on Selby District Council's Preliminary Draft Charging Schedule (PDCS) for the CIL.

2. The Charging and Collecting Authority

- 2.1 The Council as the local planning authority is a charging authority and may therefore charge the CIL in respect of development in the District. The collecting authority for the finance generated by CIL will typically be the District Council as the charging authority. However, where the County Council grants planning permission for development in the District, it will be the County Council who will be the collecting authority. Where the County Council is the collecting authority it will pass the CIL payment on to the charging authority minus any reasonable administrative expenses incurred in collecting the CIL on the charging authority's behalf. Such instances will be few.

3. What development will be liable to pay CIL

- 3.1 CIL is charged on the gross internal floorspace of new development. Where planning permission is granted for a development that involves the extension or demolition of a building in lawful use, the level of CIL payable will be calculated based on the net increase in floorspace. This means that the existing floorspace contained in the building to be extended or demolished will be deducted from the total floorspace of the new development, when calculating the CIL liability. This means that most developments on previously developed brownfield sites will generally have a lower CIL liability than developments that take place on greenfield sites.
- 3.2 Most development that involves the creation of buildings that people normally use will be liable to pay CIL. However, the regulations provide for a number of exemptions to CIL against which the levy will not be charged, including:
- New buildings or extensions under 100 square metres of gross internal floor space which does not involve the creation of a new dwelling;
 - The changes of use, conversion or subdivision of a building that does not involve an increase in floorspace;
 - The creation of a mezzanine floor within a building;
 - Temporary development permitted for a limited period;
 - Buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery;
 - Structures which are not buildings, such as pylons and wind turbines;
 - Affordable housing;

- Development by charities for charitable purposes; and
- If the development is for a use or geographic area that has a zero or nil charge (£0/m2) set out in a CIL Charging Schedule.

3.3 The Regulations also allow charging authorities to permit discretionary relief from CIL in certain circumstances (e.g. where a reduced or nil payment may be accepted). Should the Council decide to offer discretionary relief it will publish its policy on the grounds for relief in time for the examination of the charging schedule next year. The cases for relief are likely to be rare, but could include the following:

- Development by charities for investment activities from which the profits will be applied for charitable purposes (as defined by Regulation 44);
- Development by charities where relief would normally constitute State aid (as defined in Regulation 45); and
- Where the Council considers there are exceptional circumstances to justify relief (as defined in Regulation 55). In these situations the development site must also have a planning obligation (Section 106 Agreement) relating to the planning permission which is greater than the value of the CIL charge, and the combined cost of the Section 106 agreement and CIL charge would have an unacceptable impact on the economic viability of the development. In such cases the developer would be expected to demonstrate this (as set out in Regulation 57) via an 'open book' approach with an independent valuer.

3.4 Relief can also only be granted if it does not constitute notifiable State Aid (as defined in European law). Given these requirements, most development will not be eligible for charitable or exceptional circumstances relief. However, the District Council will be prepared to consider applications for relief, and will confirm this by issuing a statement before the charging schedule takes effect.

3.5 The Council will have the ability to claw back any CIL relief where a development no longer qualifies for that relief within a period of seven years from the commencement of the development. For example, should a charity develop a building for charitable purposes and subsequently sell the building to the open market after three years, then the Council will be able to claw back the CIL that would have been charged on the building had it been used for private use.

4. How the chargeable amount will be calculated

4.1 The amount of CIL charge a development is liable to pay will be calculated according to Regulation 40 of the CIL Regulations 2010 (as amended). The method involves multiplying the relevant CIL rate for the type/location of the development by the net additional floorspace - and factoring in an inflation measure to allow for changes in building costs over time. A summary of the method is set out below:

$$(\text{CIL rate}) \times (\text{Net additional new build floorspace}) \times (\text{Inflation measure})$$

- 4.2 The inflation measure used will be the national 'All-in Tender Price Index' published by the Building Cost Information Service (BCIS) of Royal Institution of Chartered Surveyors. The inflation measure involves dividing the Index costs from the year planning permission is granted, by the Index costs from the year the Charging Schedule is adopted. Full details of the method are set out in the Regulations.
- 4.3 The CIL Regulations specify that where the overall chargeable amount on a scheme is less than £50, it is deemed to be zero.

5. Evidence to support the CIL

- 5.1 The development of the PDCS has been informed by appropriate evidence which includes:
- The adopted Core Strategy Local Plan;
 - The Draft Infrastructure Delivery Plan (IDP); and
 - A CIL Economic Viability Assessment (EVA).
- 5.2 The Council's adopted Core Strategy specify the amount of new development that is to take place over the plan period to 2027.
- 5.3 The Core Strategy sets out that over the Plan period the Council will make provision for 450 new homes per annum. The focus of growth is the District's main urban settlements of Selby, Sherburn in Elmet and Tadcaster as these have the greatest range of jobs, shops and services and thereby offer the greatest opportunity to deliver sustainable development. In the rural areas, the larger villages provide the focus for growth as these settlements offer the best access to jobs, shops and services. The Core Strategy also makes provision for 37-52 hectares of employment land over the plan period.
- 5.4 The Council's emerging Sites and Policies Local Plan (SAPP) will make allocations of land for housing and employment uses that reflect the housing and employment land targets and settlement hierarchy set out in the Core Strategy. The document will also set out policies to protect the character and heritage of the District and ensure development is of an appropriate scale, type and design. Where required, allocations will also be made for a range of other uses including new transport infrastructure, new sport, open space and recreation facilities, as appropriate. The (SAPP) Issues and Options is out for consultation during the same time period as this CIL consultation.
- 5.5 In order to introduce the CIL local planning authorities, as the charging authority, has to demonstrate that there is a shortfall in funding between the expected total cost of infrastructure needed to support development over the plan period and the level of funding likely to be forthcoming from mainstream sources of funding. The Council's emerging Infrastructure Delivery Plan (IDP) identifies the key infrastructure requirements needed to support the level of planned growth in the District.

- 5.6 Testing the economic viability of development is central to the CIL charge setting process and is required to justify the introduction of the CIL to an authority area. Authorities must ensure that the proposed levy rates will not threaten the ability to develop viably the sites and the scale of development identified in the Local Plan. To this end the Council has commissioned Roger Tym & Partners (now Peter Brett Associates) to prepare a CIL Economic Viability Assessment (EVA) for the District. The EVA is appended to this introduction.
- 5.7 The EVA assesses the viability of the development of a wide range of land uses in the District including housing, office, industry, retail, hotels, community facilities and other sui generis uses, and maps variations in viability across the District. The assessment takes account of the development costs arising from existing and emerging planning policy and regulatory requirements (e.g. affordable housing, sustainable construction & design and open space provision). The assessment also makes an allowance for residual S106/278 contributions for measures that are required to make development acceptable and are directly related in scale and kind to the proposed development. A stakeholder event was held in August 2013 with local property agents and developers to discuss the key assumptions that underpin the viability assessment.
- 5.8 A basic principle of the CIL is that where it is economically viable to do so, development should be charged. However, the CIL is not to be used as a policy tool to encourage certain types of development over others by applying a lower or zero rate where development is viable. Differential rates can be applied to different types of development, or to different geographical areas, based on the outcome of the economic viability assessment. Where it has been demonstrated that it would not be viable to apply a CIL charge on a certain type of development, on in a particular geographic area, either a zero CIL rate or a base rate can be applied.
- 5.9 As can be seen in the EVA, the Council proposes to charge a base rate of £10 per sqm on all other chargeable development not specifically identified in the schedule. This level of charge equates to approximately 1% of the cost of development of the lowest cost development assessed – industrial development – and is therefore considered to be a minimal charge that should not significantly affect the viability of the majority of development proposals.
- 5.10 The EVA concludes that there is scope to introduce a CIL to Selby District and the proposed CIL rates contained in the PDCS reflect the recommendations of the viability evidence. Based on the viability evidence, the Council is proposing to create a differential charging zone for residential development within the northern wards of the District with a higher CIL rate than the rest of the District (see EVA for full details of the proposed zones and rates). This is based on higher sales value within these wards compared to the rest of the District.

- 5.11 The Regulations recognise that the CIL charge may make some development unviable and advises that CIL should not be set at such a low rate as to ensure that every development remains viable. In setting the levy rates the Council has sought to strike an appropriate balance between:
- the desirability of funding from CIL in whole, or in part, the actual and estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and,
 - the potential effects, taken as a whole, of the imposition of CIL on the economic viability of development across its area.

6. Liability and Collection of CIL

- 6.1 The Levy applies to new development for which planning permission is granted after the Charging Schedule has taken effect, and the amount of CIL payable (the 'Chargeable Amount') is calculated on the day that development is first permitted (which can be the day on which planning permission is granted, if it is granted without conditions or reserved matters being attached, or which can be the day on which the last pre-commencement condition or reserved matters is agreed/approved). Where an outline planning permission permits development to be implemented in phases, each phase of the development is a separate chargeable development.
- 6.2 Liability to pay CIL for qualifying development will be assumed at the time planning permission is granted. Payment of CIL is due from the date the chargeable development commences with payment normally required within 60 days. The liable party is required to notify the collecting authority about the start date of the development.
- 6.3 The Council recognises the implications that a large CIL liability required at the commencement of a development project could have on cash flows and the ability to raise finance. Therefore the Council is exploring the option to introduce an instalments policy for the payment of CIL over fixed time periods depending on the amount of CIL liable.

7. Payment in kind

- 7.1 Under the regulations, charging authorities may at their own discretion, consider accepting land as payment in kind in lieu of CIL. This will only normally be considered for land in excess of that needed to deliver the infrastructure required by the permitted development (e.g. if the development permitted requires a new school of scale x, the land for a school of scale x will be provided without cost and not in lieu of CIL). The value of land for in lieu payment will be determined by an independent valuer.

8. Relationship between CIL and S106

- 8.1 The CIL Regulations 2010 include restrictions on the pooling of planning obligations (i.e. S106 Agreements and commuted sums) whereby the Council will not be able to pool more than 5 contributions from separate developments towards a single item of infrastructure not to be funded by the CIL. This means that it will become difficult to deliver larger scale items of infrastructure such as schools, transport schemes etc. where the pooling of many individual planning contributions is often necessary. However, there will continue to be an important role for planning obligations in mitigating the site specific impacts of a development and for providing affordable housing.
- 8.2 As part of the CIL the Council will need to prepare a list, referred to formally as a "Regulation 123 list", setting out the types of infrastructure that it intends to fund through CIL. CIL cannot be used as well as Section 106 to deliver the same piece of infrastructure. The Council will therefore endeavour to produce a list that is clear to ensure that a development is not charged twice for the same infrastructure.
- 8.3 The Regulation 123 list can be reviewed at any time. In line with Government guidance on the preparation and implementation of the CIL the Council will undertake appropriate local consultation when reviewing the Regulation S123 list.
- 8.4 This list has to be published in time for the examination of the Charging Schedule. The Council intends to publish a draft Regulation S123 list alongside the Draft Charging Schedule due to be published for consultation later this year. The emerging Regulation 123 list will need to be discussed with key infrastructure providers such as the County Council and the Environment Agency.

9. Spending of the CIL levy

- 9.1 The finance generated from the CIL must be used to deliver infrastructure in the District that is needed to support the level of housing and employment growth proposed within the Core Strategy and the emerging SAPP. This could include funding new or safer road schemes, schools, health and social care facilities, flood defences, open spaces and leisure facilities. This may be new infrastructure, or may involve repairing, expanding or enhancing existing infrastructure, if that is necessary to support new development. In certain circumstances it may also be spent on the on-going costs of providing infrastructure, which could include maintenance and operational activities.
- 9.2 It is important to note that CIL is not meant to replace mainstream sources of funding for infrastructure and will not cover the full costs of all of the infrastructure projects identified in the Council's Infrastructure Delivery Plan. The Council will work closely with the relevant infrastructure and service providers to discuss the funding of infrastructure projects.

- 9.3 The Regulations also allow up to 5% of the CIL collected each year to be used to pay for the administrative expenses incurred by the charging authority. The District Council anticipates that it is likely to seek an element of reimbursement, to cover the costs associated with collection, implementation and monitoring of CIL. This will be accounted for in the Council's monitoring of the expenditure of CIL.

10. Neighbourhood Funds

- 10.1 Under draft amendments to the CIL Regulations being brought forward by the Government a local council (i.e. parish/town council) with an adopted neighbourhood development plan will receive 25% of the CIL receipts generated by development within the neighbourhood plan area (provided that the development was granted planning permission after the neighbourhood plan was adopted) to spend on local infrastructure. In areas without a neighbourhood development plan in place: the local council will receive 15% of CIL receipts generated by development in the area (with a cap on the CIL revenue the charging authority has a duty to give local councils equal to £100 per dwelling in the area in each financial year).
- 10.2 This 'Neighbourhood Fund' will be passed directly to parish/town councils where development occurs, and these locally elected councils will be directly accountable for its expenditure and reporting.
- 10.3 Draft amendments to the CIL regulations allow the charging authority to require the repayment of neighbourhood funds that remain unspent 5 years after they were transferred to the District Council. Any returned funds are placed in the pooled CIL fund to be spent on district-wide infrastructure projects. The Council will need to determine its position on requiring the return of unspent neighbourhood funds.

11. Reporting

- 11.1 The Council will publish an annual report on the operation of the levy over each financial year. This will form part of the Council's annual Authority Monitoring Report and will include the following information:
- How much CIL monies have been collected;
 - How much of that money has been spent;
 - Information on how CIL monies have been spent, including on which infrastructure projects;
 - how much has been used to cover administrative costs; and,
 - The amount of CIL retained at the end of the reporting year.
- 11.2 Parish and town councils who receive CIL monies will have a duty to report to the District Council annually on how they have used their Neighbourhood Funds.

12. Monitoring and review of CIL

- 11.1 The Council recognises the need to closely monitor the proposed CIL charges, given that changes in the property market, construction costs and changes in local or national policy over time can impact on development viability. Following the intended adoption of the CIL Charging Schedule, the Council intends to review the CIL periodically in response to significant changes in local development viability.

13. Next steps

- 13.1 This Preliminary Draft Charging Schedule is the subject of consultation for six weeks starting on 14 January 2014 and ending at 4.30pm on 28 February 2014.
- 13.2 Following completion of the consultation on the Preliminary Draft Charging Schedule the representations received will be reviewed and if required alternations made or further economic viability testing undertaken. The next stage is to then prepare and publish a Draft Charging Schedule that will be the subject of a further six week consultation to take place later in the year. It is anticipated that an Examination in Public will take place to hear objections before the CIL is adopted and brought in to use.

14. Your views

- 14.1 We would like to receive any comments you may have on the Preliminary Draft Charging Schedule (PDCS) provided below, and on any of the above or accompanying information and material that sets out our approach for introducing CIL. A questionnaire follows the EVA below.
- 14.2 Responses to the questionnaire and any additional comments should be put in writing and sent to:

CIL consultation
Policy & Strategy Team
Selby District Council
Civic Centre
Doncaster Road
SELBY
YO8 9FT

Or policyconsultation@selby.gov.uk

- 14.3 Please note that comments cannot be treated as confidential and that they will be made available as public documents.
- 14.4 For an informal discussion about CIL, please telephone 01757 292092. Please note that any comments you make on the telephone will only be formally considered if they are followed up in writing/email.

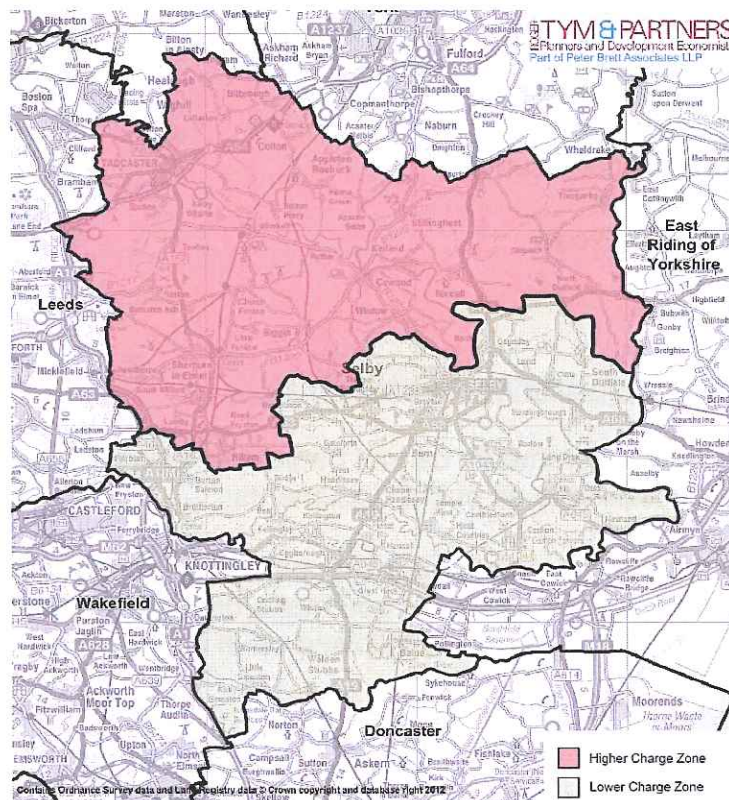
Selby District Council
Community Infrastructure Levy
Preliminary Draft Charging Schedule
Consultation January 2013

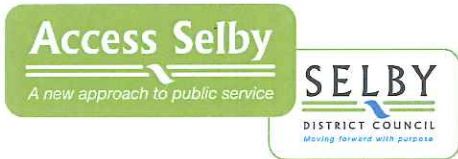
Use	Proposed CIL charge (per sq.m)
Private market houses – Higher value zone	£45
Private market houses – Lower value zone	£25
Supermarkets*	£110
Retail Warehouses*	£60
Public/Institutional Facilities as follows: education, health, community and emergency services	£0
All other chargeable development	£10

Proposed Residential Charging Zone:

Those zones include the following Wards:

- Higher charge zone – Appleton Roebuck, Cawood with Wistow, Monk Fryston and South Milford, North Duffield, Riccall with Escrick, Saxton and Ulleskelf, Sherburn in Elmet, Tadcaster East and Tadcaster West.
- Lower charge zone - Barlby, Brayton, Camblesforth, Eggborough, Fairburn with Brotherton, Hambleton, Hemingbrough, Selby North, Selby South, Selby West and Whitley.





Selby District Council
Community Infrastructure Levy
Consultation Comment Form
14 January – 28 February 2014

Your name and address details:

Email address (required)

Your agent name and address details:

Email address (required)

- 1: Do you have any comments to make on the viability assumptions and calculations in the Economic Viability Assessment?

- 2: Do you agree with the higher and lower charging zones?

- 3: Do you have any comments to make on the figures in the preliminary draft charging schedule (the proposed levy rates)? In particular the base charge of £10 per sqm for all other chargeable developments?

- 4: Do you have any comments to make on options for discretionary relief?

- 5: Do you have any comments to make on the range of projects identified in the Infrastructure Projects Schedule?

- 6: Do you know of any additional projects that could be included in the Infrastructure Projects Schedule?
- 7: What infrastructure do you think the Regulation 123 List should include (ie where should the Council direct the money raised by the Levy)?
- 8: How frequently, and/or what triggers do you think the Council should consider to launch a review of CIL and/or the Regulation 123 list?
- 9: Should the Council establish an instalments policy to stagger payments?
- 10: Should the Council use th 'All-in Tender Price Index' published by the Building Cost Information Service (BCIS) of Royal Institution of Chartered Surveyors to deal with annual increases in the levy?
- 11: Any other comments on CIL?

Signature..... Date.....

Please return this form to:
 CIL consultation
 Policy & Strategy Team
 Selby District Council
 Civic Centre
 Doncaster Road
 SELBY
 YO8 9FT

Or policyconsultation@selby.gov.uk

Please note that comments cannot be treated as confidential and that they will be made available as public documents. You must include your contact details, then sign and date the form.

For an informal discussion about CIL, please telephone 01757 292092. Please note that any comments you make on the telephone will only be formally considered if they are followed up in writing/email.

Community Infrastructure Levy

Economic Viability Assessment

On behalf of **Selby District Council**



Project Ref: 27711-002 | Rev: AA | Date: September 2013

Document Control Sheet

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Report Title:

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	Name	Position	Signature	Date
Prepared by:				
Reviewed by:				
Approved by:				
<i>For and on behalf of Peter Brett Associates LLP</i>				

Revision	Date	Description	Prepared	Reviewed	Approved

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1 Introduction

1.1 Introduction

1.1.1 Peter Brett Associates (PBA), formerly Roger Tym & Partners, was commissioned by the Selby District Council (hereafter referred to as 'the council') to provide specialist services for the development and preparation of a Community Infrastructure Levy (CIL) Viability Assessment.

1.1.2 This study is structured in the following way.

- In Section 2 we set out the legal requirements that a CIL Charging Schedule must comply with. This work informs the rest of the report.
- Section 3 examines the planning and development context in order to ensure that CIL supports development. This work has important implications for the structure of the Charging Schedule.
- Section 4 sets out the approach taken in the assessment of infrastructure requirements that will be used to determine the CIL infrastructure funding target.
- Sections 5 to 9 look at the viability of different kinds of development in different parts of Selby.
- Section 10 sets out analysis of the charge rate options.
- Section 11 then takes this analysis, summarises it, and translates these assessments into recommendations for a Preliminary Draft CIL Charging Schedule (PDCS) and makes some very broad projections of revenue arising from the CIL charge.
- Section 12 details how the CIL Charging Schedule, if adopted by the council, can be implemented taking into account exceptional circumstances, discretionary relief, instalment policy, administration charges, monitoring and review.

2 Legal Requirements

2.1 Introduction

2.1.1 The Community Infrastructure Levy (CIL) is a new planning charge that came into force on 6 April 2010. The levy allows local authorities in England and Wales to raise contributions from developers to help pay for infrastructure that is needed as a result of development. Local authorities who wish to charge the levy must produce a draft charging schedule setting out CIL rates for their areas – which are to be expressed as pounds (£) per square metre, as CIL will be levied on the gross internal floorspace of the net additional liable development. Before it is approved by the council, the draft schedule has to be approved by an independent examiner.

2.1.2 The requirements which a CIL charging schedule has to meet are set out in:

- The Planning Act 2008 as amended by the Localism Act 2011
- The CIL Regulations 2010¹, as amended in 2011², 2012³ and 2013⁴
- The CIL Guidance issued under S221 of the Planning Act 2008, which is statutory guidance, i.e. it has the force of law and the authority must have regard to the guidance⁵.

2.1.3 To help charging authorities meet these requirements, the government has also produced non-statutory information documents, comprising:

- CIL overview documents; and⁶
- Documents on CIL relief and on collection and enforcement⁷.

2.1.4 Below, we summarise the key points from these various documents.

2.2 Finding the balance

2.2.1 Regulation 14 requires that a charging authority ‘aim to strike what appears to the charging authority to be an appropriate balance’ between

- a. The desirability of funding from CIL (in whole or in part) the... cost of infrastructure required to support the development of its area... and
- b. The potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

2.2.2 By itself, this statement is not easy to interpret. The statutory guidance explains its meaning. This explanation is important and worth quoting at length:

¹http://www.legislation.gov.uk/ukdsi/2010/9780111492390/pdfs/ukdsi_9780111492390_en.pdf

²http://www.legislation.gov.uk/ukdsi/2011/9780111506301/pdfs/ukdsi_9780111506301_en.pdf

³ http://www.legislation.gov.uk/ukdsi/2013/9780111534465/pdfs/ukdsi_9780111534465_en.pdf

⁴ http://www.legislation.gov.uk/ukdsi/2012/2975/pdfs/ukdsi_20122975_en.pdf

⁵ DCLG (April 2013) *Community Infrastructure Levy Guidance*

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/36743/Community_Infrastructure_Levy_guidance_Final.pdf

⁶<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1897278.pdf>

⁷<http://www.communities.gov.uk/documents/planningandbuilding/pdf/19021101.pdf>;

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1995794.pdf>

'By providing additional infrastructure to support development of an area, the levy is expected to have a positive economic effect on development across an area. In deciding the rate(s) of the levy for inclusion in its draft charging schedule, a key consideration is the balance between securing additional investment for infrastructure to support development and the potential economic effect of imposing the levy upon development across their area. The Community Infrastructure Levy regulations place this balance of considerations at the centre of the charge-setting process. In meeting the requirements of regulation 14(1), charging authorities should show and explain how their proposed levy rate (or rates) will contribute towards the implementation of their relevant Plan and support the development of their area. As set out in the National Planning Policy Framework in England, the ability to develop viably the sites and the scale of development identified in the Local Plan should not be threatened'.⁸

2.2.3 In other words, the 'appropriate balance' is the level of CIL which maximises the quantum of development in the area. If the CIL charging rate is above this appropriate level, there will be less development than there could be, because CIL will make too many potential developments unviable. Conversely, if the charging rates are below the appropriate level, development will also be less than it could be, because it will be constrained by insufficient infrastructure.

2.2.4 The above quote from the statutory Guidance sets the development of the area firmly in the context of delivering the Core Strategy. This is linked to the plan viability requirements of the NPPF, particularly paragraphs 173 and 174. This point is given emphasis throughout the Guidance. For example, in guiding examiners, the Guidance makes it clear that the independent examiner should establish that:

'...evidence has been provided that shows the proposed rate (or rates) would not threaten delivery of the relevant Plan as a whole.'⁹

2.2.5 Common sense suggests that an appropriate balance is not easy to find, and must be a matter of judgment as much as rigorous calculation. It is not surprising, therefore, that charging authorities are allowed discretion in this matter. This is set out in the legislation and guidance. For example, Regulation 14 requires that in setting levy rates, the Charging Authority:

'must aim to strike what appears to the charging authority to be an appropriate balance...'

and the statutory guidance says

'The legislation... requires a charging authority to use appropriate available evidence to 'inform the draft charging schedule'. A charging authority's proposed levy rate (or rates) should be reasonable given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence... there is room for some pragmatism.'¹⁰

2.2.6 Regulation 14 effectively recognises that the introduction of CIL may put some potential development sites at risk. The focus is on seeking to ensure development envisaged by the Core Strategy can be delivered. Accordingly, when considering evidence the guidance requires that charging authorities should 'use an area based approach, which involves a broad test of viability across their area', supplemented by sampling '...an appropriate range of sites across its area...' with the focus '...in particular on strategic sites on which the relevant Plan relies...'¹¹

2.2.7 This reinforces the message that charging rates do not need to be so low that CIL does not make any individual development schemes unviable. The levy may put some schemes at risk in this way,

⁸ DCLG (April 2013) *Community Infrastructure Levy Guidance* (para 8)

⁹ DCLG (April 2013) *Community Infrastructure Levy Guidance* (para 9)

¹⁰ DCLG (April 2013) *Community Infrastructure Levy Guidance* (para 28)

¹¹ DCLG (April 2013) *Community Infrastructure Levy Guidance* (Paras 23 and 27)

so long as, in aiming to strike an appropriate balance overall it avoids threatening the ability to develop viably the sites and scale of development identified in the Core Strategy.

2.3 Keeping clear of the ceiling

2.3.1 The guidance advises that CIL rates should not be set at the very margin of viability, partly in order that they may remain robust over time as circumstances change:

‘Charging authorities should avoid setting a charge right up to the margin of economic viability across the vast majority of sites in their area. Charging authorities should show, using appropriate available evidence, including existing published data, that their proposed charging rates will contribute positively towards and not threaten delivery of the relevant Plan as a whole at the time of charge setting and throughout the economic cycle.’¹²

2.3.2 We would add two further reasons for a cautious approach to rate-setting, which stops short of the margin of viability:

- i. Values and costs vary widely between individual sites and over time, in ways that cannot be fully captured by the viability calculations in the CIL evidence base.
- ii. A charge that aims to extract the absolute maximum would be strenuously opposed by landowners and developers, which would make CIL difficult to implement and put the overall development of the area at serious risk.

2.4 Varying the charge

2.4.1 CIL Regulations (Regulation 13) allows the charging authority to introduce charge variations by geographical zone in its area, by use of buildings, or both. (It is worth noting that the phrase ‘use of buildings’ indicates something distinct from ‘land use’)¹³. As part of this, some rates may be set at zero. But variations must reflect differences in viability; they cannot be based on policy considerations. Nor should differential rates be set by reference to the costs of infrastructure.

2.4.2 The guidance also points out that there are benefits in keeping a single rate, because that is simpler, and charging authorities should avoid ‘undue complexity’.¹⁴

2.4.3 Moreover, generally speaking, ‘it would not be appropriate to seek to differentiate in ways that *‘impact disproportionately on particular sectors, or specialist forms of development’*¹⁵, otherwise the CIL may fall foul of State Aid rules.

2.4.4 It is worth noting, however, that the guidance is clear that ‘In some cases, charging authorities could treat a major strategic site as a separate geographical zone where it is supported by robust evidence on economic viability.’¹⁶

2.5 Supporting evidence

2.5.1 The legislation requires a charging authority to use ‘appropriate available evidence’¹⁷ to inform their charging schedules. The statutory guidance enlarges on this, explaining that the available data ‘is unlikely to be fully comprehensive or exhaustive’.¹⁸

¹² DCLG (April 2013) *Community Infrastructure Levy Guidance* (Para 30)

¹³ The Regulations allow differentiation by “uses of development”. “Development” is specially defined for CIL to include only ‘buildings’, it does not have the wider ‘land use’ meaning from TCPA 1990, except where the reference is to development of the area, in which case it does have the wider definition. See S 209(1) of PA 2008, Reg 2(2), and Reg 6.

¹⁴ DCLG (April 2013) *Community Infrastructure Levy Guidance* (Para 37)

¹⁵ DCLG (April 2013) *Community Infrastructure Levy Guidance* (Para 37)

¹⁶ DCLG (April 2013) *Community Infrastructure Levy Guidance* (Para 34)

2.5.2 These statements are important, because they indicate that the evidence supporting CIL charging rates should be proportionate, avoiding excessive detail. One implication of this is that we should not waste time and effort analysing types of development that will not have significant impacts, either on total CIL receipts or on the overall development of the area as set out in the Core Strategy. This suggests that the viability calculations may leave aside geographical areas and types of development which are expected to see little or no development over the plan period.

2.6 Chargeable floorspace

2.6.1 CIL will be payable on ‘most buildings that people normally use’.¹⁹ It will be levied on the net additional floorspace created by any given development scheme.²⁰ Any new build that replaces existing floorspace that has been in recent use on the same site will be exempt from CIL, even if the new floorspace belongs to a higher-value use than the old.

2.7 What the examiner will be looking for

2.7.1 According to statutory guidance, ‘the independent examiner should check that:

- The charging authority has complied with the requirements set out in legislation
- The charging authority’s draft charging schedule is supported by background documents containing appropriate available evidence
- The proposed rate or rates are informed by and consistent with, the evidence on economic viability across the charging authority’s area; and
- Evidence has been provided that shows the proposed rate would not threaten delivery of the relevant Plan as a whole.²¹

2.8 Policy requirements

2.8.1 Above, we have dealt with legal and statutory guidance requirements which are specific to CIL. More broadly, the CIL Guidance says that charging authorities ‘should consider relevant national planning policy (including the NPPF in England) when drawing up their charging schedules’. In addition, where consideration of development viability is concerned, the CIL Guidance draws specific attention to paragraphs 173 to 177 of the NPPF.

2.8.2 The only policy requirements which relate directly to CIL are set out at paragraph 175 of the NPPF, covering, firstly, working up CIL alongside the plan making where practical; and secondly placing control over a meaningful proportion of funds raised with neighbourhoods where development takes place. Whilst important policy considerations, these two points are outside our immediate remit in this study.

2.9 Summary

2.9.1 To meet legal requirements and satisfy the independent examiner, a CIL charging schedule should:

‘Aim to strike what appears to the charging authority to be an appropriate balance’ between the need to fund infrastructure and the impact of CIL on the economic viability of development in the area’;
and

¹⁷ Section 211 (7A) of the Planning Act 2008

¹⁸ DCLG (April 2013) *Community Infrastructure Levy Guidance* (Para25)

¹⁹ DCLG (Nov 2010) *Community Infrastructure Levy – An Overview* (paragraph 37)

²⁰ DCLG (Nov 2010) *Community Infrastructure Levy – An Overview* (paragraph 38)

²¹ DCLG (April 2013) *Community Infrastructure Levy Guidance* (Para 9)

'Not threaten delivery of the relevant plan as a whole'.

2.9.2 As explained in statutory guidance, this means that the net effect of the levy on total development across the area should be positive. CIL may reduce development by making certain schemes which are not plan priorities unviable. Conversely, it may increase development by funding infrastructure that would not otherwise be provided, which in turn supports development that otherwise would not happen. The law requires that, in the judgment of the local authority, the net outcome of these two impacts should be positive. This judgment is at the core of the charge-setting process.

2.9.3 Legislation and guidance also set out that:

- Authorities should avoid setting charges up to the margin of viability for the bulk of sites;
- CIL charging rates may vary across geographical zones and building uses (and only across these two factors). But there are restrictions on this differential charging. It must be justified by differences in development viability, not by policy or by varying infrastructure costs; it should not introduce undue complexity; and it should have regard to State Aid rules.
- Charging rates should be informed by 'appropriate available evidence', which need not be 'fully comprehensive or exhaustive';
- While charging rates should be consistent with the evidence, they are not required to 'mirror' the evidence²². In this and other ways, charging authorities have discretion in setting charging rates.

2.9.4 In our analysis and recommendations below, we aim both to meet these legal and statutory guidance requirements and to maximise achievement of the Council's own priorities, using the discretion that the legislation and guidance allow.

²² DCLG (April 2013) *Community Infrastructure Levy Guidance* (Para28)

3 Planning and Development Context

3.1 Introduction

3.1.1 To help ensure that the CIL supports the development of the District in general and delivery of the authority’s priorities in particular, we need to understand the nature of this development and their objectives. In this section we therefore first review recent patterns of development – which provide a broad indication of what may happen in the future – and then review the objectives and proposals in the examination submission Core Strategy.

3.1.2 At the end of this section, we look at the implications of this analysis for the charging schedule.

3.2 History

3.2.1 Patterns of past development provide one guide to the likely patterns of future development. Table 3.1 below analyses the amount of net residential completions over the period 2004/5 to 2011/12. The table shows a fluctuating pattern of housing delivery with some years seeing significant levels of delivery whilst others are low. The pattern shown broadly reflects the impact of the economic downturn.

Figure 3.1 Selby District Council Housing Completions

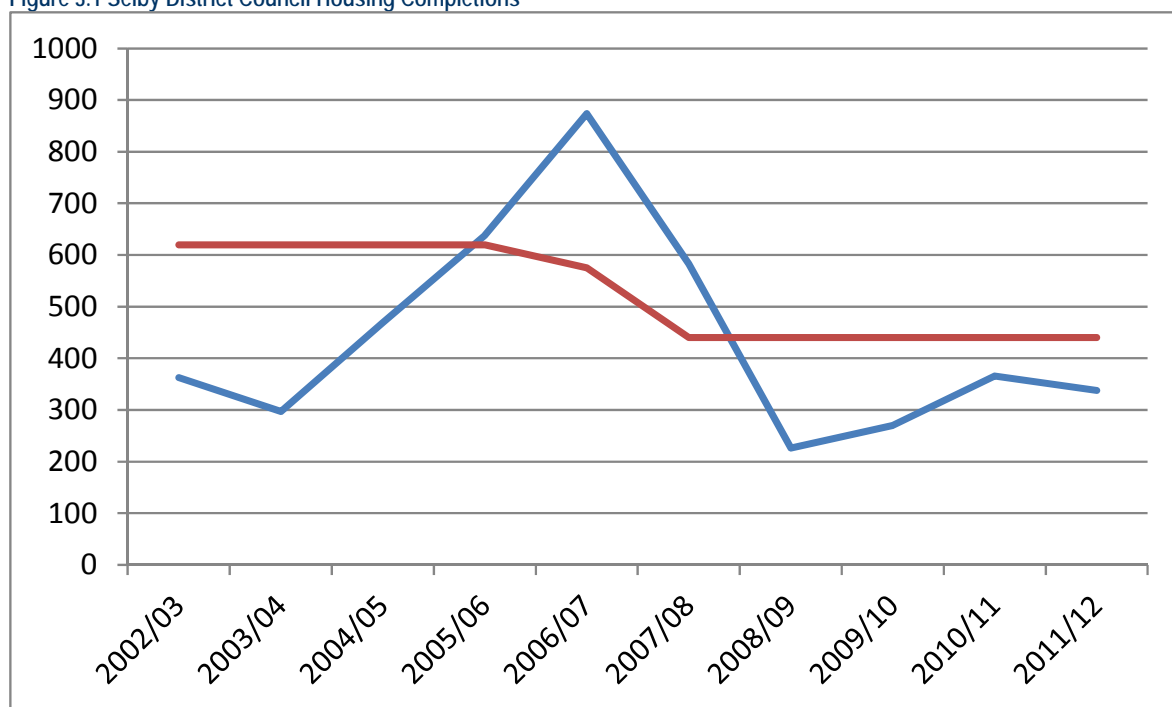


Table 3.1 Selby Housing Completions
Source: Annual Monitoring Report 2011/12

Year	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12
Total Completions	363	297	469	638	874	583	226	270	366	338

- 3.2.2 Over the period 2002/03 to 2011/12 a total of 4,424 net additional dwellings were completed. Assuming an average dwelling size of 120 sq. m (informed by analysis later in the report), equates to a total residential floorspace delivered of 530,880 sq. m.

3.3 Future Development and the Local Plan

- 3.3.1 The Council's Core Strategy sets out the vision and strategy for development across the district over the period to 2027. Essential to the delivery of an effective policy document is a clear vision which is supported by concise objectives. A clear theme that runs throughout the vision and objectives set out in the core strategy is the aspiration to enhance the role of the main service centres (with Selby as the principal town) and the use of sustainable locations for the delivery of development. It is therefore anticipated that development is to be focussed on the main settlements in the district.
- 3.3.2 New housing and commercial development is to be focussed on the principal town of Selby, followed by the local service centres of Sherburn in Elmet and Tadcaster. Outside of these areas, only affordable and local need housing is preferred. For the period covering up to the end of the proposed plan timeframe (to 2027), the total number of units suggested to be delivered is 5340 allocations (450 per annum) plus an anticipated (105dpa) 1400 from windfall, this 6740 new dwellings could potentially lead to an additional 808,800sq. m of residential floorspace. The economy will be supported by the development of employment uses in the three main service centres of Selby, Sherburn in Elmet and Tadcaster.

3.4 Development Central to the Delivery of the Local Plan

- 3.4.1 An analysis of the Core Strategy suggests there are core development types that will be critical to the delivery of the overall aims of the plan. These types of development will deliver the overwhelming majority of growth across the district over the plan period. These uses are discussed further below.
- 3.4.2 In this review it is important to not focus on the floorspace alone. Some developments sought in the plan might not represent a significant proportion of floorspace delivery, but might be important for the local aspirations for the communities and the local economy.

Residential development

- 3.4.3 Policy SP5 – The Scale and Distribution of Housing and the explanatory text highlights the level of housing anticipated and the locations to develop. The anticipated level of 450 net additional dwellings is reiterated in the explanatory text of the policy, but greater clarification is given for locations where development should be focussed.
- 3.4.4 The majority (51%) of housing will be focussed in Selby with 2500 new allocations, followed by Sherburn-in-Elmet (11%) with 700 new allocations and Tadcaster (7%) with 360 new allocations. The remaining 1780 allocations will be distributed among the Designated Service Villages within the District.

Office and industrial development

- 3.4.5 Policy SP13 – Scale and Distribution of Economic Growth makes provision for between 37ha and 52ha of employment land for the period to 2027. The policy goes on to suggest the areas where the Council believes this provision should be distributed. The primary focus will be in Selby followed by smaller sites in Tadcaster, Sherburn-in-Elmet followed by the rural areas of the district.

Retail development

- 3.4.6 Policy SP14 – Town Centres and Local Services highlights the retail requirements for the district. It is apparent that retail may not be the major driving force behind the delivery of the overall strategy.
- 3.4.7 Retail provision will be supported within Selby, Sherburn-in-Elmet and Tadcaster town centres. The plan highlights the need to maintain the balance between maintaining service provisions for local communities whilst allowing for the development of the town centres. To this end, significant levels of retail development are not anticipated.

Uses less likely to come forward

- 3.4.8 Some uses are currently considered unlikely to come forward over the plan period. These do not currently merit special treatment but will be kept under review. They are as follows:
- Hostels
 - Scrapyards
 - Petrol filling stations
 - Selling and/or displaying motor vehicles
 - Nightclubs
 - Launderettes
 - Taxi businesses
 - Amusement centres
 - Casinos

3.5 Implications

- 3.5.1 We have shown above that the great majority of core strategy development is expected to fall within a limited number of development types. These development types will create the greatest amount of new floorspace in the district over the plan period, or be strategically important to the broader objectives.
- 3.5.2 The most important development types are:
- Residential
 - Town centre office
 - Business park office
 - Industrial and warehousing
 - Comparison retail
 - Convenience retail
- 3.5.3 The above analysis suggests that we should focus the CIL evidence base on these types of developments, aiming to ensure that they remain broadly viable after the CIL charge is levied. As long as our viability evidence shows that these main components are deliverable, then we will pass

this (central) element of the examination. However, we do *not* need to prove that *each and every* development in these categories will be deliverable: instead, we need to show that the main elements of these types of development are viable, when seen at a district-wide level.

4 Infrastructure evidence

4.1 Introduction

4.1.1 The core purpose of CIL is about supporting the delivery of growth by ensuring infrastructure can be provided, funded (wholly or partly) by owners or developers of land in a way that does not make development of that area economically unviable.

4.1.2 The statutory CIL guidance (2013 para 8) expands this stating:

'...by providing additional infrastructure to support development of an area, the levy is expected to have a positive economic effect on development across an area and benefit the local community'.

4.1.3 It is recognised that CIL cannot be expected to pay for all the infrastructure required, but is expected to make a contribution. The justification for a Community Infrastructure Levy (CIL) is based on having an infrastructure funding gap after all other known sources of funding have been taken account of. The following extract from paragraph 17 of the statutory CIL Charge Setting and Charging Procedures Guidance (April 2013) highlights this point:

'...the CIL examiner will only need to test that the (infrastructure) evidence is sufficient in order to confirm the aggregate infrastructure funding gap and total target amount that the authority proposes to raise through CIL'.

4.1.4 It is important to note that the 'role' of the infrastructure evidence for the CIL examination is not to show the Local Plan is deliverable - that is the role of the Local Plan examination. The purpose of the CIL examination is to show that the intended CIL funding target is justifiable given local infrastructure needs and is based on appropriate evidence.

4.2 Infrastructure definition

4.2.1 The 2008 Planning Act section 216 (2) provides an inclusive list of infrastructure for CIL calculation and spending. Infrastructure is defined to include the following:

- roads and other transport facilities;
- flood defences;
- schools and other educational facilities;
- medical facilities;
- sporting and recreational facilities; and
- open spaces

4.2.2 However, as this list is 'inclusive', the Act effectively gives a very broad definition of infrastructure, covering all generally understood meanings of the term and certainly those things listed.

4.3 Infrastructure evidence for Examination

4.3.1 The CIL Guidance (April 2013) sets out what infrastructure evidence is needed. It states that a charging authority needs to identify the total cost of infrastructure that it desires to fund in whole or in

part from the levy. In order to do this, the charging authority must use the ‘appropriate available evidence’²³ to consider:

- what additional infrastructure is needed in its area to support the development and growth needs set out in the Local Plan, and
- what other funding sources are available (for example, core Government funding for infrastructure, which will continue following the introduction of a levy; anticipated section 106 agreements; and anticipated necessary highway improvement schemes funded by anyone other than the charging authority)

4.3.2 It is also not necessary, for CIL purposes, to identify the entire infrastructure needed to support growth, instead a selection of projects can be included as an indication of the type of work likely to be undertaken. The legislation recognises that there will be uncertainty in pinpointing other infrastructure funding sources, particularly beyond the short-term. Indeed there are a number of sub-regional transport studies taking place that will inform the Selby infrastructure plan as and when the information becomes available.

4.4 Infrastructure delivery and developer expectations

4.4.1 The Government expects charging authorities to work proactively with developers to ensure they are clear about the charging authorities’ infrastructure needs, what developers will be expected to pay for and through which route (i.e. CIL or s106). Developers need to make informed decisions about the total cost of their development and the amount they can afford to pay / bid for land. To do this, they need transparency about the infrastructure and policy requirements so that these costs can be factored into their site appraisals.

4.4.2 Regulation 123 of the CIL regulations provides for charging authorities to set out a list (commonly known as the Regs 123 list) of those projects or types of infrastructure that they intend to fund through CIL²⁴ (and so will not double charge using s106). Indeed we consider it is important to start thinking about the funding mechanism to be adopted from the early stages of the CIL charge setting process so that a charging authority has a clear plan of how to enable the delivery of growth to take place. At this stage, it has been assumed that all the items of infrastructure included in the infrastructure funding gap are likely to be part of the CIL Regs 123 list, though views on this will develop over time and there may be some adjustments later.

4.5 Scaling back S106

4.5.1 The intended consequence of CIL is that S106 requirements should be scaled back to dealing with those matters that are directly related to a specific site or to the delivery of s106 for affordable housing. Used appropriately, CIL can bring the following benefits:

- Firstly ensuring the cumulative impact of growth on infrastructure is met by a wider range of developments. CIL does not have a threshold and so almost all qualifying development would be liable to the charge once in place. This means that the vast majority of smaller developments which have a cumulative impact on infrastructure will also be liable to pay some CIL charge – so making it a much fairer and more transparent system.

²³ DCLG (April 2013) CIL Guidance para 12.

²⁴ Note it does not necessarily follow that if an infrastructure item is on the Regs 123 list then it will automatically be funded - the decisions on how spend the CIL proceeds will be for the Charging Authority to determine based on assessed priorities at any given point in time. However the aim of the list is to avoid double funding using s106 and CIL proceeds.

- Secondly, developers will have upfront knowledge about precisely what they will have to pay for infrastructure and Local Plan policy requirements without having to enter protracted negotiations – saving time for the developer and the local authority and enabling better cost estimation. For transparency a charging authority should set out how their s106 policies will be revised once CIL is in place.
- Thirdly, the Charging Authority can plan effectively for infrastructure delivery as it too can estimate the likely income expected to fund infrastructure through CIL.
- Finally, the infrastructure service providers and neighbourhood communities can have some certainty about likely CIL income to pay for specific projects and so can use the anticipated CIL income as a lever to bid for other sources of funding and so better plan infrastructure delivery.

4.6 Widening the Infrastructure Definition

4.6.1 Amendments to s216(1) of the Planning Act 2008 made by the Localism Act 2011, and consequential changes to the CIL regulations have widened the provision setting out how CIL may be spent on infrastructure. Spending can now include ‘relevant revenue costs’. Amended Regulation 59²⁵ now states “A charging authority must apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure”

4.6.2 The terms ‘provision, improvement, replacement, operation and maintenance’ are not defined in the legislation. They take their usual meaning in English and so give charging authorities wide discretion over the way their CIL is spent on infrastructure to support the development of their area, (providing there is justification to do in the development needs identified in the Core Strategy).

4.7 DCLG consultation on further reforms to CIL

4.7.1 DCLG have recently consulted (April 2013) on possible reforms of the CIL Regulations (which may come into force in 2014). There are a number of items within the consultation that could impact on the infrastructure evidence preparation which the charging authorities should be mindful of now. The main areas of possible change are outlined below.

Early preparation of the Reg 123 List

4.7.2 The early preparation and consultation of the ‘infrastructure spending list’ (Reg 123 list) – the suggestion is that for transparency reasons, the Reg 123 list should be published along with the preliminary draft charging schedule and should be part of the appropriate available evidence to inform the draft charging schedule at examination. The charging authority will also need a better understanding of how infrastructure is likely to be funded - via s106 or CIL. We consider it is wise to commence this early thinking however, in the case of Selby, the authority is not sufficiently advanced in the infrastructure plan to do this at this point but will develop thinking on their infrastructure over the coming months and this will begin the process of distinguishing the collection mechanism between s106 and CIL. For now the viability study has assumed a ‘residual’ S106 contribution of £500 per unit.

Treatment of S278 highway costs

4.7.3 The possible consideration of S278 requirements in the Reg 123 list – this relates to agreements made under the Highways Act to ensure delivery of necessary highway works. Currently the limitations on planning obligations in Regulation 123 do not apply to s278 agreements. We consider it maybe will be difficult to estimate site specific s278 requirements stemming from development at this strategic level.

²⁵ Definition of infrastructure was amended in the 2012 CIL Regulation following the Localism Act.

Payment in kind considerations

- 4.7.4 A further area for consultation relates to payment in kind in the form of either land or actual infrastructure instead of cash for CIL. Currently, charging authorities can accept land payment for CIL, however the consultation looks to extend this to include infrastructure as an in-kind payment mechanism - where both the developer and charging authority agree. The charging authority may prefer this as it takes the burden of infrastructure provision away from them, but there could be issues of still passing 'cash' as a meaningful proportion onto neighbourhoods. The consultation document raises a number of issues relating to how to calculate the cost of providing the infrastructure and EU procurement rules. The charging authority should consider how these issues will affect their delivery of infrastructure.

4.8 Infrastructure assessment for Selby

- 4.8.1 The infrastructure assessment for Selby has been prepared by the Selby Charging Authority and it is based on various consultations with infrastructure service providers and critical friend support from PBA. The assessment considered the infrastructure requirements stemming from the growth needs set out in the Core Strategy Local Plan 2013 and forms the basis for estimating the infrastructure costs. At this point in time there are no other identified sources of funding, or secured s106 funds allocated to meet any of the infrastructure items.
- 4.8.2 Appendix A provides a summary of the key elements of CIL Infrastructure schedule for Selby – note that further information maybe be added to this over the coming months, this table must be treated as a 'live' document as it will be updated to reflect new emerging information.

4.9 The Funding Gap

- 4.9.1 The Infrastructure Schedule at Appendix A shows that the estimated total infrastructure requirements in Selby to date is estimated at just under £107m. Currently no mainstream funding has been identified for this assessment and there are no other known mainstream sources of funding.
- 4.9.2 The infrastructure funding gap is to be expected, and indeed necessary to justify the CIL. It is never the intention of CIL to plug the aggregate infrastructure funding gap. A key component of the funding gap in Selby District is the provision of strategic transport improvements and flood risk management measures with a number of specific projects estimated to cost around £10m each for transport and flood prevention infrastructure.

5 Residential Viability Assessment

5.1 Introduction

- 5.1.1 This section sets out the findings of the viability assessment for residential developments and considers the implications of this on the variable CIL charge options. In the case of both residential and non-residential development, we have classified the likely viability using a traffic light system. Green represents viable development, amber represents development at the margins of viability and red represents development that is unlikely to be viable²⁶.

5.2 Market Context

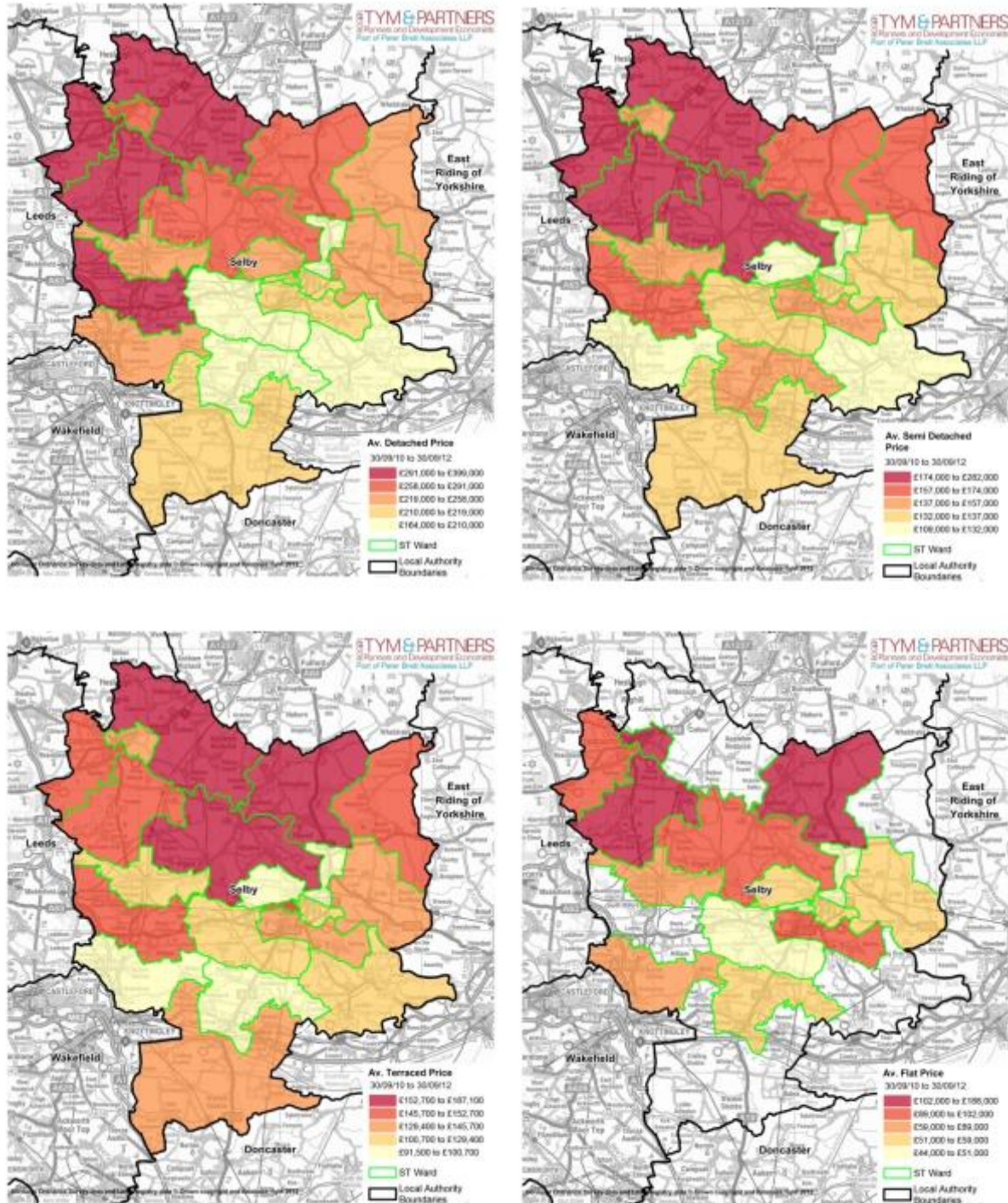
- 5.2.1 We have gathered and analysed a range of readily available data on residential property market conditions (including in relation to sales values, land costs and build costs, amongst other factors) that provide the evidence base for the assumptions that underpin our assessments. Desk based research has only highlighted a limited number of new build properties coming to the market in recent years. In order to create a more solid dataset, information has been included from settlements immediately adjacent to the district boundary.
- 5.2.2 Our analysis of houses currently being marketed across the district suggests that larger properties of three and four bedrooms are being constructed. These are typically detached and semi-detached dwellings.
- 5.2.3 The limited levels of housing that are to be brought forward is to be focussed towards Selby, Sherburn-in-Elmet and Tadcaster.

5.3 Heat Maps

- 5.3.1 The heat mapping shown below gives a visual representation of the average achieved sales prices of properties across the district at ward level. The data covers a two year period from September 2010 to September 2012. This data gives an indication to and provides evidence of the current characteristics being seen in the area.

²⁶ This traffic light assessment must be treated with caution, as explained in the previous section; the appraisals are based on a strategic approach and in no way prejudice any site specific valuations.

Figure 5.1 Average Sales Prices – Detached, semi-detached, terrace and flats



Potential Charging Zones

5.3.2 As discussed in Section 2, CIL Regulations (Regulation 13) allow the CA to introduce charge variations by geographical zone within its area, by land use, or both. There is no requirement on CAs to set differential rates, but statutory guidance notes that ‘some charging authorities may prefer to set uniform rates, because they are simpler’.²⁷ This latter point on simplicity is an important one. All differences in rates need to be justified by reference to the economic viability of development.

²⁷ DCLG (December 2012) *Community Infrastructure Levy Guidance* (11)

Setting up a CIL which levies different amounts on development in different places increases the complexity of evidence required at examination, and could be a point of contention.

5.3.3 Larger versions of the mapping with keys can be seen at appendix A of this report. The mapping for the average flat prices is sparse because of the lack of data available across the timeframe chosen and the lack of flat developments coming forward. Dark red shows areas of high value whilst the lighter yellow areas show lower values.

5.3.4 On review of the heat mapping it is clear that there is scope for a two zone charge rate. The wards of Tadcaster West, Saxton and Ulleskelf, Appleton Roebuck and Cawood and Wistow show consistently higher values across the various development types. We therefore consider there to be scope for a two tier charge rate.

5.3.5 Charging zones are discussed further in Section 9.

5.4 Trends & Trajectory

5.4.1 Figure 4.2 below shows the average price data across North Yorkshire²⁸ since July 2007. It shows that house prices in the region have tracked those at the national level. The region is also showing to be outperforming the national average, however in recent months this gap is closing as the national average is showing a stronger recovery than north Yorkshire.

As a result of the recent recession, there has been significant turbulence in the housing market, however this is not exclusive to North Yorkshire. Land Registry data for North Yorkshire shows that the market peaked in December 2007 at £197,214 before falling some 17% to its lowest in June 2009 at £164,863. The market showed signs of recovery for a short while, reaching a peak in September 2010 at £176,435 before slipping again to where it currently stands at £167,984 as of September 2013. The North Yorkshire region has consistently outperformed the national average however in recent months the gap has begun to close somewhat.

Figure 5.2 Average House Price Data



5.4.2 To provide additional foresight into likely future residential development market conditions, we also undertook a review of published research and market commentaries of agents focussing on

²⁸ Data from the Land Registry. The data does not go to District/District level, therefore North Yorkshire data has been used.

residential development markets. Most notably, Savills (considered to be amongst the market leaders in residential development market research and projections) ‘Residential Property Focus’ of Q2 2013 was given consideration. Its summary projections, Figure 4.3, show that residential values in Yorkshire and The Humber are forecast to hold reasonably steady in the period up to 2015 before seeing growth in 2016 and 2017.

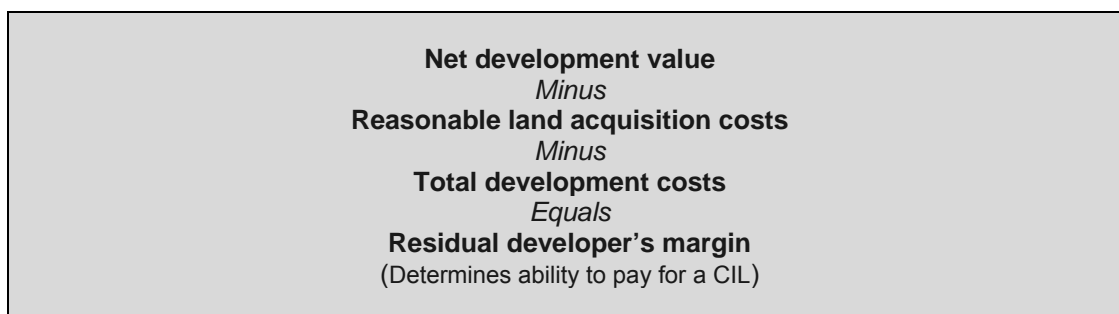
Figure 5.3 Regional House Price Growth Projections

	Actual	Forecast					
	2012	2013	2014	2015	2016	2017	5yrs to end 2017
UK	-1.1%	0.5%	1.5%	2.0%	3.5%	3.5%	11.5%
London	0.7%	1.5%	4.0%	4.5%	5.0%	4.5%	21.0%
South East	-0.2%	1.5%	3.5%	4.0%	4.5%	4.5%	19.5%
South West	0.2%	1.0%	2.5%	3.0%	4.0%	4.0%	15.5%
East	-1.0%	1.0%	3.0%	3.5%	4.5%	4.0%	17.0%
East Midlands	-0.8%	0.5%	2.0%	2.5%	4.0%	3.5%	13.0%
West Midlands	-0.8%	0.0%	0.5%	1.0%	3.0%	3.0%	7.5%
North East	-1.3%	-0.5%	-0.5%	0.0%	2.5%	3.0%	4.5%
North West	-1.6%	0.0%	0.0%	0.5%	2.5%	3.0%	6.0%
Yorks & Humber	-2.5%	0.0%	-0.5%	0.5%	2.5%	3.0%	5.5%
Wales	-2.7%	0.5%	1.5%	2.0%	3.5%	3.5%	11.5%
Scotland	-3.3%	0.0%	0.0%	0.5%	2.5%	3.0%	6.0%

Source: Savills Research forecasts based on Nationwide actuals

5.5 Approach to Assessing Viability

- 5.5.1 Viability assessment is at the core of the charge-setting process. The purpose of the assessment is to identify charging rates at which the bulk of the development proposed in the Development Plan is financially viable, in order to ensure that the CIL does not put at risk the overall development planned for the area.
- 5.5.2 PBA has a bespoke excel-based model for assessing the viability of residential development as part of CIL studies. The model takes as its basis a hypothetical hectare of land and allows us to assess the value of a development by reference to the density of development, the proportion and type of affordable housing, the size of houses and typical sales values being achieved.
- 5.5.3 The model also enables us to input the cost of acquiring the land and to calculate all the other principal costs associated with development, including construction costs, fees, contingency and finance costs, amongst others.
- 5.5.4 The output of the model is a residual developer’s margin, expressed as a percentage of the total development costs – a measure commonly used by developers in considering the viability of development. Typically, developers and their funders would seek a minimum return of 20% of cost in current market conditions. Where our model output shows a margin in excess of 20%, we believe there is scope for a CIL charge to be introduced. Our approach to assessing the viability of residential development can therefore be summarised as follows:



5.5.5 No standard assumptions are made by the model, so that each appraisal is entirely bespoke. Assumptions are inputted with respect to:

- The proportion of the site that is developable for housing (i.e. not required, for example, for open space, infrastructure or other non-housing requirements);
- The density of development and the mix between houses and apartments;
- The level of affordable housing and the mix of shared ownership, affordable rented and social rented;
- The average size of houses and apartments;
- Build cost per sq.m;
- Sales value per sq.m;
- Sales rates;
- Land price per gross hectare (including associated purchase costs);
- Typical s.106 costs;
- Costs for secondary infrastructure;
- Professional fees;
- Costs of sales and marketing; and
- Finances costs.

5.5.6 At this stage, any potential CIL charge has been excluded from our assessment; however we do make an allowance for residual s.106/278 which will still apply after the adoption of the CIL charging schedule. The potential level of contributions is discussed separately below.

5.5.7 As mentioned above, the model allows each variable to be changed to assess different development and market scenarios. In total, eight separate scenarios that applied different combinations of assumptions with respect to land price; sales values per sq.m; and the proportion of affordable housing were appraised.

5.5.8 The model has been used for a number of CIL studies for various local authorities. The method and results have been proved sound and robust with successes at examinations. The model has been designed to cover enough detail to produce results that reflect market trends whilst ensuring the inputs and outputs remain as simple as possible for clarity.

5.6 Key Assumptions

- 5.6.1 Common to both residential and non-residential assessments is the need to gather robust market data – any assessment of viability can only be as good as the assumptions (and the information they are based on) that go into it. This section of the report also, therefore, sets out the sources of information that have informed the assumptions that underpin the viability assessments, along with the assumptions themselves.
- 5.6.2 Our calculations use 'readily available evidence', which has been informed and adjusted by an assessment of local transactions and market demand. This kind of strategic viability assessment involves a high degree of generalisation. Therefore the assumptions adopted in this assessment are intentionally cautious and in most circumstances the approach will return a more conservative estimate of what is viable and what is not, than might be expected on the basis of anecdotal information on the price paid for development sites in the past and Land Registry reports. This is an important point to bear in mind later when it comes to debating what is considered an 'appropriate balance'.

Information sources

- 5.6.3 Information on the per sq.m values of new residential development was gathered through an analysis of new properties that are currently for sale. Information on the price and size of new houses and apartments was gathered and used to determine a value per sq.m for each dwelling. These per sq.m values could then be averaged and used as the basis for analysis of differences between areas and development types. The sources of this information included the website of developers themselves and other websites that focus on selling newly built residential property such as Rightmove, smartnewhomes.com and newhomesforsale.co.uk.
- 5.6.4 Information on construction costs for residential development was gathered from the Building Cost Information Service (BCIS). Our build costs assumptions are considered to cover realistic costs for Code Level 4, although costs may alter in future.
- 5.6.5 Based on the findings from these sources, we arrived at initial conclusions with respect to each of the assumptions. These were then tested through informal consultations with a number of local house-builders and agents and revisions/additional scenarios were made to reflect comments received, where it was justified by evidence to do so. The assumptions were also discussed with locally active developers and agents through a formal stakeholder workshop. This process was undertaken to ensure the assumptions being made were reflective of the current market and enabled us to refine figures where necessary. Following these discussions we have assumed the following data set out below.

Land acquisition cost

- 5.6.6 In respect of residential development land prices/values, we took account of recent Valuation Office Agency (VOA) reports covering this issue, as well as the findings of consultations with local agents and residential developers.
- 5.6.7 Clearly, the value of a piece of land to a developer will vary significantly from one site to the next as a result of its specific characteristics, including:
- Size and shape;
 - Topography and ground conditions;
 - Location and potential sales values;
 - Capacity of and ease of connection with surrounding infrastructure e.g. local utility networks;

- Whether the site is allocated and/or benefits from a suitable planning permission; and
 - The nature of the planning permission and Developer Contributions that can reasonably be expected.
- 5.6.8 Until 2009, the VOA's reports were more detailed however do not provide coverage of areas within Selby. More recent data from the VOA is only available for the larger conurbations in Yorkshire which may not represent the data for the locality. It is important to note that this data does not take account of the impact on land values of policy requirements such as affordable housing.
- 5.6.9 In arriving at initial assumptions on land prices, we took account of both the 2009 data and factored in changes in market conditions since then, as well as the 2011 data, factoring in the perceived strength/weakness of the district to the surrounding areas.
- 5.6.10 In addition to this, we have also discussed land values with developers and agents active in the local market. A summary of the feedback from the residential land agents and developers is that:
- Typical gross residential land values (i.e. before account is taken of policy requirements and site-specific development constraints) can be upwards of £1,000,000 per ha;
 - Net land values are considerably more difficult to draw generalised conclusions from and there have been few recent transactions to provide the basis for analysis, however a range of £400,000 - £850,000 per ha could be considered typical;
 - The minimum land value that many owners of residential land in the district would be willing to accept is approximately £400,000 per ha. A reduction beyond this level may constrain the supply on land on to the market and therefore the ability to meet housing requirements; and
 - That there is little variation between the per ha values of larger sites and small sites, with larger sites usually parcelled off and brought to the market in a series of phases.
- 5.6.11 As a further layer of analysis, we have considered existing and alternative use values and the uplift factors/multipliers that can be applied to them to inform conclusions on residential land values. Of course, it is difficult to generalise about existing or alternative use values across a whole local authority, but we have sought to consider the principal uses that may be relevant.
- 5.6.12 Some of the land on which new residential development will take place is likely to be agricultural. The VOA's 2011 Property Market Report indicates that the highest average value agricultural land in North Yorkshire is worth approximately £21,000 per hectare. In order to inform residential land values, a multiplier of between 15 times is often applied, plus the cost of servicing the site. This would give residential land values typically in the region of £550,000 - £650,000 per ha.
- 5.6.13 An alternative use for some sites being considered for residential development is for employment development. The 2009 VOA Property Market Report states that employment land typically has a value of £410,000 per ha, with the top of the market identified as £475,000 per ha. Allowing for value growth since that time (in line with locations still covered in the latest version of the report) of 11%, this suggests current employment land values of £450,000 - £530,000 per ha. An uplift of c30% over industrial land values is often used as a proxy for considering residential land values. This suggests residential land values of £585,000 - £690,000 per ha.
- 5.6.14 LPAs cannot dictate or predict land sales costs, so reasonable assumptions must be made. However, there is a general expectation across the market that land values will ultimately have to go through a period of rebalancing to reflect current market pressures. Some sites, particularly those purchased without planning permission and where there is a risk it will not be achieved could be acquired relatively cheaply. Where this is the case, higher contributions could be achieved than if a more typical land cost is applied. Conversely, other sites may well command a higher land price, in which case Developer Contributions based on more typical land costs could potentially cause some hardship and delay in delivery, in respect of sites where the land deal is already concluded.

- 5.6.15 Our assessments set out in this section seek to test the range of likely market conditions evident across the district, but also seek to ensure that as far as is possible in all other respects, we are comparing like with like. Therefore, our assumption in terms of land is that all sites will be cleared and remediated (if they are brownfield) and fully serviced parcels (if they are greenfield) so that in either scenario they are readily developable. For sites that are not in this condition, these costs would be subtracted from the gross land value in the offer that any rational developer would make to a landowner in any case
- 5.6.16 Reflecting the findings of the analysis set out above, we have drawn together a range of land value scenarios that provide the basis for our viability assessments. Different scenarios have been developed for moderate and high value areas within the district. As mentioned in para. 4.6.8, the above data does not take affordable housing requirements into consideration. The cost of affordable housing is usually taken off the price offered to the land owner.
- 5.6.17 The land values assumptions, based on serviced land, are:
- Low value - £400,000 per net developable ha
 - Moderate value - £575,000 per net developable ha
 - High value - £850,000 per developable ha
- 5.6.18 A range of development typologies are expected to come forward over the life of the plan. In order to deliver the 440 dwellings per annum as set out in the submission core strategy a range of sites will need to be brought forward. They could range from small sites of 2/3 dwellings up to more significant, multi-phase schemes. We have therefore undertaken generic assessments at 0.25ha, 1ha and 5ha site sizes.
- 5.6.19 It should be noted that our model of sites of 0.25ha is likely to fall beneath the threshold for on-site affordable housing provision as set out in policy SP9. In such cases a commuted sum is sought as an alternative and this figure is built in to the assessments, as detailed below. The impact on viability of the commuted sum is considerably lower than that of on-site provision at policy levels, and as such sites beneath this threshold appear significantly more viable than those above it. In reality, however, this differential would be reflected in land values that would be higher on a per ha basis of those where on-site provision is required. We have therefore applied a premium of 25% to the land value of these smaller sites.

Sales values

- 5.6.20 The assessment of new build houses currently on the market revealed asking price values within a broad range between £1,261 per sq. m and £3,973 per sq. m, although more commonly between two ranges of £1,600-£2,000 per sq. m as a lower range and £2,300 and £3,400 per sq. m as an upper range. The average asking price for 2-storey houses is £2,200 per sq. m.
- 5.6.21 However, if 3-storey townhouses are also included in the analysis, then this figure falls to £2,160 per sq. m, reflecting their unpopularity with buyers. Typically, these townhouses range in value from £1,620 - £1,770 per sq. m.
- 5.6.22 It is important to that that these figures are based on asking prices and it is typical that some level of discounts will be offered to buyers. Discounts are typically around 5%, but can be as much as 10% off the asking price. Applying a 5% discount from the average house asking price above gives a likely average achieved price in the region of £2,100 per sq. m, and a discount of 10% suggests achieved values of c£1980 per sq. m.
- 5.6.23 There were no new build apartments on the market in Selby District at the time the research for this study was undertaken. As such, we have relied on analysis of Land Registry data (see commentary below) on new build flats and inputs from consultees in this respect.

- 5.6.24 In addition to the above empirical analysis of houses currently on the market, we also interrogate Land Registry data on achieved (rather than asking) new house sales prices. This data is broken down by type (detached, semi-detached and terraced) but no floorspace data is available and as such assumptions on the average size of units of each type have to be made in order to deduce sales values per sq. m. The assumptions are informed by our own analysis set out above.
- 5.6.25 Applying average sizes of 120 sq. m for detached houses, 100 sq. m of semi-detached and 80sq. m for terraced houses gives the following sales values:
- Detached - £2,168 per sq. m
 - Semi-detached - £1,765 per sq. m
 - Terraced - £1,864 per sq. m
 - Apartments - £1,564 per sq. m
- 5.6.26 These figures are broadly in line with the discount-adjusted asking prices for houses shown above of £1,980 – 2,100 for houses.
- 5.6.27 On the basis of these analyses, we propose to model three levels of sales values as part of this study. Our 1ha reference case scenarios will adopt a sales value for houses of £2,000 per sq. m, with a higher value scenarios at £2,175 per sq. m and lower value scenarios at £1,830 per sq. m. Larger sites have a greater ability to influence the achievable sales values for properties. As a result of this the sales values have an uplift included as follows. Reference case value at £2,020 per sq. m, £2,190 per sq. m for high value areas and £1,850 per sq. m for lower value areas.

Affordable Housing & Developer Contributions

- 5.6.28 The proportion of affordable housing has a significant impact on development viability. Typically, developers will realise between 40% and 70% of the full market value for the affordable units they build. However the council due to adopt (December 2013) a set transfer value for the affordable dwellings that are built. Table one in appendix one of the Draft Affordable Housing SPD (July 2013) sets out the transfer prices for different dwelling types, covering various flat and house sizes.
- 5.6.29 Using the figures provided we have used a blended average figure of £805 per sq. m to represent the value of affordable units to the developer.
- 5.6.30 Affordable housing policy requirements vary depending upon the development size. For sites delivering 10 dwellings or more the provision is required on-site. For developments delivering 9 dwellings or less a commuted sum is sought. Based on the figures set out in the draft SPD a commuted sum of £9,225 per dwelling is used.
- 5.6.31 Any potential CIL charge is excluded from the initial appraisals for ease of analysis, although an allowance is made for residual s.106 contributions for measures that are required to make the scheme acceptable and are related in scale and nature to the proposed development. This allowance is £500 per unit, and is based on current developer contributions with costs for items expected to be delivered through CIL stripped out.

Build costs

- 5.6.32 We have assumed the following build costs for houses on small sites based on BCIS median average build cost for 2 storey estate housing across the district. On top of this base figure of £785 per sq. m we have made allowances for external works of 10% of cost, and contingency of a further 5%.

5.6.33 For residential development in more affluent and desirable locations, buyers will often expect higher specification of items such as kitchens, bathrooms and other fixtures and fittings. Conversely, in building affordable housing, a lesser amount is likely to be spent on those fixtures and fittings. As such, we have sought to reflect this in our build cost assumptions as follows:

- Affordable housing: £860 per sq. m
- Low value: £860 sq. m
- Moderate value: £870 per sq. m
- Higher value: £880 per sq. m

5.6.34 Larger development locations will benefit from economies of scale; we have therefore applied a 2.5% reduction on the figures above in the 5ha appraisals. Smaller sites will not benefit from similar economies of scale and therefore we have factored an increase in build costs of 2.5%.

Other assumptions

5.6.35 In addition to the above build cost, a range of other costs of development are taken into account in our viability assessments. We make an allowance for on-site secondary infrastructure (e.g. utilities extensions, spine roads, strategic landscaping and drainage systems and the like, which are part of ordinary development costs and would not be part of any s.106 contribution) of £150,000 per ha in respect of 0.25 ha sites and 1 ha sites. In respect of larger sites this figure increases to £250,000 per ha, reflecting the need to a greater level of on-site secondary infrastructure provision.

5.6.36 We have assumed given the low development density for housing and the nature of development product to be delivered, average unit sizes for houses are 125 sq.m in high value areas, reducing to 110 sq. m for moderate value areas and 100 sq. m for low value areas.

5.6.37 Other costs, such as professional fees (10% of cost on 0.25% and 1ha sites, 8% of cost on 5ha sites), the cost of sales and marketing (3% of value) are inputted at industry standard rates and provision is made for Stamp Duty Land Tax at prevailing rates.

5.6.38 Finance costs are calculated using a cashflow assessment that forms part of the model and takes account of prevailing interest rates (7%) and likely sales rates of between 3 and 12 sales per quarter have been assumed depending on the site size and value area.

Appraisal Findings

5.6.39 The findings of these viability appraisals are set out in Table 4.1 which show the assessed levels of developers return, expressed as a percentage of development costs.

5.6.40 Our appraisals have tested the viability of housing development on sites of 0.25ha, 1ha and 5ha parcels. These scenarios broadly reflect the type of sites likely to come forward in the district over the plan period.

5.6.41 In Table 4.1 below we set out a summary of our appraisal findings.

Table 5.1 Appraisal Summary Findings

	Land Value (per ha)	Sales value (per sq. m)	Build cost (per sq. m)	Density (dph)	Unit size (sq. m)	Affordable Housing	Margin (% on cost)
0.25 ha							
Low value	£600,000	£1,830	£880	40	100	0%	37.1%
Moderate value	£720,000	£2,000	£890	36	110	0%	42.2%
High value	£1,060,000	£2,175	£900	32	125	0%	44.4%
1ha							
Low value	£400,000	£1,830	£860	40	100	40%	23.9%
Moderate value	£575,000	£2,000	£870	36	110	40%	27.3%
High value	£850,000	£2,175	£880	32	125	40%	28.1%
5ha							
Low value	£400,000	£1,850	£840	40	100	40%	23.9%
Moderate value	£575,000	£2,020	£850	36	110	40%	26.7%
High value	£850,000	£2,190	£860	32	125	40%	27.2%

- 5.6.42 Typically, developers have sought returns/profit margins of a minimum of 20% of development costs although, as a result of the recent recession and its impacts on the risks of development, higher benchmark returns are now being sought. Some developers prefer to consider the performance of projects as a proportion of Gross Development Value (GDV). Therefore, in coming to conclusions in respect of potential charge rates in Section 9, we consider developer's margin as both a percentage of development costs and as a percentage of GDV. In respect of the latter, we consider the benchmark minimum return to be 20% of GDV on private dwellings and 6% of GDV on affordable dwellings (reflecting the minimal risk of developing affordable housing).
- 5.6.43 Table 4.1 shows that, on the basis of the assumptions made, that each of the scenarios modelled generates a margin of greater than 20% of development costs. On the basis of these assessments, there is therefore scope for some level of CIL charges to be introduced in Selby.
- 5.6.44 As mentioned above, small sites where on-site provision of affordable housing is not required appear substantially more viable than larger sites where on-site provision is required. In reality, the viability of such sites will vary significantly and the costs of acquiring such sites could be well be higher than assumed. Similarly, the developers of such sites are unlikely to have access to the same economies of scale as larger developers. Given the greater variability and uncertainty around the development of such sites, and the fact that it is not possible to vary CIL charge rates according to the scale of development, we propose to base our assessment of potential charge rates on the 1ha and 5ha scenario findings. These assessments show level levels of viability and are considered to be a more conservative and robust basis on which to base charges. Furthermore, such sites will also represent the majority of future housing supply in Selby.

6 Office and Industrial Viability Assessments

6.1 Introduction

- 6.1.1 In this section, we provide an overview of recent market developments, perform a viability analysis of office and industrial development, and use this analysis to make recommendations about a sensible level of CIL charge for this use.
- 6.1.2 Office development in town centres can be substantially different in viability terms to that in business park locations, particularly as a result of differences in land assembly costs on development and design standards. As such they are assessed separately as part of this study.
- 6.1.3 The viability assessment model for non-residential development assesses a single square metre of development, in order to directly demonstrate any potential charge rate on a per sq. m basis. In identifying appropriate assumptions in terms of rental values, yields and so on, some consideration has to be given to the likely nature of development to come forward. Typically, for town centre office development this is likely to be four storey developments at say 80% site coverage. At business park locations, office development is more likely to be 2 or 3 storeys and site coverage more like 40%. Typical industrial development is, of course, single storey and with site coverage also in the region of 40%. These figures do not feed directly in to the model, but rather inform the assumptions made in other respects.

6.2 Market context

Offices

- 6.2.1 The majority of office provision within the area is located within business parks, most notably Selby Business Park. It is located to the south of the town off Bawtry Road. This provides larger and more modern office accommodation with dedicated parking and as such appears to attract larger businesses which are likely to provide a stronger covenant and may mean lower yields. Rental values range between £6-£10 per sq.ft/£65-£108 per sq.m.
- 6.2.2 Whilst some of these rental values relate to existing stock which is often older and less attractive to tenants than new build office space would be, some transactions also relate to newer stock that is only 3 or 4 years old. It is likely, therefore, that new development of office floorspace may well command rental values at the upper end of the scale identified above or beyond it.
- 6.2.3 Whilst it is difficult to determine yields from the transactional data, based on our understanding of the area and other similar locations, we would expect office yields in the town centre to be in the region of 9%, and slightly lower for business park development.

Industrial and warehouse

- 6.2.4 Industrial floorspace in the area has seen a greater number of transactions and so more data is available. The primary location for industrial premises is Sherburn-in-Elmet. The town has experienced increased levels of development in the manufacturing and distribution sectors thanks to its proximity to the Leeds City Region and the A1M. The transactional data shows units sizes ranging from c30sq. m up to c60,000 sq. m. The majority of recent lettings have been agreed on short term leases lasting for three years, which will have a negative (upward) impact on yields. In general rents are between £5.25 and £6 per sq.ft/£55 to £65 per sq. m for moderately sized units.
- 6.2.5 The highest rental values in the district are achieved at Blackwoodhall Business Park, where significant lettings have taken place at £5.68 per sq.ft/£60.60 per sq.m. Industrial yields have been badly affected by the long-term decline in the manufacturing sector and by the recent recession which has forced yields upwards as investors factor in the risk of business failures. Therefore, we

would expect yields for new speculative industrial development to be in the region of 8.5%-9%, although this assumption will be subject to testing with local agents.

6.2.6 A number of significant freehold sales have recently taken place within Sherburn in Elmet. Four sales took place at Cosmic Park (Sherburn Distribution Park) ranging from £320,000 for a 5,889 sq.ft unit to £1.45m for a 28,400 sq.ft unit. The most significant transaction to take place on the distribution park however was the freehold investment sale of a 586,241 sq.ft unit for £43.3m, with Sainsburys taking up the lease for an unexpired term of 15.5 years. The data shows that the net initial yield for this unit is 6.35%.

6.3 Assumptions

6.3.1 As previously stated, central to the assessments is the need to gather robust market data. This section of the report also, therefore, sets out the sources of information that have informed the assumptions that underpin the viability assessments in relation to office and industrial uses, along with the assumptions themselves.

Information Sources

6.3.2 The approach taken to establishing the likely values of new development was to review recent rental and investment transactions within the district. The transactional data was derived from the Focus/CoStar database, which provides details of the vast majority of transactions, broken down by use. The information includes some or all of the following:

- The address of the property;
- Names of the lessor and lessee and their respective agents;
- The size of the property;
- The length of the lease and other key terms;
- Quoting and/or the achieved rental value on leases;
- The price paid/capital value and yield on investment purchases.

6.3.3 The analysis of transactional data from Focus/CoStar focussed specifically on more modern accommodation in similar locations to where future growth is envisaged, wherever possible, so that the information gleaned from the transactions was most relevant and comparable to the types and locations of development likely to occur. Where adequate volumes of transactional data for directly comparable property was not readily available, assumptions were based on informed judgement as to the likely values that new development (of the type envisaged and in the locations proposed) would attract, combined with findings of consultations with agents and developers.

6.3.4 Cost data for office and industrial development types have principally been sourced from the BCIS index of construction prices. This provides build costs for a wide range of different forms of development indexed for Selby.

6.3.5 In addition to transactional data that provided intelligence on prevailing yields for different property types in the district, we also took account of recently published market commentaries by major commercial property agents. Most notable amongst these was CBRE's 'Prime Rent and Yield Monitor Q1 2012'. As necessary, adjustments were made to the figures quoted by CBRE to take account of the relative attractiveness of the district environment.

6.3.6 Once we had drawn initial conclusions as to the likely rental values and yields of each development type, a series of consultations with local agents and developers who are active in the district market

were undertaken in order to test the assumptions, with revisions made to reflect comments received where it was justified by evidence to do so.

- 6.3.7 The assumptions on land and purchase costs have been derived from the Valuation Office Agency's Property Market Reports, specifically the July 2009 version (the most recent to include figures for locations contained within the district boundary) and the January 2011 version (the latest report, but which only provides figures for Leeds and Sheffield in Yorkshire and The Humber). These reports provide information on the value of a cleared development site situated in an established industrial location with a site area of 0.5 to 1.0 hectare. In addition, it has been assumed that development will be restricted to industry or warehousing and other provisions based on market expectations for the locality. This information was supplemented by consultations with local agents and developers.
- 6.3.8 Circumstantial evidence on the appetite for development was also taken into account. An absence of existing buildings or proposals for certain types of development which might be expected to be acceptable in suitable locations is taken as prima facie evidence that achieving viability is a challenge.

Value assumptions

- 6.3.9 In the calculations we have used 'readily available evidence', which has been informed and adjusted by an assessment of local transactions and market demand. This kind of strategic viability assessment involves a high degree of generalisation. Therefore the assumptions adopted in this assessment are intentionally cautious and in most circumstances the approach will return a more conservative estimate of what is viable and what is not.

Table 6.1 Office and Industrial Assumptions

Town Centre Office	
<i>Rent per sq. m</i>	£110
<i>Yield</i>	9.00%
<i>Build cost per sq. m</i>	£1050
Business Park Office	
<i>Rent per sq. m</i>	£120
<i>Yield</i>	8.50%
<i>Build cost per sq. m</i>	£900
Industrial	
<i>Rent per sq. m</i>	£65
<i>Yield</i>	8.50%
<i>Build cost per sq. m</i>	£450

- 6.3.10 Further assumptions are as follows:

- External works at 10% of build cost
- Professional fees at 10-12% of build costs, depending on use;
- Likely residual s.106 contributions based on experience of developments elsewhere and the type of development expected to come forward in Harrogate;
- Marketing and cost of sales at 5% of development value;

- Contingency at 5% of costs;
- Interest at 10% on all costs (excluding developer's margin) broadly equating to an annual rate of 7% on an 18 month build period; and
- Developer's margin at 20% of cost.

6.4 Appraisal Findings

6.4.1 The findings of the non-residential viability appraisals are set out in Table 6.2. It shows the high-level viability assessment for each use based on a comparison of the costs and values of development. The value is a function of prevailing rental levels, capitalised using an assumed yield relevant to the use and the location, less the value of any likely inducements such as rent free periods. Development costs take account of land acquisition costs. No CIL charge is shown at this stage, although an estimate of likely s.106 costs is included, based on our experience of developments across the District.

Table 6.2 Office and Industrial Viability Assessments

		Town Centre Office	Business Park Office	Industrial
Rent		£130	£130	£60
Yield %		9.00	8.50	8.75
Minus inducements	1	144	153	69
VALUES	2	1,300	1,376	617
COSTS	2			
Land + Purchase Costs	3	50	40	40
Basic Build Cost		1,050	900	450
External Works	4	105	90	45
Fees	5	139	99	50
Section 106/m ²	6	0	10	10
Marketing & Sales		65	69	31
Contingencies	7	65	54	27
Interest	8	134	114	59
Margin	9	322	275	142
Total Cost Benchmark		1,929	1,651	854
Values - Costs		-629	-275	-237
% on Cost		-32.61%	-16.65%	-27.77%

1	A reduction of 10% of development value is made to reflect current market norms for rent free periods and other tenant inducements
2	All values and costs per m ² unless stated
3	The total cost of purchasing land, including related costs. It is assumed that this will be higher in urban areas.
4	Works outside built structure. High for business parks where extensive servicing and landscaping is required. Usually negligible in town centres.
5	Fees are higher for smaller and/or more complex structures.
6	This covers site-specific infrastructure being mainly social infrastructure on site and access and other works outside the site boundary.
7	Contingencies at 5% of costs
8	Interest costs vary with the nature and length of a typical project.
9	Profit normally allowed at 20% on all costs and effectively assumed development is speculative.

	Costs exceed values
	Values exceed costs by less than 10%
	Values exceed costs by more than 10%

Offices

- 6.4.2 As can be seen in Table 6.2, 'pure' office development is not currently viable on the basis of the assumptions made. That is not to say that no office development will take place. The development economics for owner occupiers are quite different to that for speculative development. The driver for new development of office premises by owner occupiers is often to achieve business efficiencies, rather than to generate development profit; as such development by owner occupiers remains a distinct possibility. Furthermore, office floorspace could be delivered as part of a mixed use development which could be cross-subsidised by more viable uses.

Industrial and warehouse

- 6.4.3 We have concluded that, based on our research and the assumptions made, speculative industrial and warehouse development across Selby is also not currently viable. However, as we note with regards to offices, development by owner occupiers remains a possibility even in current market conditions.

7 Retail Viability Assessments

7.1 Introduction

7.1.1 In this section, we provide an overview of recent market developments, perform a viability analysis of retail development, and use this analysis to make recommendations about a sensible level of CIL charge for this use. Our assessment takes as its basis the different types of retail development likely to take place in district, each of which has materially different key viability assessment assumptions, in particular rental values, yields, build cost and land acquisition costs. The types of development assessed are:

- 'High Street' Comparison Retail – Defined as development for comparison retail use within the district's centres. Development within the centre will have to overcome high land acquisition costs, compared to other locations. Typically development will be 1 or 2 storeys within or as an extension to the core shopping area, that often set new headline rental levels in the market. Site coverage is usually high, with only 10-20% of site area undeveloped for public realm and service access.
- Retail Warehouses – Retail warehouses are usually large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods. They can be stand-alone units, but are also often developed as part of retail parks. In either case, they are usually located outside of existing town centres and cater mainly for car-borne customers. As such, they usually have large adjacent, dedicated surface parking.
- Supermarkets – Supermarkets provide a very wide range of convenience goods, often along with some element of comparison goods also. Most customers use supermarkets for their main weekly shop, using a trolley to buy a large number of different products. The vast majority of custom at supermarkets arrives by car, using the large adjacent car parks provided.
- Neighbourhood retail - Neighbourhood convenience stores tend only to provide a limited range of convenience goods. They largely cater for 'top-up shopping' for a small number of items that can be carried by hand or in a small basket. The vast majority of custom will access the store on foot and as such there are no large adjacent car parks.

7.2 Market context

'High Street' Comparison Retail

- 7.2.1 Town centre comparison retailing nationwide is in a period of transition. The majority of comparison retail-led regeneration schemes have stalled due to a combination of weak consumer demand, constraints on investment capital and poor retail occupier performance. Developers in the sector have therefore been going through a process of redesigning existing schemes in order to make them deliverable in the current economic climate and more appropriate to future consumer demand. This has often involved reducing the scale of potential developments and targeting better quality, financially stable retail operators.
- 7.2.2 Rental values in town centre retail units can vary significantly on a per sq.m basis according to a number of factors, particularly the location, quality and size and configuration of the units. In particular, the proportion of Zone A floorspace will have a significant impact on rental values considered on an overall basis.
- 7.2.3 Selby is the main retail centre and contains a number of national retail multiples and has the greatest volume of recent transactional evidence on which to base rent assumptions. The prime area of Selby is focussed on the Market Cross Shopping Centre, Market Place and surrounding streets.

- 7.2.4 The limited data that is available with regard to the transactions that have taken place shows transactions for units of a reasonable size show rental values in the range of £15-25 per sq.ft. An exception to this range is the lease taken up by Cash Converters Ltd at 48 Gowthorpe at £7.57 per sq.ft for a 2,500 sq.ft unit for a 15 year period. In the other centres there is less comparable evidence to rely on, although the data that is available suggests overall rental values around £10 per sq.ft. The yields for retail premises tend to fare better than office and industrial uses, however there is still a difficult market within the District. Yields reflect this at around 7.5-8%

Retail Warehousing/Retail Parks

- 7.2.5 We have also considered retail warehouse development. This is commonly located out of centre, often on or close to major transport interchanges. It has been less prevalent in recent years as planning policy has adopted a town centre first approach which still applies. Retail warehousing traditionally offered bulky comparison goods. They are large stores specialising in the sale of household goods (such as DIY items and other ranges of goods catering mainly for car-borne customers). As a property class it has continued to perform relatively well with new operators entering the sector which has had a beneficial impact on values and viability.
- 7.2.6 Whilst there is very little transactional data covering out of centre retail/retail warehousing in Selby, rental values and yields tend to reflect wider regional and national trends. More typically, retail warehouse units could expect to achieve rental values in the region of £14 per sq.ft, although this could be slightly lower in a more sparsely populated area such as Selby.

Supermarkets

- 7.2.7 Convenience retailing is the provision of everyday essential items including food, drinks, newspapers/ magazines and confectionary. The sector is dominated by superstores and supermarkets which offer a wide range of these types of goods with supporting car parking. The convenience retail sector is one of the best performing investment assets in the UK, with the main operators seeking to expand and seek a greater degree of market share by the development of new store formats and the securing of prime locations both in town and out of town.
- 7.2.8 Development is likely to primarily comprise new supermarkets. As such, these are the basis of the viability assessments in terms of key assumptions. Rental values and yields are relatively consistent with the strength of covenant dictating low yields of c5.5% and rental values typically between £18-22 per sq.ft. Smaller stores will attract lower rental values and will have high yields, and will therefore be substantially less valuable. Small convenience stores are a more likely development product that may come forward in the district and therefore these scenarios are ones which have been tested.

7.3 Assumptions

- 7.3.1 This section of the report sets out the sources of information that have informed the assumptions that underpin the viability assessments in relation to retail uses, along with the assumptions themselves.

Information Sources

- 7.3.2 The approach taken to establishing the likely values of new development was to review recent rental and investment transactions in the district. This reflected the process used for office and industrial development as described in Section 5.
- 7.3.3 Cost data for retail development types have principally been sourced from the BCIS index of construction prices. This provides build costs for a wide range of different forms of development indexed for the district

- 7.3.4 In addition to transactional data that provided intelligence on prevailing yields, we also took account of recently published market commentaries by major commercial property agents. Most notable amongst these was CBRE’s ‘Prime Rent and Yield Monitor Q2 2013’. As necessary, adjustments were made to the figures quoted by CBRE to take account of the relative attractiveness of Selby and its prime locations.
- 7.3.5 Once we had drawn initial conclusions as to the likely rental values and yields of each development type, a series of consultations with local agents and developers who are active in the district market were undertaken in order to test the assumptions, with revisions made to reflect comments received where it was justified by evidence to do so.
- 7.3.6 The assumptions on land and purchase costs have been derived from the Valuation Office Agency’s Property Market Reports, specifically the July 2009 version and the January 2011 version (the latest report, but which only provides figures for Leeds and Sheffield in Yorkshire and The Humber). This information was supplemented by consultations with local agents and developers.
- 7.3.7 Circumstantial evidence on the appetite for development was also taken into account. An absence of existing buildings or proposals for certain types of development which might be expected to be acceptable in suitable locations is taken as prima facie evidence that achieving viability is a challenge.

Value assumptions

- 7.3.8 In the calculations we have used ‘readily available evidence’, which has been informed and adjusted by an assessment of local transactions and market demand. This kind of strategic viability assessment involves a high degree of generalisation. Therefore the assumptions adopted in this assessment are intentionally cautious and in most circumstances the approach will return a more conservative estimate of what is viable and what is not.

Table 7.1 Key Assumptions

‘High Street’ Comparison	
<i>Rent per sq. m</i>	£250
<i>Yield</i>	7.50%
<i>Build cost per sq. m</i>	£800
Retail Warehouse	
<i>Rent per sq. m</i>	£140
<i>Yield</i>	7.50%
<i>Build cost per sq. m</i>	£535
Supermarkets	
<i>Rent per sq. m</i>	£180
<i>Yield</i>	5.5%
<i>Build cost per sq. m</i>	£1,050

- 7.3.9 Further assumptions are as follows:
- External works at 10% of build cost;
 - Professional fees at 10-12% of build costs, depending on use;

- Likely residual s.106/278 contributions based on experience of developments elsewhere and the type of development expected to come forward in Harrogate;
- Marketing and cost of sales at 5% of development value;
- Contingency at 5% of costs;
- Interest at 10% on all costs (excluding developer's margin) broadly equating to an annual rate of 7% on an 18 month build period; and
- Developer's margin at 20% of cost.

7.4 Appraisal Findings

7.4.1 The findings of the retail viability appraisals are set out in Table 6.2. It shows the high-level viability assessment for each use based on a comparison of the costs and values of development. The value is a function of prevailing rental levels, capitalised using an assumed yield relevant to the use and the location, less the value of any likely inducements such as rent free periods. Development costs take account of land acquisition costs. No CIL charge is shown at this stage, although an estimate of likely s.106 costs is included, based on our experience of developments across the District.

Table 7.2 Retail Viability Assessments

		High Street Comparison	Supermarkets	Retail Park/W'house
Rent		£250	£200	£140
Yield %		7.50	5.50	7.50
Minus inducements	1	333	364	187
VALUES	2	3,000	3,273	1,680
COSTS	2			
Land + Purchase Costs	3	1,500	500	250
Basic Build Cost		800	1,050	535
External Works	4	80	126	64
Fees	5	106	118	60
Section 106/m ²	6	0	100	50
CIL (@ max.)			0	0
Marketing & Sales		150	164	84
Contingencies	7	49	65	33
Interest	8	249	189	96
Margin	9	587	462	234
Total Cost Benchmark		3,520	2,774	1,406
Values - Costs		-520	499	274
% on Cost		-14.78%	18.00%	19.46%

1	A reduction of 10% of development value is made to reflect current market norms for rent free periods and other tenant inducements
2	All values and costs per m ² unless stated
3	The total cost of purchasing land, including related costs. It is assumed that this will be higher in urban areas.
4	Works outside built structure. High for business parks where extensive servicing and landscaping is required. Usually negligible in town centres.
5	Fees are higher for smaller and/or more complex structures.
6	This covers site-specific infrastructure being mainly social infrastructure on site and access and other works outside the site boundary.
7	Contingencies at 5% of costs
8	Interest costs vary with the nature and length of a typical project.
9	Profit normally allowed at 20% on all costs and effectively assumed development is speculative.

Costs exceed values	
Values exceed costs by less than 10%	
Values exceed costs by more than 10%	

‘High Street’ Comparison

- 7.4.2 The district’s centres are experiencing the same pressures as other retail destinations following the economic downturn and the difficulties facing a number of national retailers.²⁹ It is difficult to model the viability of town centre retail development as values are usually more sensitive to location and size of unit than office or residential development. Operators are very sensitive to footfall patterns which can lead to large variations in values – even on the same street. Our response is therefore to adopt ‘overall’ rental values to understand the broad potential range of comparison retail viability in the district’s centres and also an examination of development outside of the main shopping area using a broad average.
- 7.4.3 With levels of town centre retail development not expected to reach any significant levels it is also very difficult to accurately estimate likely land acquisition costs, which are a major factor in redevelopment projects. A number of titles may make up a development site making for complex assembly of sites. Our analysis suggests that town centre comparison retail development within the district is currently unviable.

Retail Warehousing

- 7.4.4 Our assessment of out of centre comparison retail is based on retail warehouse type developments. It assumes a typical scheme away from the defined town centres. Construction costs and rental values for retail warehousing are generally lower than for superstores, whilst yields are higher, reflecting the fact that some operators in the out of town retailing sector have struggled and failed during the recent recession. That said, other operators continue to perform strongly and are continuing to invest in additional retail warehouse space.
- 7.4.5 The assessment shows that retail warehouses generate a surplus that could support a potential CIL charge.

Supermarkets

- 7.4.6 Convenience retail continues to be one of the best performing sectors in the UK. Leases to the main supermarket operators (often with fixed uplifts) command premiums with investment institutions. Although there are some small regional variations on yields, they remain strong across the board with investors focussing primarily on the strength of the operator covenant and security of income.

²⁹ Financial Times December 29 2011 *UK retail insolvencies expected to soar*

We would therefore suggest the evidence base for convenience retail can be approached on a wider regional or even national basis when justifying CIL charging.

- 7.4.7 Our testing of convenience retailing has focussed on larger out of town grocery stores. Whilst development costs are relatively high, the strength of covenant provided by their operators and the rents that they achieve outweighs these costs. We have concluded that convenience retailing is viable in the district and generates a significant level of surplus.

8 Sui Generis Uses

8.1 Introduction

8.1.1 By their very nature, sui generis uses cover a very wide range of development types. Our approach to this issue has been to consider the types of premises and locations that may be used for sui generis uses and assess whether the costs and value implications have any similarities with other uses.

8.2 Types of Development and Likely Viability

8.2.1 The other types of development we have considered are:

- **Hostels** (providing no significant element of care) – these are likely to be either charitable or public sector uses such as probation hostels, half-way houses, refuges etc., or low cost visitor accommodation such as youth hostels. Our view is that the charitable uses are dependent upon public subsidy for development and operation, and therefore not viable in any commercial sense. Youth Hostels are operated on a social enterprise basis with small financial returns. Neither of these scenarios offers significant commercial viability.
- **Scrapyards** – it is unlikely that there would be new scrapyard/recycling uses in the borough in the future, even given the potential for the price of metals and other materials to rise. They are unlikely because of the comparatively low value compared to existing uses in Selby. A further consideration is that these uses are likely to occupy the same sorts of premises as many B2 uses and therefore the viability will be covered by the assessment of the viability of B2 uses.
- **Petrol filling stations** – we are aware that recent new filling stations have generally come forward as part of larger supermarket developments, with independent filling stations closing. It seems unlikely that there will be significant new stand-alone filling station development in Selby.
- **Selling and/or displaying motor vehicles** – sales of vehicles are likely to occupy the same sorts of premises and locations as many B2 uses and therefore the viability will be covered by the assessment of the viability of B2 uses.
- **Nightclubs** – these uses are likely to be in the same type of premises as A1 town centre retail uses and covering the same purchase or rental costs. Therefore they are covered by this viability assessment.
- **Launderettes** – these uses are likely to be in the same type of premises as A1 town centre retail uses and covering the same purchase or rental costs. Therefore they are covered by this viability assessment.
- **Taxi businesses** – these uses are likely to be in the same type of premises as A1 town centre retail uses and covering the same purchase or rental costs. Therefore they are covered by this viability assessment.
- **Amusement centres** – these uses are likely to be in the same type of premises as A1 town centre retail uses and covering the same purchase or rental costs. Therefore they are covered by this viability assessment.
- **Casinos** – under the current law casinos can only be built in 53 permitted areas or one of the 16 local authorities allocated one of eight large and eight small casinos under the provisions of the Gambling Act 2005. For a casino to be built in Selby the council would have to apply for a special licence and undertake a public consultation. We are not aware of any specific proposals for a casino in Selby at the present time.

8.3 Scope for a CIL Charge

- 8.3.1 Given the minimal scale of development likely to occur for these uses, the likelihood that they will be changes of use rather than new development and their relatively marginal viability, we propose either a nominal base charge or a zero charge.

9 Charge Rate Options

9.1 Introduction

9.1.1 This section of the report sets out how we approach identifying potential CIL charging rates, based on the viability evidence presented above. This is achieved by first establishing the maximum potential rates that are consistent with maintaining the viability of the bulk of development planned in the Core Strategy, and then drawing away from that theoretical maximum to determine an appropriate level of charge.

9.1.2 We present this exercise separately for residential and non-residential uses and bring the conclusions together into a summary table that can form the basis for the preliminary draft charging schedule.

9.2 Residential Development

Establishing charging zones

9.2.1 As discussed in section 4, the heat mapping indicates shows that values are generally higher in the north western parts of Selby than south eastern areas. On the basis of the sales value heat mapping and viability assessment findings, we propose two charging zones as follows:

- Higher charge zone – Appleton Roebuck, Cawood with Wistow, Monk Fryston and South Milford, North Duffield, Riccall with Escrick, Saxton and Ulleskelf, Sherburn in Elmet, Tadcaster East and Tadcaster West.
- Lower charge zone - Barlby, Brayton, Camblesforth, Eggborough, Fairburn with Brotherton, Hambleton, Hemingbrough, Selby North, selby South, Selby West and Whitley.

Figure 9.1: Proposed Residential Charge Zones



Maximum Potential Charge Rates

- 9.2.2 Typically, developers have sought returns/profit margins of a minimum of 20% of development costs although, as a result of the recent recession and its impacts on the risks of development, higher benchmark returns are now being sought. Some developers prefer to consider the performance of projects as a proportion of Gross Development Value (GDV). Therefore, in coming to conclusions in respect of potential charge rates in Section 9, we consider developer's margin as both a percentage of development costs and as a percentage of GDV. In respect of the latter, we consider the benchmark minimum return to be 20% of GDV on private dwellings and 6% of GDV on affordable dwellings (reflecting the minimal risk of developing affordable housing).
- 9.2.3 Any profits over and above these benchmark levels can be considered to represent the total amount from which a CIL charge could be drawn, whilst maintaining development viability in the majority of cases. In reality, individual schemes may perform better (or worse) than these scenarios, although we have sought to make conservative assumptions throughout. The details of any individual development are almost certain to vary in a number of ways to any generic assessment, depending on the detailed design and density, land price agreed, the build costs a developer can achieve, the level of affordable housing provision negotiated and the capacity of existing infrastructure amongst many other factors.
- 9.2.4 It is clear from the viability assessments presented in Section 5 of this report that margins exceed the benchmark margin of 20% of cost in respect of all of the scenarios modelled for the development of houses (on 0.25ha, 1ha and 5ha sites) in all market areas to a greater or lesser degree. A sensitivity test of the CIL rate has been undertaken to establish the maximum possible CIL charge rate that is consistent with maintaining viability above benchmark levels. The findings of this exercise are set out in Table 9.1 below.
- 9.2.5 As mentioned previously, it is necessary to draw away from these theoretical maxima in setting a charge rate, in order to take account of potential market changes and sites where costs may be slightly higher than typical and/or values somewhat lower. The need to balance generating adequate revenues to fund infrastructure delivery with maintaining the viability of development is the key test in this respect.
- 9.2.6 To achieve this balance, our approach is that charge rates should be between 50% and 75% of the identified theoretical maximum. This range is applied to show that the charge rate is based on an equitable proportion of the 'surplus' development value and is contributing to the CAs CIL revenues, whilst also demonstrably drawing down from the ceiling of viability. Where within this range the charge is set, can be considered a matter of discretion for the CA, taking account of their attitude to risk in respect of the scale and rate of development likely to come forward in future.
- 9.2.7 Simplicity in the charging schedule is also extremely desirable. As such, when seeking to set a charge rate for each market area, it is sensible and appropriate to take the 'lowest common denominator' of the scenarios assessed for each. Our assessment and proposed residential charge rates are set out in Table 9.1 below.

Table 9.1 Residential Maximum Rates, Recommended Rates and Proposed Rates

	Max. CIL rate per sq. m (margin on cost) ¹	Max CIL rate per sq. m (margin on value) ²	Recommended rate range (per sq. m) ³
1 ha			
Low value area	£56	£35	£17-£26
Moderate value area	£107	£67	£33-£57
High value area	£126	£74	£37-£55
5 ha			
Low value area	£59	£36	£18-£27
Moderate value area	£98	£62	£31-£47
High value area	£108	£63	£31-£47

Notes

1. Rate calculated at 20% of the overall build costs
2. Rate calculated at 20% against the value of market houses and 6% against affordable housing
3. Calculated in line with Para 2.12 (ie. 50%-75% of lowest maximum rate)

9.2.8 It is our view that the moderate and higher value scenarios above, reflect the proposed higher value zone identified above and the lower value scenarios reflect the lower value zone. Taking the lower valuescenarios and applying the lowest common denominator approach, suggests charges rates between £17 - £26 per sq. m. For the higher value scenarios, this suggests a range of £31 - £47 per sq. m.

9.2.9 In view of the significant scale and cost of the infrastructure required to enable growth in Selby and taking account of the fact that the rate ranges already draw down from the theoretical 'ceiling of viability'; by at least 25%, we propose the following residential charge rates:

- Lower value zone - £25
- High value zone - £45

9.3 Non-Residential Development Viability

9.3.1 The findings of the non-residential viability appraisals are set out in Table 9.2. It shows the high-level viability assessment for each use based on a comparison of the costs and values of development. The value is a function of prevailing rental levels, capitalised using an assumed yield relevant to the use and the location, less the value of any likely inducements such as rent free periods. Development costs take account of land acquisition costs. No CIL charge is shown at this stage, although an estimate of likely s.106/278 costs is included, based on our experience of developments across the District.

9.3.2 The shaded row at the bottom of each table shows the viability³⁰ of development based on the following traffic light assessment:

- Red shaded cells show those uses for which there is a negative residual value after all costs (including developer's margin) are taken into account (i.e. development costs are higher than development value by greater than 10%);
- Amber cells show those uses which are viable, but where values exceed costs (including developer's margin), by less than 10% and could be considered marginal;
- Green cells show those use types where the residual value is greater than 10% of cost and can be considered viable.

³⁰ This traffic light assessment must be treated with caution, as explained earlier; the appraisals are based on a strategic approach and in no way represent site specific valuations.

- 9.3.3 The 10% 'buffer' over and above normal developers margin is to take account of the greater inherent uncertainty in assessing the viability of commercial development in a generic and high level manner, as well as the additional risk involved in undertaking speculative commercial development.
- 9.3.4 As can be seen from Table 9.2 below, on viability evidence alone, only supermarket and retail warehouse development are comfortably viable as speculative developments on the basis of the assumptions made. We consider charge rate options for these uses further below. For uses that the assessment shows to be typically unviable or marginal on a speculative basis, that does not mean that no development will take place. Development either by owner occupiers for whom the development economics are different or on sites where the land was acquired for a low value remains plausible. Where such development is forthcoming CIL revenues could be captured by means of a base charge.

Table 9.2 Non-Residential Viability Assessments

		Town Centre Office	Business Park Office	Industrial	High Street Comparison	Supermarkets	Retail Park/W'house
Rent		£130	£130	£60	£250	£200	£140
Yield %		9.00	8.50	8.75	7.50	5.50	7.50
Minus inducements	1	144	153	69	333	364	187
VALUES	2	1,300	1,376	617	3,000	3,273	1,680
COSTS	2						
Land + Purchase Costs	3	50	40	40	1,500	500	250
Basic Build Cost		1,050	900	450	800	1,050	535
External Works	4	105	90	45	80	126	64
Fees	5	139	99	50	106	118	60
Section 106/m ²	6	0	10	10	0	100	50
Marketing & Sales		65	69	31	150	164	84
Contingencies	7	65	54	27	49	65	33
Interest	8	134	114	59	249	189	96
Margin	9	322	275	142	587	462	234
Total Cost Benchmark		1,929	1,651	854	3,520	2,774	1,406
Values - Costs		-629	-275	-237	-520	499	274
% on Cost		-32.61%	-16.65%	-27.77%	-14.78%	18.00%	19.46%

Maximum Potential Charge Rates

- 9.3.5 Table 9.3 below, shows what the maximum possible charge rates, consistent with the bulk of development remaining viable, would be in Selby. For those uses where the surplus is greater than 10% of costs (after developer's margin at 20%, which is built in to the assessment), we have tested the maximum extent of CIL charge that could be accommodated whilst still retaining a surplus of 10% of costs to act as a 'buffer' from the ceiling of viability.

Table 9.3 Maximum Charge Rate Assessment

		Supermarkets	Retail Park/W'house
Rent		£200	£140
Yield %		5.50	7.50
Minus inducements	1	364	187
VALUES	2	3,273	1,680
COSTS	2		
Land + Purchase Costs	3	500	250
Basic Build Cost		1,050	535
External Works	4	126	64
Fees	5	118	60
Section 106/m ²	6	100	50
CIL (@ max.)		168	100
Marketing & Sales		164	84
Contingencies	7	65	33
Interest	8	189	96
Margin	9	496	254
Total Cost Benchmark		2,975	1,526
Values - Costs		298	154
% on Cost		10.00%	10.06%

9.3.6 The assessment in Table 9.3 shows that the maximum possible charge for supermarket development, that is consistent with keeping the residual margin at over 10% of cost is £168 per sq. m. The equivalent figure for retail warehouse development is £100 per sq. m.

Base Charge Consideration

9.3.7 The CIL regulations state that Charging Authorities must balance the viability of development with the need to fund infrastructure investment. Therefore, it is within the discretion of the Charging Authority to decide whether a base charge should be applied to all development, recognising that some development may take place and if it does, it will have infrastructure implications.

9.3.8 Obviously, such a charge would have to be at a level where it is unlikely to be the determining factor as to whether a development takes place or not. Such a 'de minimis' base charge could be pegged at a ceiling of 1% of the cost of development of the lowest cost development – industrial – which equates to approximately £10 per sq.m.

Recommended Non-Residential CIL Charge Options

9.3.9 We set out below our recommended range for potential CIL charges on these core commercial forms of non-residential development. In the case of each use, we propose a range for any CIL charge that takes account of the need to withdraw from the ceiling of viability. The extent to which the charge draws away from this theoretical maximum is informed by the authority's attitude to development risk, confirmed by discussions with the project steering group and feedback from Council members. The council will need to consider how the quantum and pace of development would be affected by the level at which CIL is set. If imposing a higher CIL charge could result in less development coming forward and at a slower rate than anticipated, the council will need to assess whether this is acceptable given its Local Plan aspirations. If it is felt that delivery would be put at significant risk, the council should give careful consideration to setting a CIL charge which is further lowered from the theoretical maximum charge.

9.3.10 These findings are summarised in the Tables 9.1 below.

Table 9.4 Non residential maximum and recommended range of CIL charges

Use	Maximum CIL charge (per sq.m)	Recommended range (per sq.m)	Proposed Charge (per sq.m)
Convenience retail	£168	£84-£126	£110
Retail warehousing	£100	£50-£75	£60
Town centre office	n/a	£0-10	£10
Business park office	n/a	£0-10	£10
Industrial and warehousing	n/a	£0-10	£10
Town centre retail	n/a	£0-10	£10
Education, health & community facilities	n/a	£0	£0

10 Preliminary Charging Schedule & Revenue Projections

10.1 Introduction

10.1.1 In this Section, we make recommendations on the content of a Preliminary Draft Charging Schedule, bringing together the conclusions of the preceding sections. We then use these proposed charge levels to calculate the likely level of CIL income over the plan period assuming the envisaged scale of development takes place.

10.2 Proposed Preliminary Draft Charging Schedule

10.2.1 Table 10.1 below summarises the findings and recommendations of the previous sections of this report into a clear and simple proposed charging schedule. The charges set out below reflect the viability evidence and comply with the CIL regulations in every respect, as we understand them. We believe that it is exactly this kind of clarity and simplicity that is being and will be sought by inspectors.

Table 10.1 Proposed Charging Schedule

Use	Proposed CIL charge (per sq.m)
Private market houses – Higher value zone	£45
Private market houses – Lower value zone	£25
Supermarkets*	£110
Retail Warehouses*	£60
Public/Institutional Facilities as follows: education, health, community and emergency services	£0
All other chargeable development	£10

*As defined in para 6.1 of this report

10.2.2 As identified in Section 2, in the words of the statutory guidance:

'There is no requirement for a proposed rate to exactly mirror the evidence... there is room for some pragmatism'³¹.

10.2.3 As such, there remains scope for the Charging Schedule to be amended at the discretion of the council.

10.3 Revenue Projections

10.3.1 In order to give the council a broad indication of the likely potential income from CIL, we set out below in Table 10.2 an assessment of the scale of development of each type likely to be forthcoming over the plan period, and the CIL revenues it would generate at the proposed charging rates. It also provides an annualised figure in the final column.

³¹ DCLG (April 2013) *Community Infrastructure Levy Guidance* (Para 28)

Table 10.2 Revenue Projection

	CIL Charge per sq.m	No. units in plan period (note 1a)	Market units (note 1b)	Unit floorspace (sq. m) (note 2)	Gross floorspace (sq. m) (note 3)	Estimated net additional proportion	Estimated net additional floorspace (sq. m)	Estimated CIL revenue in plan period	Estimated annual CIL revenue
Residential									
Houses									
<i>Lower Value Zones</i>	25	3,390	2034	100	203,400	95%	193,230	£4,830,750	£322,050
<i>Higher Value Zones</i>	45	1,950	1170	120	140,400	95%	133,380	£6,002,100	£400,140
Non-residential									
Retail warehouses	60				-	95%	-	£0	£0
Supermarkets	110				1,890	50%	945	£103,950	£6,930
Offices & Industrial	10				115,800	95%	110,010	£1,100,100	£73,340
Other chargeable	10				10,000	95%	9,500	£95,000	£6,333
Total								£12,131,900	£808,793

Note 1a: For the purpose of this illustration, the allocation split in the Designated Services Villages is assumed to be 50% in each of the higher and low zones

Note 1b: affordable housing is not liable for CIL. We assume that an average of 40% affordable housing is achieved.

Note 2: the average unit size is based on our analysis of new build properties

Note 3: office and industrial floorspace relates to the figure of between 37ha and 52ha in the Local Plan. This is converted into floorspace based on the 85:15 split between industrial and offices with industrial at 40% site coverage with 1 storey, business park offices at 40% site coverage with 3 storeys, and town centre offices at 75% site coverage with 3 storeys. Retail floorspace is taken from the Local Plan less floorspace already completed or with planning permission.

Note 4: CIL is levied on net additional floorspace, so an allowance is made for existing buildings demolished to make way for new development.

Note 5: revenue projections are based on allocated figures and therefore these projections do not take windfall sites into consideration.

11 Implementation

11.1 Introduction

11.1.1 This final section of our report sets out some of the issues involved in adopting and implementing the CIL.

11.2 Exceptional Circumstances & Discretionary Relief

11.2.1 Affordable housing is automatically exempt from paying CIL. In addition, the authority has the option to offer discretionary relief from CIL charges where the landowner is a charitable body and if the development is in line with its charitable purpose. This is a decision taken locally, although there are detailed rules governing entitlement to such relief and its amount. The CA must publish its policy for giving relief in such circumstances.

11.2.2 A CA can also give relief from the levy in exceptional circumstances, for example where a specific scheme would not be viable if it were required to pay the levy and a signed s.106 agreement that was greater than the value of the CIL charge applicable. Where a CA wishes to offer exceptional circumstances relief it must first give notice publicly of its intention to do so. Claims for relief on chargeable developments from landowners should then be considered on a case by case basis. In each case, an independent person with suitable qualifications and experience must be appointed by the claimant with the agreement of the CA to assess whether:

- the cost of complying with the signed s.106 agreement is greater than the levy's charge on the development; and
- paying the full CIL charge would have an unacceptable impact on the development's economic viability.

11.3 Instalments Policy

11.3.1 Regulation 69B sets out the simplified criteria for enabling a charging authority to instigate an instalments policy for CIL payments. The policy should only contain the following information:

- the effective date of the policy, and number of instalment payments;
- the amount or proportion of CIL payable in any instalment;
- when the instalments are to be paid based on time from commencement; and
- any minimum amount of CIL below which CIL may not be paid in instalments.

11.3.2 It will be useful to assess the general timeframes for the delivery of development schemes and then consider the phasing of the payments. A possible starting point could be a phased schedule of payments spread over two to three years with two or three payments over this timeframe. This will reduce the financial burden on developers who need to invest up front in infrastructure and construction before they can recoup any development costs through disposals. The council may wish to consider a minimum amount below which CIL may not be paid in instalments. Any such decision will need to be informed by an assessment of the level of 'smaller' developments that are anticipated.

11.3.3 Developments which are likely to have a more significant cashflow implication are likely to be those which have a construction period which extends beyond a year or where the scale of the charge exceeds approximately £250,000 (very broadly equal to likely charge from 50 houses).

11.4 Administration charges

- 11.4.1 There is provision within the CIL Regulations (Regulation 61) to use up to 5 per cent of the CIL receipts towards the administration and set up expenses related to the operation and management of the levy. This will provide the Charging Authority with a useful source of funding to take a proactive approach towards infrastructure delivery and explore opportunities for generating revenue as well as charging.
- 11.4.2 The viability assessments undertaken as part of this study have not taken account of any additional administration charges that may be levied on developers; rather, they have assumed that the administration charge will be drawn from the levy as proposed.

11.5 Use of CIL Receipts for Revenue Purposes

- 11.5.1 The CIL Regulations do allow for CIL receipts to be used for revenue purposes, (maintenance, management etc). However, the clear primary intent of the CIL is to deliver a pot of funding for capital investment in essential infrastructure, rather than to plug shortfalls in revenue budgets. In order to maximise the social and economic benefits of CIL, it is important that capital infrastructure spending is prioritised over revenue spending on maintenance and the like.
- 11.5.2 Therefore, it is recommended the CIL receipts in Selby will only be used for revenue spending in highly exceptional circumstances. It is important that other approaches to resolving any revenue budget problems, particularly approaches to negotiating and securing Commuted Sums, is fully exhausted before any calls on CIL receipts are made for revenue purposes.

11.6 Monitoring and Review

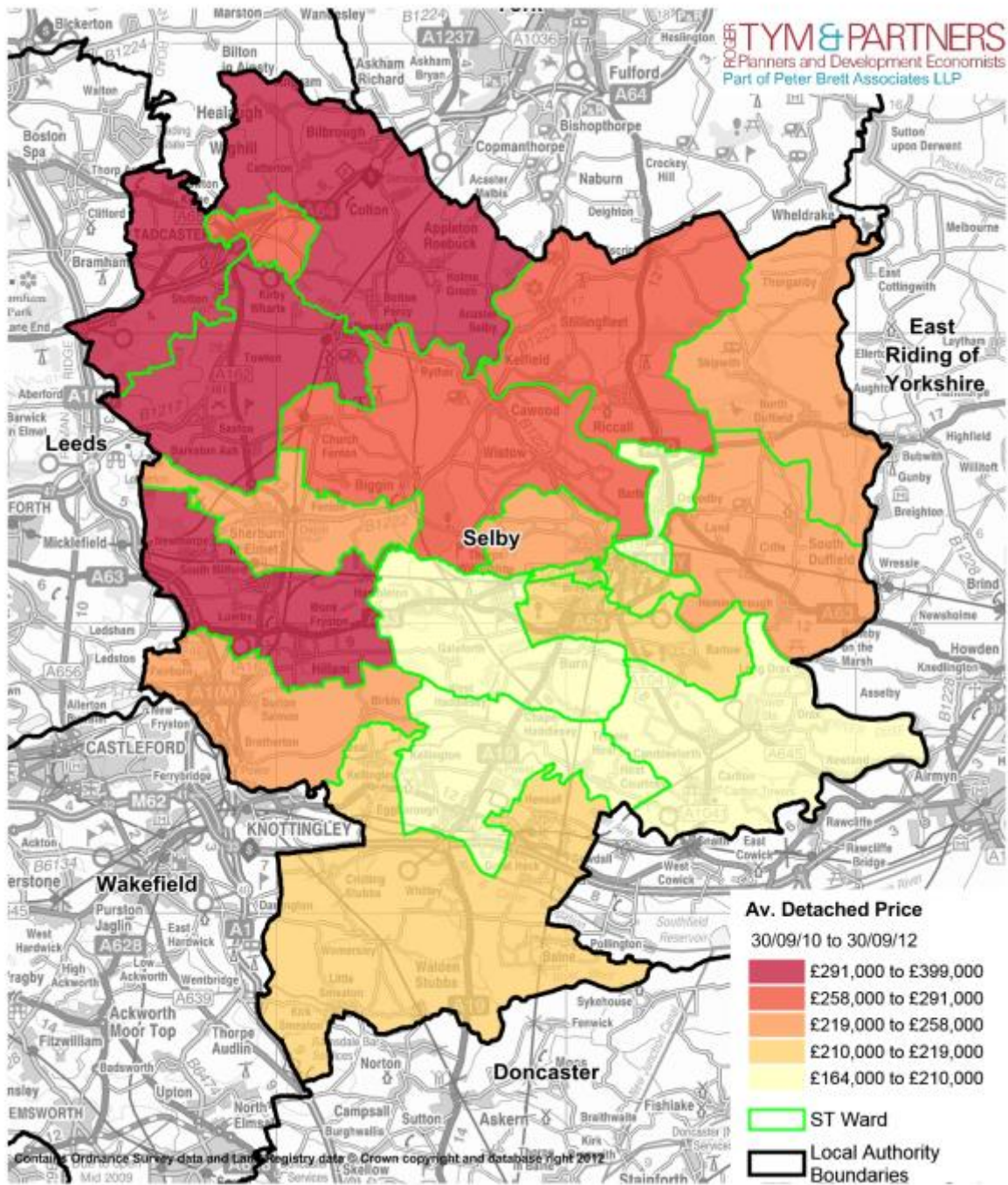
- 11.6.1 There are no prescribed review periods for a CIL charging schedule; it is a decision for the CA. We would expect this period to be between three to five years, although much will depend on market conditions and their impacts on development viability, as well as additional lessons learnt from the implementation of the CIL.
- 11.6.2 Clearly, the viability of most forms of development has been negatively affected by the recent recession. We suggest that the council undertakes regular monitoring of market conditions in order to determine the point at which the CIL charging schedule should be reviewed. It is known that development viability is most sensitive to changes in development value. Typically a 10% change in the value of development can increase or decrease viability by c30%. Similarly, a 10% change in build costs can affect development viability by c20%. Other factors which have a significant impact on viability include the density of development and policy requirements, both of which are likely to stay broadly the same over the time period being considered. Therefore, should there be significant change in build costs and/or development values, then the Council should consider reviewing the adopted charging schedule.
- 11.6.3 It should be noted that there is a requirement for the Charging Authority to publish a report on its website at the end of each year showing the level of CIL receipts collected and how these have been utilised.

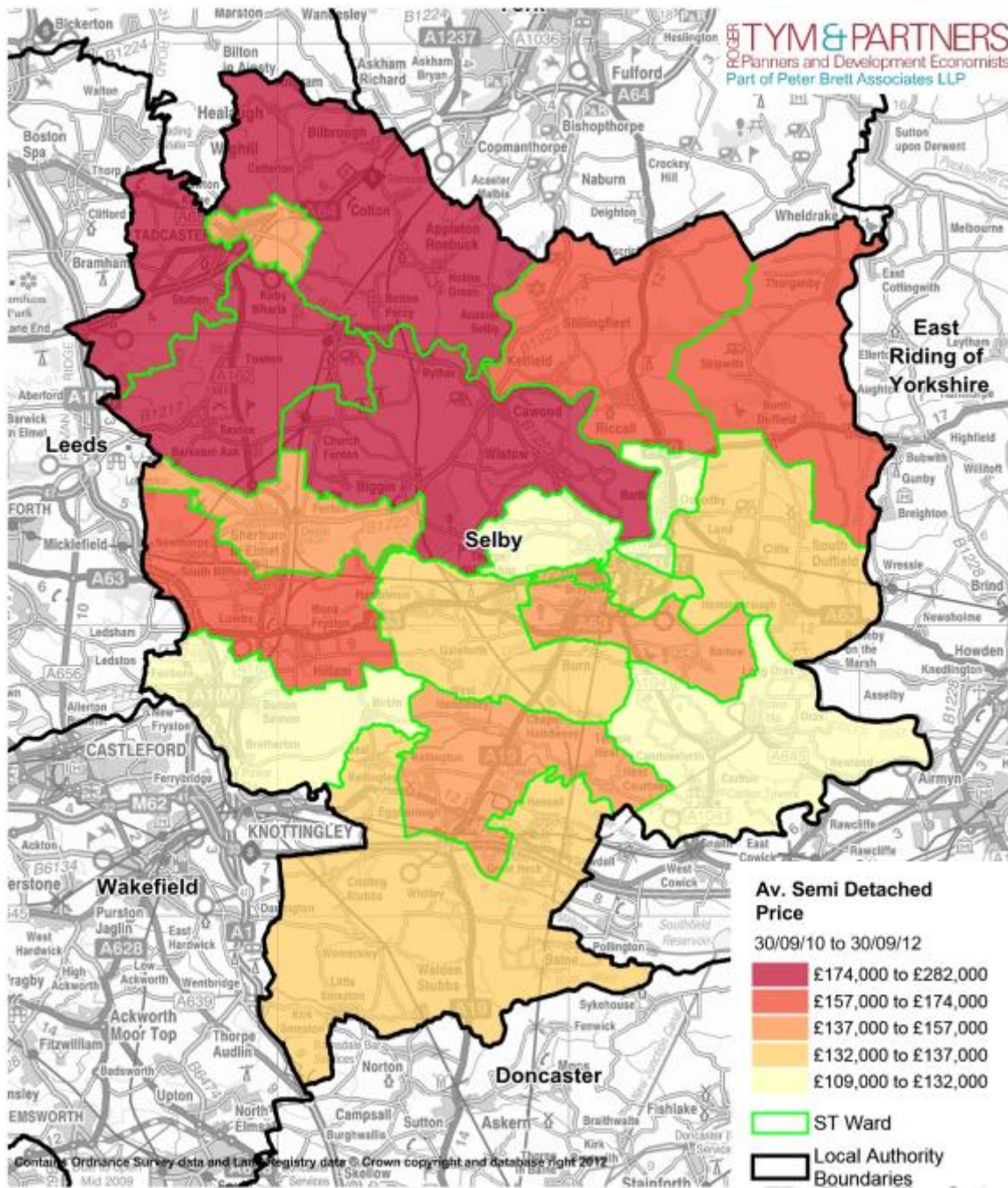
Appendix A Infrastructure List

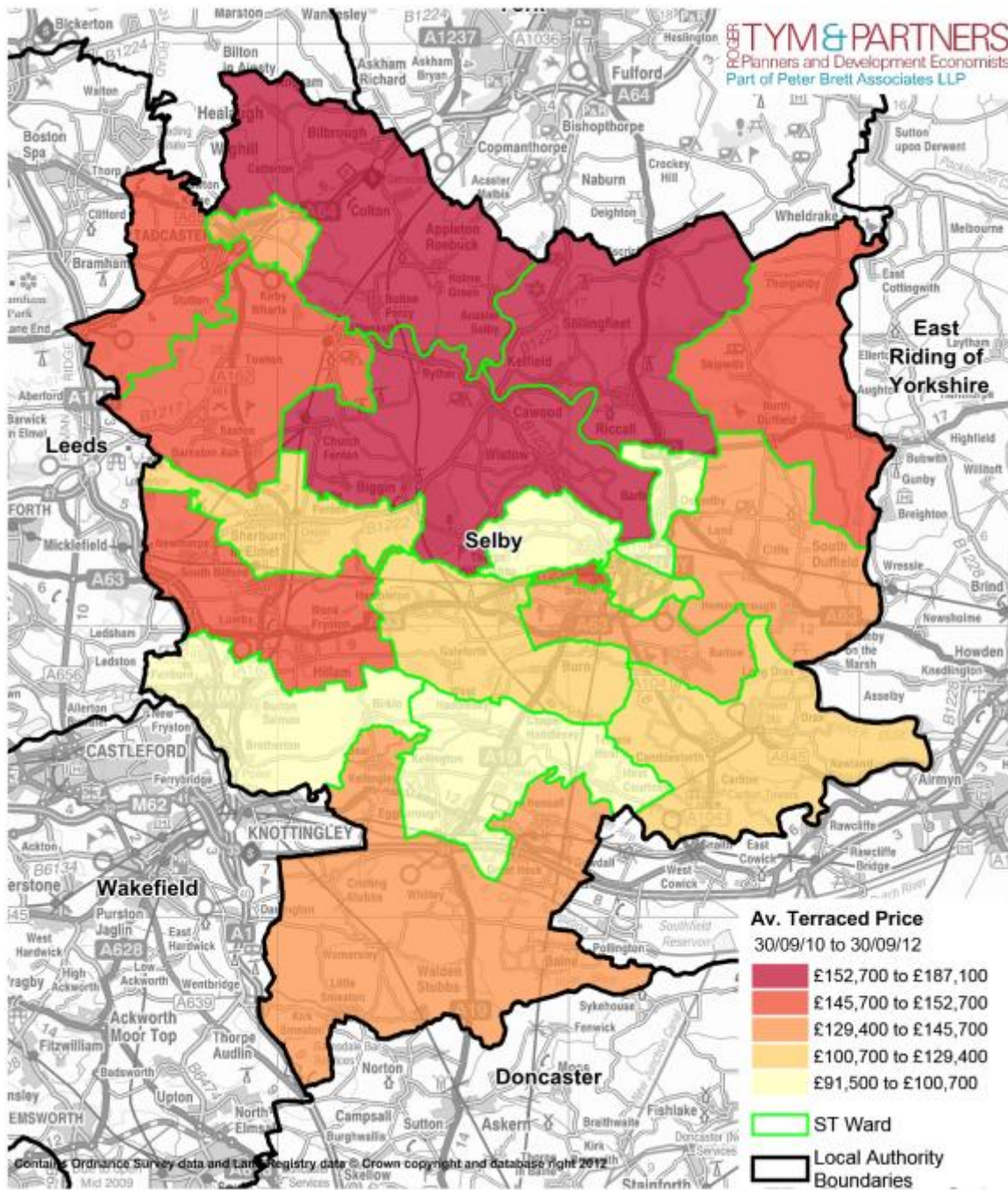
Area	Infrastructure	Indicative infrastructure cost £	Other available or anticipated funding	Funding gap £
Strategic - area wide	£20,550,000.00		£18,300,000.00	
Drainage	Pumping station works	£1,000,000.00	IDB, Environment Agency	£1,000,000.00
Green Infrastructure	Green Infrastructure improvements	£5,800,000.00	Local authority, Parish Councils, Sports Clubs, Lottery, NE, YWT	£5,600,000.00
Community facilities	Community Facilities	£2,500,000	Parish Councils, Lottery, Landfill	£1,500,000
Transport	Highway improvement works	£11,000,000.00	Joint funding with York City Council CIL/ S106/ Highways Agency	£10,000,000
	Pedestrian and Cycle priority measures	£250,000	Local Authority, Sustrans	£200,000
Selby Town & Olympia Park	£24,155,000.00		£18,385,000.00	
Transport	Highway improvement works	£5,500,000.00	Canal Rivers Trust, HA, NYCC Highways	£5,500,000.00
Drainage	Pumping station works	£3,800,000.00	Drainage Boards/Env Agency	£3,800,000.00
Education	increased school capacity	£10,500,000.00	Developer contributions School Basic Need Capital (provided by Central Government) NYCC Corporate Capital	£6,000,000.00
Green Infrastructure	Green Infrastructure improvements	£1,045,000	Community Trust, NE, YWT	£1,025,000
Community facilities	Community Facilities	£2,900,000	Lottery, community trust, landfill	£1,860,000
Sport & Leisure	Sports/Leisure improvements	£410,000	Lottery, Landfill, WCLT	£200,000
Sherburn	£18,703,944.00		£18,703,944.00	
Education	increased school capacity	£8,000,000.00	Developer contributions School Basic Need Capital (provided by Central Government) NYCC Corporate Capital, NYCC Schools Capital Programme	£8,000,000.00
Transport	Pedestrian and Cycle priority measures	£260,637.00		£260,637.00
	Highway improvement works	£10,343,543		£10,343,543
	Traffic Calming	£99,764		£99,764
Tadcaster	£9,277,152.00		£9,207,152.00	
Education	increased school capacity	£2,250,000.00	Developer contributions School Basic Need Capital (provided by Central Government), Voluntary Aided Capital Programme, NYCC Schools Capital Programme	£2,250,000.00
Transport	Pedestrian and Cycle priority measures	£926,261.00		£926,261.00
	Traffic Calming	£820,891.00		£820,891.00
Drainage	culvert upgrades	£20,000.00		£20,000.00
	Flood Risk Management	£5,000,000.00		£5,000,000.00
Sport & Leisure	Sports/Leisure improvements	£110,000.00	Local Authority	£90,000.00
Green Infrastructure	Green Infrastructure improvements	£150,000	Lottery, Landfill, Town Council	£100,000
Appleton Roebuck	£398,956.00		£383,956.00	
Education	increased school capacity	£250,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£250,000.00
Drainage	culvert upgrades	£30,000.00		£30,000.00
Transport	Pedestrian and Cycle priority measures	£63,956		£63,956
Sport & Leisure	Sports/Leisure improvements	£55,000	Parish Council	£40,000
Barlby/Osgodby	£4,791,981.00		£1,291,981.00	
Green Infrastructure	Green Infrastructure improvements	£4,500,000.00	EA	£1,000,000
Transport	Highway improvement works	£291,981		£291,981
Brayton	£1,326,714.00		£1,276,714.00	
Education	increased school capacity	£1,000,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£1,000,000.00
Transport	Highway improvement works	£78,891		£78,891
	Traffic Calming	£80,831		£80,831
	Pedestrian and Cycle priority measures	£16,992		£16,992
Sport & Leisure	Sports/Leisure improvements	£150,000	Lottery, Landfill, SRUFC	£100,000
Brotherton/Byram	£876,765.00		£876,765.00	
Education	increased school capacity	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Transport	Highway improvement works	£100,000.00		£100,000.00
	Pedestrian and Cycle priority measures	£157,336.00		£157,336.00
	Traffic Calming	£119,429.00		£119,429.00
Carlton	£600,000.00		£600,000.00	
Education	increased school capacity	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Community facilities	Community Facilities	£50,000	Chapel, Landfill	£50,000
Sport & Leisure	Sports/Leisure improvements	£50,000	Club	£50,000
Cawood	£10,642,730.00		£10,642,730.00	
Education	increased school capacity	£500,000.00	Voluntary Aided Capital Programme	£500,000.00
Drainage	Flood Risk Management - improvements to defences at Cawood	£10,000,000.00		£10,000,000.00
Sport & Leisure	Sports/Leisure improvements	£25,000.00		£25,000.00
Transport	Highway improvement works	£33,984		£33,984
	Pedestrian and Cycle priority measures	£83,746		£83,746

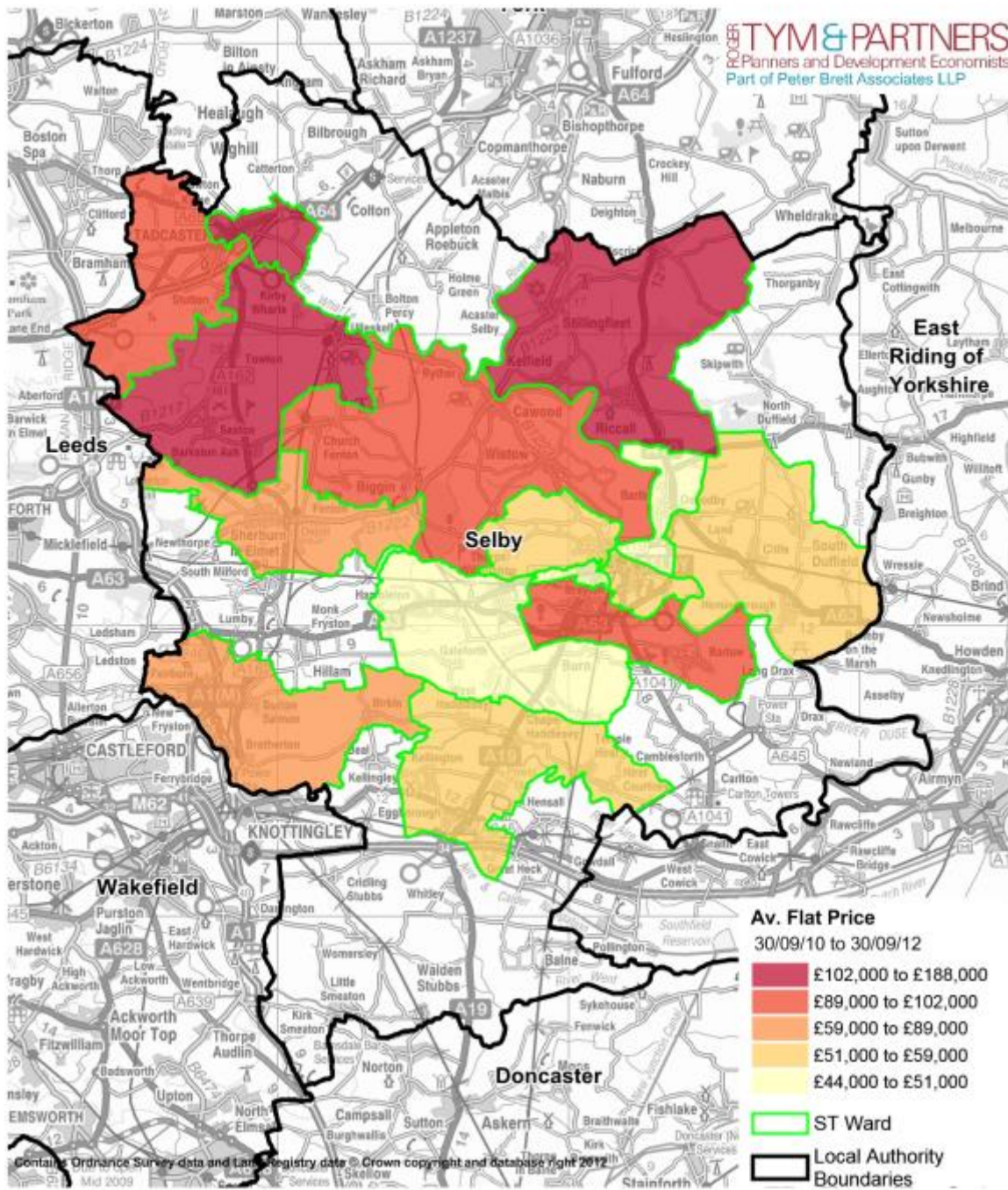
Church fenton	£634,544.00		£634,544.00	
Education	increased school capacity	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Drainage	Pumping station works	£10,000.00		£10,000.00
Transport	Pedestrian and Cycle priority measures	£34,889		£34,889
	Traffic Calming	£89,655		£89,655
Eggborough & Whitley	£1,320,028.00		£1,255,028.00	
Education	increased school capacity	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Transport	Pedestrian and Cycle priority measures	£548,152.00		£548,152.00
	Traffic Calming	£72,823		£72,823
	Highway improvement works	£49,053		£49,053
Community Facilities	Community Facilities	£100,000	Chapel, Landfill	£60,000
Green Infrastructure	Green Infrastructure improvements	£50,000	Lottery, Landfill, Parish Council	£25,000
Escrick	£775,189.00		£775,189.00	
Education	increased school capacity	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Drainage	Pumping Station Works	£100,000.00		£100,000.00
Transport	Highway improvement works	£175,189		£175,189
Hambleton	£565,506.00		£522,298.00	
Education	increased school capacity	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Transport	Pedestrian and Cycle priority measures	£46,572		£22,298
	Traffic Calming	£18,934		
Hemingbrough	£1,050,000.00		£1,050,000.00	
Education	increased school capacity	£250,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£250,000.00
Drainage	Pumping station works	£800,000.00		£800,000.00
Kellington	£28,227.00		£28,227.00	
Transport	Pedestrian and Cycle priority measures	£28,227		£28,227
Monk Fryston & Hillam	£5,729,798.00		£5,669,798.00	
Education	increased school capacity	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Transport	Highway improvement works	£5,000,000.00		£5,000,000.00
	Traffic calming	£50,000.00		£50,000.00
	Pedestrian and Cycle priority measures	£69,798		£69,798
Community Facilities	Community Facilities	£110,000	Community Assoc., Landfill	£50,000
North Duffield	£459,126.00		£439,126.00	
Education	increased school capacity	£250,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£250,000.00
Drainage	Regrading of village pond and associated Board maintained watercourses	£50,000.00		£50,000.00
Transport	Pedestrian and Cycle priority measures	£153,803		£133,803
	Traffic Calming	£5,323		£5,323
Riccall	£1,731,652.00		£1,731,652.00	
Education	increased school capacity	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Drainage	Pumping station works	£200,000.00		£200,000.00
Transport	Highway improvement works	£1,031,652		£1,031,652
South Milford	£1,710,239.00		£1,710,239.00	
Education	increased school capacity	£1,000,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£1,000,000.00
Transport	Pedestrian and Cycle priority measures	£210,239.00		£210,239.00
	Parking improvements	£500,000.00		£500,000.00
Thorpe Willoughby	£915,232.00		£765,232.00	
Education	increased school capacity	£500,000.00	Developer contributions School Basic Need Capital (provided by Central Government)	£500,000.00
Transport	Traffic Calming	£23,359		£23,359
	Pedestrian and Cycle priority measures	£41,873		£41,873
Sport & Leisure	Sports/Leisure improvements	£350,000	Parish Council, Lottery, Landfill, Club	£200,000
Ulleskelf	£11,077,883.00		£10,907,883.00	
Drainage	Flood Risk Management	£10,000,000.00		£10,000,000.00
Transport	Pedestrian and Cycle priority measures	£697,883		£697,883
Sport & Leisure	Sports/Leisure improvements	£380,000	Lottery, Club, Landfill	£210,000
	TOTAL ESTIMATE	£117,320,666.00		£105,157,458.00

Appendix B Sales Value Heat Mapping









Selby District Council

REPORT

Reference: E/13/41

Public – Item 6



To: The Executive
Date: 5 December 2013
Status: Non Key Decision
Report Published: 27 November 2013
Author: Rose Norris
Executive Member: Cllr John Mackman
Lead Director: Rose Norris

Title: Improvements to Gateways

Summary: The report sets out progress on the Improvements to Gateways and Public Realm project and seeks authority to make progress on the work now required to undertake heritage themed makeovers on two major roundabouts.

Recommendations:

- i. To agree that authorisation is given for planning permission to be sought for the erection of the two statues and landscaping on the two major roundabouts;
- ii. Subject to planning permission and confirmation of grant funding, to agree that the project team now progress the work to completion on the two major roundabouts
- iii. To Note: the district wide arrangements for enhanced maintenance linked to advertising income.

Reasons for recommendations

Improving gateways and public realm is a key priority for the council under the Programme for Growth. The proposals set out in this report will ensure that early progress can be made on a high visibility project.

1.0 Introduction and background

1.1 In July 2012 the council agreed the Programme for Growth 2012-2015 which includes a number of ambitious projects to support homes, jobs and quality of life in the Selby district. One of the projects is 'Improving Gateways and Public Realm' with an overall purpose of improving the look and feel of gateways to our major towns, improving the image of the area and providing more welcoming appeal to residents and visitors alike.

1.2 A Gateways Project Team was set up in April 2013, chaired by Cllr John Mackman and made up of Cllr Musgrave, Cllr Jordan, Cllr Peart, Cllr Dyson, Cllr Chilvers, Cllr Duckett, and Rose Norris. The group has made significant progress on bringing forward a series of proposals for how key gateways around the district can be enhanced.

2.0 Delivering the Project

2.1 The project team are running three approaches in parallel:

1. District-wide enhanced maintenance linked to advertising income;
2. Selby town and its approaches (Phase 1); and
3. Sherburn, Tadcaster and other areas (Phase 2).

District-wide enhanced maintenance linked to advertising income

2.2 A procurement exercise has now been undertaken, under officer delegation, to secure the services of a managing agent for a three-year contract to sell advertising on roundabouts, verges, pieces of public realm, and key street scene views. The contract will commence in the coming weeks with the agent taking responsibility for undertaking maintenance to the required standards, co-ordinating the process for advertising consent, rateable value, etc., and sharing the surplus income with the council, whilst underwriting all of these costs. Assets requiring licences, such as roundabouts, will be trickle transferred to the council as advertising is sold, so that the council and the agent are not in a position where liability and cost are taken on without the necessary income to sustain it.

2.3 The arrangements will ensure that throughout the district pieces of public realm will be enhanced. They will also enable the council to develop positive messages about the district, e.g. "*Selby – open for business*", to use on the various signs. Moreover, local businesses will be able to raise their profile in the area. Finally, the Council can decide how it wishes to spend its surplus, e.g. ring-fenced on gateway projects as favoured by the Gateways Project Team. This will enable a programme of continuous improvements which would lift the profile and appearance of the district as a whole.

Selby town and its approaches (Phase 1)

- 2.4** The project team prioritised the town of Selby for the first phase of improvement work. There are four aspects to this work:
- a. Roundabout makeovers, starting with designs for two major Selby By-pass roundabouts from Groundwork;
 - b. Welcome signs/ major historic signage*;
 - c. Ensuring the aesthetic improvement/development of the site adjacent to toll/swing bridge*; and
 - d. Brook Street corner – keeping a watching brief on progress at the building site.

*subject to the availability of the necessary funding

Roundabout Makeovers

- 2.5** The project team commissioned Groundwork North Yorkshire to undertake design work for makeovers on two major roundabouts on the A63. The team was keen that the distinctive heritage of the town would be reflected at its gateways. Two 5m tall heritage-themed sculptures have now been designed and artist's impressions are attached at Appendix A. The A63/A1041 Bawtry Road roundabout will feature a design based on a ship's hull and featuring the swans of Selby, while the A63/A19 Brayton roundabout will feature the West window of Selby Abbey with three flying swans. In both cases, the statues will be placed towards the south west of the roundabouts to ensure maximum visibility to those most likely to be visiting the town.
- 2.6** An extensive community engagement exercise was undertaken during September and October with models of the statues being taken to the Community Engagement Forums, Selby Market, the Chamber of Trade, and the Civic Society. The models were also on display at the Civic Centre in September and Community House in October. The feedback was largely positive, with some members of the public expressing an interest in similar statues being commissioned in other parts of the district. A report of the feedback is attached at Appendix B.
- 2.7** Safety has been a key issue during the design process and a number of meetings have been held with highways engineers from North Yorkshire County Council (NYCC) to look at how the statues would comply with passive safety requirements. The designs have now been 'signed off' by NYCC.
- 2.8** Securing external funding was also an important part of delivering the project. A total of £45,000 in external funding has been offered in principle through Landfill Communities Fund (LCF) grants from Drax and Eggborough power stations to Groundwork North Yorkshire, who will hold the funds and manage the project. The full detail of the

financial income and expenditure for the two roundabout makeovers is set out in paragraph 3.2.

- 2.9** In order for the project to progress from this point, Executive are asked to give authorisation for the Council (as licensee on the two roundabouts) to apply for planning permission for the erection of the two statues and landscaping on the two major roundabouts. Groundwork North Yorkshire will act as agent. The Executive are also asked to agree that, subject to planning permission and confirmation of grant funding, the work then proceeds to completion.
- 2.10** The project team will next look at the other aspects of Selby town and its approaches. Work has already started on tidying up the site adjacent to the toll/swing bridge and the project team are pleased to note that progress is being made on the Brook Street corner development. The team will also now look at commissioning high quality welcome signs at the four key entry points to the greater Selby urban area, subject to the availability of the necessary funding.

Sherburn, Tadcaster and other areas (Phase 2)

- 2.11** The later phases of the project will build on the experiences of Phase 1 and extend the experience and opportunities to the other areas thus enhancing the overall appearance of the district. Indeed, the surplus income achieved through the advertising arrangements described in paragraph 2.2/2.3 could be ring-fenced to fund improvements, beyond enhanced maintenance, in these areas as well as in Selby.

3.0 Legal/Financial Controls and other Policy matters

3.1 Legal Issues

Advice on legal and planning has been sought on the need for planning permission for the two statues and the need for the Executive to agree that authorisation is given for planning permission to be sought.

3.2 Financial Issues

The council has allocated a one-off sum of £15,000 to the Gateways project to provide funding for the initial work to be undertaken. A small part of this funding has already been used to pay for the design work undertaken by Groundwork on the two roundabouts.

The indicative Groundwork North Yorkshire budget for the two roundabout makeovers is set out in the table overleaf:

Budget for the Roundabout Makeovers

Income	
Drax Power LCF Grant (in principle, subject to the conditions being met)	25,000
Eggborough Power LCF Grant (in principle, subject to the conditions being met)	20,000
Total Income	45,000
Expenditure	
Excavate, supply & lay dropped kerbs	1,000
Excavate, supply & lay geogrid	2,560
Site clearance	2,000
Herbicide Spray	160
Cultivate & plant high specification shrubs	12,000
Supply and install artworks	20,000
Contingency 3,770	
Project Management Fees	6,220
LCF Third Party Payments (minimum contribution required from SDC under the LCF rules)	4,590
Total Expenditure	52,300
Funding Gap i.e. estimated maximum overall contribution required from SDC	7,300

Groundwork North Yorkshire has requested a contribution of £7,300 from the council. An element of this (£4,590) is to satisfy the LCF rules on match funding, while the remainder is to make up the shortfall in the project funding. The council contribution will be met from the £15,000 budget already allocated the Gateways project. This budget will also be used to fund the costs of the planning application (£1,500), the licence fees to NYCC (£200 for both roundabouts) and to fund (only if required) the initial maintenance on the two roundabouts pending advertising income being secured (estimated at £1,000 for both).

The district-wide advertising income sharing arrangements with the managing agent will ensure that, in the medium and long-term, the council not only achieves enhanced maintenance on roundabouts and other pieces of public realm, but generates a surplus income which can be ring-fenced for improvements to gateways or other key priorities. A net income target for the council of £25,000 per annum has been set.

4.0 Conclusion

The Gateways project has made significant progress since April 2013 and now has arrangements in place to commence work on attracting advertising, sharing income and enhancing the maintenance on roundabouts and other pieces of public realm across the district. The team now asks that the Executive recognises the good progress made on bringing forward the proposals for the heritage makeovers on the two A63 roundabouts, the positive community feedback and the financial support in principle from the two power stations. Executive are now asked to agree the recommendations in this report.

5.0 Background Documents

None

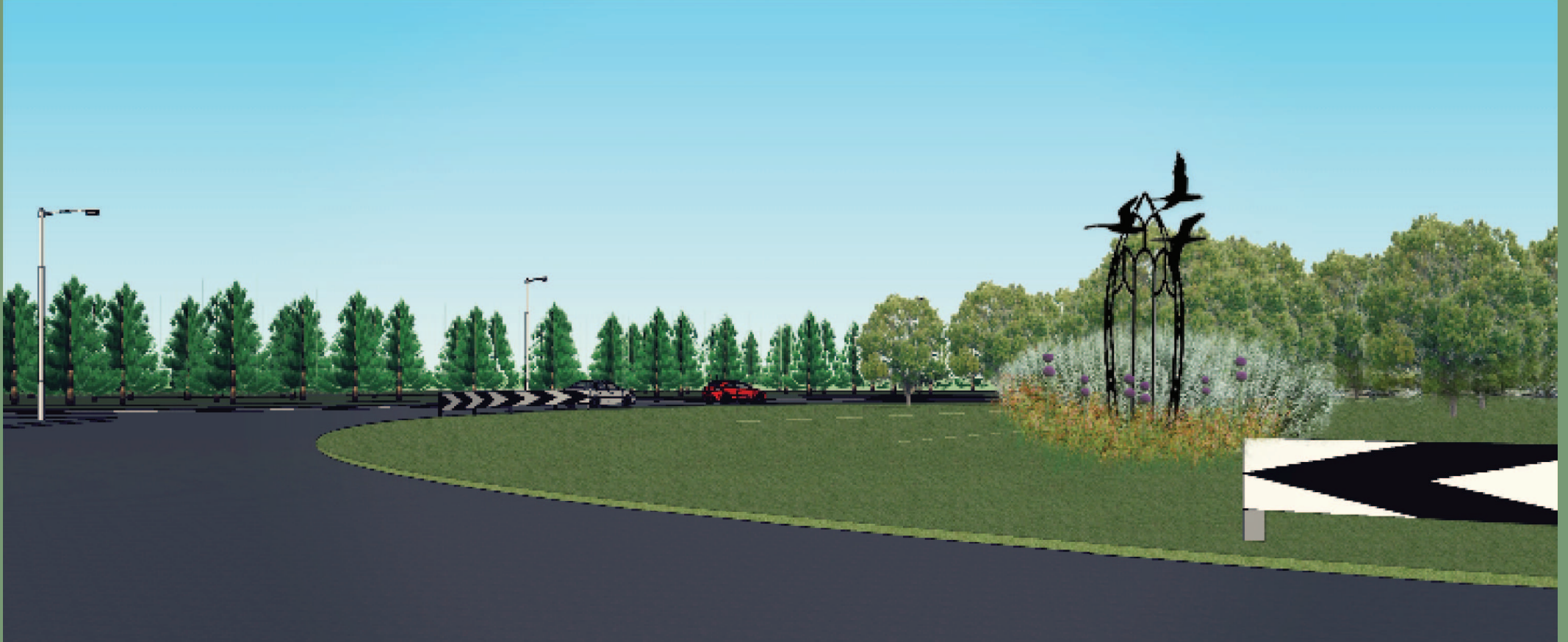
Contact Details

Rose Norris, Executive Director, 01757 292254

Appendices:

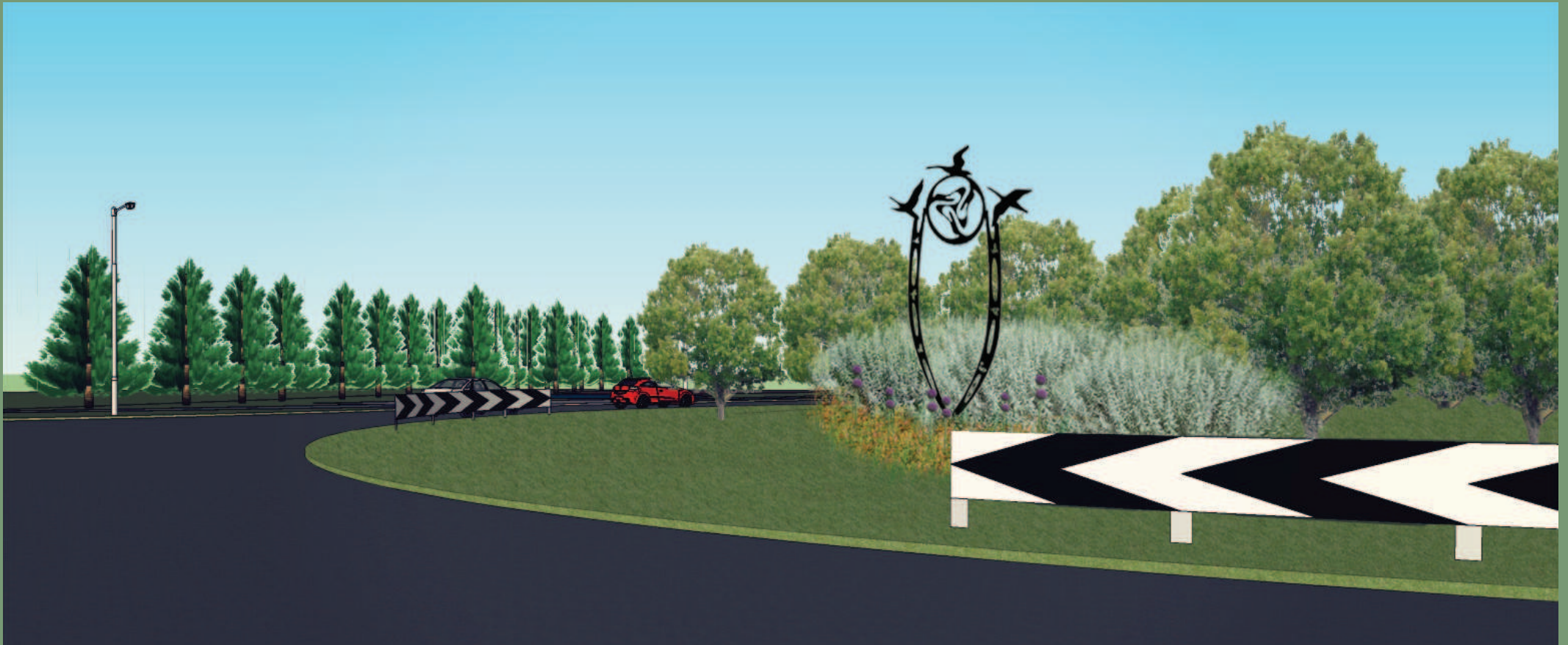
Appendix A: The Roundabout Designs

Appendix B: The Community Engagement Feedback



Artistic impression, view north, of A19 roundabout proposals at the edge of the southern chevron sign

Selby Roundabouts - A19 / A63



Artistic impression, view north, of A1041 roundabout proposals at the edge of the southern chevron sign

Selby Roundabouts - A1041 / A63

Gateways Community Engagement Feedback: Roundabout Sculptures

Introduction

As part of the 'Gateways' project to welcome people to the district, towns, the Gateways Project Board commissioned plans to develop two iconic structures to be located on roundabouts on the Selby bypass. The roundabout selected are:

- The roundabout on Bawtry Road at the junction of the A63 and 104
- The roundabout at the junction of the A63 and A19 on Doncaster Road.

The project board were keen to assess if residents and businesses of the district would see the sculptures as a good idea, so the board asked for an informal consultation to take place.

The Consultation method

Once the sculptor's designs had been agreed models were made and information displays produced that explained the idea and the reasons for the designs. Artist's impressions were produced to show how the sculptures would look on the roundabouts along with basic road plans so people could clearly see the positioning of the sculptures. Key groups were identified and contacted and meeting booked. Primarily, people were invited to write their comments on a sheet of A3 or email a response.

The Consultation

An email invitation was sent to key stakeholders and Parish Councils informing them of the consultation including the dates of the CEF meetings. The models and the information were put on display in the Civic Centre during September and at Community House during October. The models and information displays were also taken to meeting with Selby Chamber of Trade, Selby town Business group, Selby market, Selby Civic Society and each of the CEFs. A member of staff or the Project Board member attended the meetings to discuss, explain and answer any questions.

Responses

Overall, from businesses, individual residents and community groups the idea is supported, with many pleased to be seeing action to improve the perception of Selby Town.

In total there were 53 comments on the sheets of A3; no email responses were received. The written responses have been used to create a word cloud. A word cloud creates a picture using words; it gives greater prominence to words that appear more frequently in the source text:



General open consultation (CEF's and Market Day)

The A3 sheets were also available at Selby Market, the CEFs, the Civic Centre and Community House, with the majority of people telling it's a good idea. The concerns people did have were about where the funding came from, maintenance and safety. When these points were explained, people were satisfied and were supportive.

Arranged Meetings

The Business community were impressed with the designs and the positioning. They could see benefit in getting involved, helping the initiative spread to other roundabouts on the by-pass and elsewhere in the district. They had similar questions regarding cost/funding, maintenance and safety with the additional question of sponsorship. Again officers were able to explain the position with businesses seeming interested in the opportunity to sponsor a roundabout and the overall improvement it would make to people's perceptions of the town and its heritage.

Conclusion

In total there were only 6 negative comments out of the 53 written responses, some not directly associated with the project. From the business community, following the discussions, businesses were in full support. Therefore it is easy to say business and general public opinion is that such sculptures on roundabouts in the district would be a benefit; however this might change if the council was the main funder for the project.

Note prepared by:

Drew Fussey, Development Manager

November 2013

Selby District Council

REPORT

Reference: E/13/42

Public – Item 7



To: The Executive
Date: 5 December 2013
Status: Non Key Decision
Report Published: 27 November 2013
Author: Andy McMillan Policy Officer
Executive Member: Councillor Chris Metcalfe
Lead Director: Rose Norris Executive Director

Title: Countryside & Green Spaces Strategy

Summary:

The Draft Countryside and Green Spaces Strategy (C&GS Strategy) was approved by Policy Review Committee in April 2013 for consultation. That period has ended and a number of comments received. Officers have reviewed the comments and where appropriate made changes to the C&GS Strategy. A number of minor amendments have been drafted and the Executive is recommended to approve the C&GS Strategy.

Recommendations:

- i. **Note the responses made to the consultation and agree the Council's responses and subsequent amendments to the Countryside and Green Spaces Strategy.**
- ii. **Approve the Countryside and Green Spaces Strategy**

Reasons for recommendation

- i. To enable the Countryside and Green Spaces Strategy to be used to inform future work that may seek to deliver its aims.

1. Introduction and background

- 1.1 The C&GS Strategy was initially prepared by the Core, whilst the former Planning Policy Team had begun a study in to open space, leisure and recreation which was then a requirement under the Government's Planning Policy Guidance note number 17 "*Open space, sport and recreation*" (PPG17). It was logical that some of the study

would support the emerging C&GS Strategy, although the PPG17 study went far beyond what the C&GS Strategy was seeking to achieve, as a result it was agreed to merge the work.

- 1.2 The introduction of the National Planning Policy Framework (NPPF) changed the requirements for the PPG17 Study. As such it was agreed that the information that had been gathered could continue to be used to support the C&GS Strategy but that in its existing form it would no longer form part of the Local Plan evidence base. A NPPF-compliant open spaces and sport study will be commissioned at a future date to inform the forthcoming Local Plan, and has been accounted for. However the broad nature of the C&GS Strategy was not be affected by the NPPF changes to PPG17 and there was merit in progressing that at this time.
- 1.3 Policy Review Committee agreed the Draft C&GS Strategy in April 2013 for a 6 week public consultation period. The consultation yielded responses from 15 organisations/persons.
- 1.4 Having reviewed the representations, the Chair of the Policy Review Committee has confirmed that the responses (as shown in appendix 2) are minor in nature and do not require further scrutiny.

2. The Report

- 2.1 The SDC Countryside and Green Spaces Strategy consultation revealed general support for the strategy. The main issues raised in the consultation were:
 - Status of the C&GS Strategy
 - Strategic nature of the C&GS Strategy as opposed to detailed policies/plansOther comments were more minor/general in nature and suggested alternative or additional wording.
- 2.2 Due to terminology used within the Strategy, some consultees thought that the C&GS Strategy would have some planning status in the Local Development Scheme. It is therefore proposed to amend the strategy to clarify that any planning involvement is as background information to support future documents.
- 2.3 It is also explained that the strategy is intended to be a strategic, overview and not a schedule of direct actions. Such direct actions may be developed under the Strategy's umbrella of aims through other mechanisms, such as Local Plan policy development, or supporting specific future funding applications.
- 2.4 The remaining comments concern updating and clarifying a number of issues, and proposing alternative wording. These do not fundamentally alter the thrust of the C&GS Strategy and as such are considered minor for the purpose of progressing to approval by Executive.

Links with other plans

- 2.5 Officers across North Yorkshire have been working in a separate (but linked) exercise on the North Yorkshire Local Nature Partnership Strategy. The documents are similar in scope. A draft Strategy is being prepared and colleagues at NYCC are seeking support from each Local Authority prior to undertaking a public consultation exercise.
- 2.6 At the time of writing this report, the Draft North Yorkshire Local Nature Partnership Strategy is still being finalised. Officers will circulate copies to The Executive Members at the earliest opportunity for consideration at a future meeting.

3. Legal/Financial Controls and other Policy matters

3.1 Legal Issues

- 3.1.1 There are no legal issues arising directly from this report.

3.2 Financial Issues

- 3.2.1 There are no financial issues arising directly from this report.

4. Conclusion

- 4.1 The Draft Countryside and Green Spaces Strategy has undergone public consultation. Officers have reviewed the comments and where appropriate a number of minor amendments have been drafted. The Executive is recommended to approve the amendments and the C&GS Strategy.

5. Background Documents

- *Minutes of The Executive 31st of May 2012*
- *Minutes of Policy Review Committee 16th of October 2012*

Contact Officer: Andrew McMillan

Appendices:

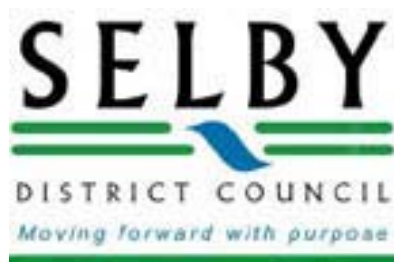
Appendix 1: Revised SDC Countryside and Green Spaces Strategy (tracked)

Appendix 2: Schedule of representations received and Council responses.

SELBY DISTRICT COUNCIL

Countryside and Green Space Strategy

2013



Countryside and Green Space Strategy 2013

SELBY DISTRICT COUNCIL Countryside and Green Space Strategy 2013

Purpose of the Strategy

This strategy sets out the Council's wider ambition toward the management of the countryside and green space throughout the district and how it can conserve and enhance the biodiversity by working with a range of partners and involving communities.

Vision

"To provide a strategic framework for the sustainable management and development of the countryside areas and green space within the Selby District"

Aims

- To promote a partnership approach with various agencies in implementing the Countryside and Green Space Strategy
- To work with developers to ensure biodiversity **is enhanced** and **new** green infrastructure is included as part of all new developments, helping to improve the environment
- ~~To conserve and enhance the biodiversity and natural landscape across the district by enhancing existing sites and connecting and improving habitat~~ To provide a net gain in biodiversity by creating new sites, enhancing and expanding existing sites and improving habitat connectivity
- To maintain and improve access to, and recreation opportunities in, the countryside and green space throughout the district, **allowing people to experience and enjoy these areas** ~~letting people see a different side of Selby district~~
- To promote awareness, education and training in environmental and countryside issues, ~~switching people on to what's around them~~ **allowing people to appreciate, respect and understand what's around them**
- To empower and enhance community involvement in the countryside and green space, encouraging people to be active and live well, **and realise the benefits on offer**
- To promote the economic viability of countryside communities, encouraging new business opportunities and existing business growth

Countryside and Green Space Strategy 2013

Introduction

This strategy represents the first formally adopted Countryside and Green Space Strategy for Selby district, providing a strategic framework for the sustainable development and management of the countryside and green space. It follows national guidance and learning, and complements the county-wide approach to countryside and green space management. This strategy will also act as a piece of ~~Planning Guidance~~ background supporting ~~information to support~~ the Local ~~Plan Development Framework (LDF)~~ in line with the National Planning Policy Framework (NPPF) that in turn will help this strategy achieve its aims.

Fundamental to the development of this strategy has been the input by a range of partners and it is by continuing to adopt a partnership approach, involving all agencies with an interest in the countryside and green space that this strategy will be successfully implemented.

Countryside and Green Space Strategy 2013

The Countryside and Landscape of Selby district

For the purpose of the Strategy the term 'countryside' is defined as the area outside settlement boundaries. 'Green space' is defined as a plot of undeveloped land separating or surrounding areas of intensive residential or industrial use that is maintained for recreational enjoyment and ecological benefit.

Within the Selby district this covers an area of varied landscape with differing examples of countryside and green space. The district is relatively small, it is the most southerly district in North Yorkshire, covering an area of approximately 6,190 sq kilometres to the south of York and broadly contained by the A1(M) / A1 to the west and the River Derwent to the east.

Much of the District is relatively flat and low-lying, and is characterised by open, sparsely wooded arable landscapes including extensive areas of the highest quality agricultural land. More sensitive higher quality landscape is generally confined to the limestone ridge, which runs north-south along the western side of the District. In the North West district is more densely wooded and undulating. Again, in the more southerly parts of the district the landscape is less even. In terms of natural heritage the district is not that well known but there are significant archaeological remains along both the Southern Magnesian Limestone Ridge and within the Humberhead Levels. Medieval sites, particularly moated and manorial sites are a feature like the scheduled important monument such as Newton Kyme Henge. The Roman heritage of Tadcaster is particularly significant as is the Bishops Canal (now known as Bishop Dyke). Skipwith Common is also a significant resource for archaeology and biodiversity.

Flood storage areas provide and can play in adding value to the countryside, particularly ecological benefits. These areas can provide unique wetland habitat. Opportunities to create/manage flood storage areas in a similar way should be encouraged.

The District's biodiversity and green infrastructure is represented through a wealth of natural features and wildlife habitats, with international, national and local areas of wildlife and ecological value. The district is crossed by several major watercourses including the rivers Ouse, Wharfe, Aire and Derwent, and their associated washlands, which in the case of the River Derwent supports internationally important wetland. The Lower Derwent Valley and Skipwith Common are sites with European conservation status as well as nationally important Sites of Special Scientific Interest. In addition there are over 100 designated local Sites of Importance for Nature Conservation (SINCS), including species-rich grassland, ancient woodlands and wetlands. Many of these assets are irreplaceable and are a valuable part of the district's biodiversity that needs to be managed, enhanced and connected.

Areas of countryside such as Hambleton Hough (an area of natural beauty), and Barlow Common (a reclaimed former railway land, now a well-established nature reserve and other line and now an established nature reserve), together with other land owned by the Council such as Brayton Barff, help to conserve and enhance biodiversity. They also improve access and recreational opportunities and promote awareness of both the natural landscape and the managed countryside (agriculture), which form part of the district's green infrastructure. For example improved

Countryside and Green Space Strategy 2013

hedgerows or enhanced arable field margins can greatly increase farmland biodiversity, **enhance high value areas**, and help connect up the landscape.

It is important to note the role of agriculture in shaping the district's countryside and that of the power industry, generating energy at Drax and Eggborough. The 19th century farming heritage of the district provides an important record of the intensification of farming that has shaped the district's landscape. Arable agriculture is important to the economy of the district and will continue to influence the shape of its landscape.

A full and detailed assessment of Selby District's landscape was completed in 1999 and is available on the Council's website or can be accessed on the link below:

Landscape Assessment of Selby District

http://www.selby.gov.uk/service_main.asp?menuid=2&pageid=&id=2110

Whilst the landscape and other elements reinforce Selby's local distinctiveness, it is the intention of this Strategy not only to maintain and enhance these natural and semi-natural elements, but also to recognise the importance of urban green space, as they too are relevant in terms of biodiversity, landscape and/or cultural heritage.

These are often areas such as community woodlands or urban river banks that provide space and habitat for wildlife with access to nature for people but they can also be man-made parks etc. Beyond the environmental benefits green space or 'Infrastructure' can provide economic, social and health benefits close to where people live and work, such as cycle routes for physical exercise and transport links or local food production in allotments being shared or traded.

Including green space as well as the wider countryside ensures the links with residents, who tend to use local green space more than accessing the wider countryside, are maintained. This, in turn, helps build and sustain the identity of the district by connecting the community with the countryside. Mapping the Green Infrastructure of the district will help to show where links can be made and ensure that important green space is not lost.

Multi-functionality of places is a sustainable solution that allows different uses to co-exist. For example green spaces within flood plains often act as flood storage areas whilst also providing valuable areas for nature conservation and recreation.

National Perspective

Nationally, countryside management is governed by the following:

- Natural Environment White Paper
- Countryside and Rights of Way Act, 2000
- Natural Environment & Rural Communities Act, 2006
- Biodiversity 2020: England's Biodiversity Strategy
- UK Biodiversity Action Plan

The Natural Environment White Paper is a "bold *and ambitious*" statement outlining the Government's vision for the natural environment over the next 50 years. The Government believe the paper sets out practical plans for a healthy, properly

Countryside and Green Space Strategy 2013

functioning natural environment that is the foundation of sustained economic growth, prospering communities and personal wellbeing. Partnering is seen as key to successful delivery.

The Countryside and Rights of Way Act, 2000 (CRoW Act) applies to England and Wales only. The Act provides for public access on foot to certain types of land, amends the law relating to public rights of way, increases measures for the management and protection for Sites of Special Scientific Interest (SSSI) and strengthens wildlife enforcement legislation, and provides for better management of Areas of Outstanding Natural Beauty (AONB). North Yorkshire County Council is the responsible body for public rights of way and fulfils those obligations under the Act for North Yorkshire. Other aspects of the Act are the responsibility of all public bodies.

The Natural Environment and Rural Communities (NERC) Act came into force on 1st Oct 2006. Section 40 of the Act requires all public bodies including parish and town councils to have regard to biodiversity conservation when carrying out their functions. The aim of the biodiversity duty is to raise the profile of wildlife in England and Wales, so that its conservation becomes properly embedded in all relevant policies and decisions made by public bodies. Biodiversity 2020: England's Biodiversity Strategy is a new, ambitious biodiversity strategy for England that builds on the Natural Environment White Paper and provides a comprehensive picture of how Government intend to implement England's international and EU commitments. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea. It builds on the successful work that has gone before, but also seeks to deliver a real step change focusing delivery in four outcome areas of; a more integrated large-scale approach to conservation on land and at sea; putting people at the heart of biodiversity policy; reducing environmental pressures and finally, improving our knowledge.

Although the national and local Biodiversity Action Plans (BAPs) have been superseded by the '*Biodiversity 2020: England's Biodiversity Strategy*', BAPs remain a good benchmark, recognising the UK's most threatened species and habitats and establishing local plans that allows them to recover. The most-recent list of UK BAP priority species and habitats was published in August 2007 following a two year review of the BAP process and priorities. There is a BAP for Selby district that can be viewed by following the link below:

http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=971

North Yorkshire Perspective

~~North Yorkshire County Council has a corporate objective to maintain and enhance our environment and heritage. To assist in the delivery of this objective the Council has developed a Countryside Plan for the County. The plan describes an ambition for the natural and historic environment of North Yorkshire and access to these assets through the public rights of way network. The plan sets out to achieve the vision by addressing a number of priority themes:~~

- ~~• Landscape, Heritage and Wildlife~~
- ~~• Economy~~
- ~~• People & Communities~~

Countryside and Green Space Strategy 2013

~~• Climate Change~~

~~The plan then goes on to explain:~~

- ~~• What the County Council's contribution will be towards these priorities,~~
- ~~• The locations of where activity is likely to take place~~
- ~~• How the plan can be used to work in partnership with others~~

~~Selby has been identified in the plan as an area where landscape enhancement would improve quality of place and assist in enhancing the wellbeing of communities.~~

In July 2012, Defra formally endorsed the formation of the North Yorkshire and York Local Nature Partnership (LNP). The overarching vision of this partnership is to see the natural environment of North Yorkshire & York conserved, enhanced and connected across the whole LNP area for the benefit of wildlife, people and the economy. To achieve this vision of an integrated natural environment the Partnership has set out its ambitions through four key themes:

- Nature
- Economy
- People & Communities
- Climate Change

The LNP strategy (to be published 2013) will identify:

- How the LNP through its range of partners will contribute towards these priorities
- The locations of where activity is likely to take place
- How the LNP can support the work of local groups and projects, and where necessary lead on work on the ground
- What themes and issues related to the natural environment the LNP will advocate at a strategic level

Selby has been identified by the LNP as an area where landscape enhancement would improve quality of place and assist in enhancing the wellbeing of communities.

Selby District Perspective

Selby District Council has gone through a period of significant change. With significant reductions in public sector funding, the Council has prioritised delivering the good quality services that it is best placed to deliver and that our residents and businesses expect. However, the Council also recognises the importance of the district biodiversity and green infrastructure and believes by working with a range of partners the Council can use its countryside assets to help deliver on its corporate plan that in turn will help deliver the aims of this strategy.

This evidences how this strategy has not been developed in isolation and works to complement a number of the Council's key strategies and plans including the Core Strategy, the Sustainable Community Strategy and the Corporate plan. It will also act as ~~a piece of Supplementary Planning Guidance background~~ supporting information the Local Plan Development Framework (LDF) that in turn will help support the conservation and enhancement the district's biodiversity, including species-rich grassland, ancient woodlands and wetlands.

Countryside and Green Space Strategy 2013

Fundamental to this strategy's success is the Council's ability to bring together a number of organisations to help maintain the district's landscape and wildlife, as well as organisations that support individuals and communities to be aware of, get involved and be active in, the conservation and enhancement of Selby district's countryside and green space.

The Partnership Approach

In progressing the Countryside and Green Space Strategy and the development of the site specific Management Plans, key partners have been identified. These include organisations such as: Natural England, Groundwork North Yorkshire, Yorkshire Wildlife Trust, The Wildlife Habitat Protection Trust and North Yorkshire County Council. Other partners will also be included in the wider consultation and development of site specific Management Plans, including partners such as Yorkshire Water, the National Farmers Union, Town and Parish Councils, Selby District Association of Voluntary Services (AVS), local Scout and Guide groups and other community groups that can assist the Council in achieving the aims and outcome objectives of this strategy. This diverse range of organisations with different knowledge, expertise and skills will work with Selby District Council, to manage our wide range of habitats and landscapes. Together we will work with town and parish councils to link communities and volunteers to help manage the district's countryside including species rich grassland, ancient woodlands and wetlands and the Council's nature reserve Barlow Common and areas of natural beauty like Hambleton Hough and Brayton Barff. Local community groups, working with experienced partners such as Groundwork North Yorkshire, will be able to form their own 'countryside management partnerships' and as a collective, help deliver the aims of this strategy.

To encourage this partnership approach to the management and development of the district's countryside, wider public consultation will be carried out with all town and parish council's, with the wider community working with Selby District AVS and through each of the district's Community Engagement Forums. It will help to map the district's green space, allowing the strategy to target and focus effort where it is most needed. This is necessary for this strategy to justify developer contributions as part of the Planning process. It will also help achieve the aim to promote awareness and educate people about the district's countryside and green space issues. Community involvement is key to the success of this strategy, encouraging ownership and allowing people to contribute and help shape the strategy is a positive way to connect people with their local green space and the wider countryside.

Countryside and Green Space Strategy 2013

Selby District Countryside and Green Space Strategy Framework and Themes

This strategy will cover a period of five years and will be reviewed annually. It sets out a strategic framework for the sustainable management of the countryside and green spaces across Selby District. The Countryside and Green Space Strategy will be implemented through a range of partnerships and Countryside Management Plans. These will be reviewed with partners annually to form the basis of a bidding document to be used by partners for grant aid for specific projects as they emerge and form part of an annual report to the Council's Executive.

The Strategy for the Selby District covers five key themes which mirror the strategy's aims, the first aim of this strategy to promote a partnership approach is implicit. The reason for each theme will be explained followed by outcome objectives that clearly state the intentions of the Council in collaboration with its partners. The five key themes areas are:

Theme One -	Landscape and Nature Conservation and Enhancement
Theme Two -	Access and Recreation
Theme Three -	Environmental Awareness and Education
Theme Four -	Community Involvement
Theme Five -	Economy and Land Management

THEME ONE: Landscape and Nature Conservation and Enhancement

A healthy environment is important to everyone; it is essential for our well-being and our quality of life. Landscape and nature conservation and its enhancement is a major part of this. Ultimately, biodiversity is lost or conserved at the local level and the wildlife habitats need to be in keeping with the character of the landscape. Such conservation and enhancement can only be achieved if it is actively managed. The Council will work with partners and communities to ensure the following outcome objectives are achieved:

Outcome Objectives - Landscape and Nature Conservation and Enhancement

Conserve and enhance biodiversity: work with landowners and local communities to map and manage green spaces and local nature reserves across the district to ensure species and habitats will be sustained enhanced and better connected. For example, ~~road verges are managed by community groups, seeding flowers to enhance their biodiversity and provide wildlife corridors.~~ road verges are managed to encourage wildflowers and strengthen wildlife corridors, by community groups where possible, with seeding of native flowers considered where the current biodiversity interest is low.

Identify Green Infrastructure: spatially identify priorities for the creation of multi-functional green space across the district so that opportunities for access, landscape and biodiversity are a core part of the planning process. For example, work with developers to ensure new developments contribute to additional recreational facilities and enhance biodiversity.

Protect existing sites: work with landowners and partners to protect existing sites with international, national and local designations. Also, with its partners, the Council will endeavour to protect the district's cultural and natural heritage including archaeology and conservation of the historic landscape.

Support public and private open spaces within settlements: work with local communities and landowners to maintain and develop these often small open spaces that are often the most valued by people and provide that vital link between

Countryside and Green Space Strategy 2013

partners and the public that this strategy relies on. This includes parks, cemeteries, churchyards and allotments.

Promote positive management of degraded land: work with landowners to help restore brown field sites so they can support local wildlife. This will prevent further degradation and enhance the local landscape and increase biodiversity.

THEME TWO: Access and Recreation

Improving access for everyone to the countryside and green space, and increasing recreational opportunities is important to the Council as it helps to increase the number of people who are able to enjoy the outdoors. Getting out and about in the countryside also benefits people's physical health and mental wellbeing. Providing appropriate access to the countryside and recreational opportunities for all including people with disabilities, first time visitors from urban areas or regular walkers and countryside volunteers is an important part of countryside management. This helps people to experience and enjoy the natural world at close hand, encouraging people to be happy and healthy; 'living well' by being active in the countryside and green spaces. To achieve this, the Council with its partners, has identified the following outcome objectives:

Outcome Objectives: Access and Recreation

Get people out and about: work with our partners to offer a range of different services to promote appropriate access to the countryside and green space. This will include people being able to use different modes of transport to get to, and then get around in the countryside and nature reserves, wherever possible. It will involve public transport, community transport, cycle routes, bridleways and footpaths including mobility access.

Get people active in the countryside: Working with our partners to develop and expand a range of activities including guided walks and guided walk leaflets, nature trails and healthy living programmes. People will also be encouraged to participate in schemes to develop the landscape, creating footpaths and, where possible, access furniture that enhances people's experience and encourages use by disabled people.

Controlling illegal access: Working with our partners and community links, do all that is practical to prevent illegal access through positive engagement, education and as a last resort, legal enforcement.

THEME THREE: Environmental Awareness and Education

Environmental awareness and education is important as it helps people understand the countryside around them and how they interact with, and impact upon the biodiversity of an area, and how, over time, the landscape has been shaped. The Council will encourage partners to use its assets to support the work of schools, youth groups and adult education so people are aware that the district has a rich and varied diversity of natural habitat. Education is a useful doorway into communities and can reinforce environmental messages and encourage positive action. By raising awareness through environmental educational projects, children, adults and community groups will be encouraged to adopt a sense of ownership of their local environment and a responsibility to care for it. Action can be taken in a variety of areas to increase environmental awareness and education most beyond the scope of the Council. However, through the Council's commitment to partnering the following outcome objectives have been identified:

Outcome Objectives: Environmental Awareness and Education

Countryside and Green Space Strategy 2013

Open access for schools: The Council will work with partners to maximise access to education for schools on Council owned countryside and green space. This will allow basic education and awareness programmes across a range of environmental topics, linked to the National Curriculum, to be delivered. This will mean more children are aware of the countryside and nature reserves around them and increase the likelihood of them getting involved.

Encourage adult education: The Council will encourage partners to use its available assets to educate and train adults in a variety of environmental topics and countryside management skills. Increasingly adults, for vocational or professional reasons, want a greater environmental awareness, education and training. Once educated, people are more likely to get involved, wanting to enhance their local green spaces and countryside.

More opportunities for community education: The Council will work with partners to increase the number of awareness, education and training sessions available to community groups and after-school clubs (e.g. Beavers, Cubs, Rainbows and Brownies). Again to do so may lead to more people being active and involved helping them to enjoy the countryside and green space and help maintain and enhance it.

THEME FOUR: Community Involvement

A theme throughout this strategy has been to inspire individuals and communities to take ownership of their local green space and countryside so it is managed and enhanced by the people that use it. Achieving this is fundamental to the success of this strategy's aims and outcome objectives. Environmental projects with the full participation of local communities tend to be more creative, innovative and successful. They also tend to be more sustainable, protecting the countryside and green space for future generations. Whether this is involvement in planning projects, executing them or just joining in, the Council, working with the five Community Engagement Forums and their Partnership Boards and a wide range of voluntary and community partners to support and inspire local people to deliver and take ownership of projects that make a positive difference to the biodiversity, to local green spaces and the countryside. Equally as important, is the benefit for those people that get involved, of empowerment and wellbeing. Through participation people gain a greater opportunity to influence and become part of something that improves their local environment. Here the Council's outcome objective is simple:

Outcome objective: Community involvement

Increase community involvement and ownership: The Council, through the five Community Engagement Forums (CEFs) and their Partnership Boards will work with partners to find creative and innovative ways to maximise the number of people involved in managing and enhancing their local green spaces and the countryside. This may be supporting community groups carry out simple maintenance on a village pond or larger, long term partnership led projects to create new local nature reserves or enhancement programmes on the district's existing nature reserves. No matter how little or large the commitment might be, from an individual volunteer, or twenty strong community group, the Council, the CEFs and partners, are committed, and will actively encourage and facilitate **any** proactive community involvement that enhances, gives greater access to, manages or creation of green space or countryside. For example, designating a local green area for community use, as outlined in the Natural Environment White Paper.

THEME FIVE: Economy and Land Management

Countryside and Green Space Strategy 2013

Nationally, rural countryside areas have significantly higher house prices than the national average while rural wages are significantly lower. Although Selby District does suffer to some degree from this national trend, the district does not suffer in the same way as other parts of North Yorkshire. However, the council recognises the need to balance housing demand whilst preserving aims of this strategy. The Council's efforts to address these issues are covered, in varying ways, through Local Enterprise Partnerships, the Local **Plan Development Framework**, the Core Strategy, Sustainable Community Strategy and the Council's Corporate Plan. Where appropriate, the Council will work with partners to ensure effective land management that supports this strategy and the countryside economy. However, in terms of this strategy the Council's aim and outcome focus is to generate business growth from the Council owned countryside, primarily its nature reserve and other countryside or green space assets that through effective land management can generate income either in its own right or for a partner organisation. One opportunity already alluded to is education and training. The benefit here is the sustainability and growth of the providing partner combined with the individual skills gained through education and training that could lead to new employment opportunities. Here, the Council's outcome objectives are more aspirational until more work is done to explore the possibilities.

Outcome objectives: Economy and Land Management

Find the countryside business opportunities: The Council will work with its partners to explore and identify realistic opportunities for enterprising business growth from the Council's countryside and green space assets that supports the aims and objectives. For example, working with the Yorkshire Wildlife Trust and other partners to create and generate nature tourism within the district that benefits both the local economy and the district's biodiversity.

Have cost effective land management: The Council will work with its partners to identify sustainable development projects that support the wider countryside and green infrastructure that help deliver the aims and objectives of this strategy. For example, the Council could encourage businesses to provide wildlife areas within their premises, promoting innovative ideas such as green roofs.

Increase developer contributions through the use of Policy Planning

Guidance: Explore opportunities for additional contributions towards enhancement of biodiversity that balances the housing and business development needs with the environment. For example, the Minerals and Waste **Plan Development Framework** could allow access to funds for restoration schemes that enhance biodiversity.

Countryside and Green Space Strategy 2013

Monitoring and Evaluation

Detailed site specific Management Plans will be developed that outline all partner and Council responsibilities and commitments toward delivering the aims and objectives of this strategy. A framework of tangible, qualitative and quantitative measures will be identified that evidence progress toward achieving the outcomes. These measures will form part of the annual review and be used in the completion of grant and other funding applications.

The annual review will include the progress made toward achieving the aims and outcome objectives as set out above. It will also include recommendations to add or remove any outcome objectives. The review will be reported to the Council's Executive annually.

Conclusion

This strategy clearly outlines the Council's commitment to conserve and enhance biodiversity and landscape character across the district's countryside and green space. This will be achieved by working with a range of partners, residents, communities and where possible, developers and businesses, getting them all actively involved with improving the district's countryside and green space.

The Strategy sets clear outcome objectives, which delivery can be measured against. Doing so will help to deliver the 5 Big Things in the Council's Corporate Plan by having a positive impact on changing the way people see the district; encouraging people to get involved and be active, helping them lead happy and healthy lives. It's also about being switched on to what's happening around us, knowing what's important.

The partnership approach to countryside and green space management and enhancement, described in the Strategy, is in line with "*Biodiversity 2020: England's Biodiversity Strategy*", ~~the new English Strategy~~ and follows the emerging guidance and trends. The partners involved in helping the Council develop the strategy have been encouraged by the Council's ambition and innovation. This inclusion and collaboration with partners from the start has ensured the aims and objectives to be a realistic and achievable way of conserving, enhancing and connecting Selby district's biodiversity and the natural and cultural heritage assets within its landscapes.

Countryside and Green Space Strategy 2013

Appendix 1

Partners Involved in the Development of the Selby District Countryside and Green Space Strategy

Natural England
Groundwork North Yorkshire
Yorkshire Wildlife Trust
The Wildlife Habitat Protection Trust
North Yorkshire County Council.

Annexe 2: Schedule of representations received and Council responses.

Responder	Comment	SDC Response
<p>Waste & Countryside Services North Yorkshire County Council</p>	<p>I'm writing on behalf of the Waste & Countryside Services section of North Yorkshire County Council, who were involved in development of the above strategy at the early stages.</p> <p>The strategy on page 5 refers to the NYCC developing a Countryside Plan for the County. The proposed adoption of this plan was superseded last year by the formation of a North Yorkshire and York Local Nature Partnership. Therefore the information on page 5 is now incorrect. However, the aspirations of the Countryside Plan are shared by the LNP partnership. I suggest the following:</p> <p>North Yorkshire Perspective <i>In July 2012, Defra formally endorsed the formation of the North Yorkshire and York Local Nature Partnership. The overarching vision of this partnership is to see the natural environment of North Yorkshire & York conserved, enhanced and connected across the whole LNP area for the benefit of wildlife, people and the economy. To achieve this vision of an integrated natural environment the Partnership has set out its ambitions through four key themes:</i></p> <ul style="list-style-type: none"> • Nature • Economy • People & Communities • Climate Change <p><i>The LNP strategy (to be published later in 2013) will identify:</i></p> <ul style="list-style-type: none"> • How the LNP through its range of partners will contribute towards these priorities • The locations of where activity is likely to take place • How the LNP can support the work of local groups and projects, and where necessary lead on work on the ground • What themes and issues related to the natural environment the LNP will 	<p>Information regarding North Yorkshire Perspective noted. Amend C&GS Strategy as suggested to reflect the most up to date position as follows:</p> <p>“North Yorkshire Perspective <i>In July 2012, Defra formally endorsed the formation of the North Yorkshire and York Local Nature Partnership. The overarching vision of this partnership is to see the natural environment of North Yorkshire & York conserved, enhanced and connected across the whole LNP area for the benefit of wildlife, people and the economy. To achieve this vision of an integrated natural environment the Partnership has set out its ambitions through four key themes:</i></p> <ul style="list-style-type: none"> • Nature • Economy • People & Communities • Climate Change <p><i>The LNP strategy (to be published later in 2013) will identify:</i></p> <ul style="list-style-type: none"> • How the LNP through its range of partners will contribute towards these priorities • The locations of where activity is likely to take place • How the LNP can support the work of local groups and projects, and where necessary lead on work on the ground • What themes and issues related to the natural environment the LNP will advocate at a strategic level <p><i>Selby has been identified by the LNP as an area where landscape enhancement would improve quality of place</i></p>

	<p><i>advocate at a strategic level</i></p> <p><i>Selby has been identified by the LNP as an area where landscape enhancement would improve quality of place and assist in enhancing the wellbeing of communities.</i></p> <p>Rose Norris (Selby DC) is the LNP Champion for the Selby priority area and sits on the LNP Shadow Board. Any questions about the above, she is the best local contact.</p> <p><u>Other comments</u></p> <p>p.7 Conserve and enhance biodiversity ‘For example, road verges are managed by community groups, seeding flowers to enhance their biodiversity and provide wildlife corridors.’ This is a difficult proposal, as there are national requirements on training needed to be able to work on verges, so it is not that easy to encourage locals to actively manage the roadside. Also, seeding flowers may not be the most appropriate option, as native flowers may be present but require a different management regime to thrive, and any flower seeds introduced must be appropriate for the area. Therefore, I would suggest changing this to <i>‘road verges are managed to encourage wildflowers and strengthen wildlife corridors, by community groups where possible, with seeding of native flowers considered where the current biodiversity interest is low.’</i></p> <p>p.12 There is reference to an English Strategy, this requires more information about what strategy it is referring to.</p>	<p><i>and assist in enhancing the wellbeing of communities.”</i></p> <p>Suggestions regarding roadside verges noted. Amend C&GS Strategy as suggested to reflect a more general wording in this regard. Change to <i>“road verges are managed to encourage wildflowers and strengthen wildlife corridors, by community groups where possible, with seeding of native flowers considered where the current biodiversity interest is low.</i></p> <p>“English Strategy” refers to “Biodiversity 2020: England’s Biodiversity Strategy” Amend strategy name.</p>
National Farmers Union North East	<p>Thank you for the opportunity to comment upon the draft strategy. As addressing in the report, high quality agricultural land is crucial to the environmental and food production.</p> <p>The Natural Environment White Paper highlights the importance of farming a food production, and we would welcome the inclusion of this within the strategy <i>“We will be working with farming and environmental interests over the next year to ensure that we can achieve two of our goals in Defra of increasing food production and improving the environment. -</i></p>	Support welcome

	<p>http://www.publications.parliament.uk/pa/cm201213/cmselect/cmenvfru/492/110629.htm”</p> <p>While we welcome the opportunity to be involved in the wider consultation and development of site specific management plans; it may also be beneficial to engage the relevant landowners at this early stage.</p>	
<p>Ouse and Derwent and Ainsty Drainage Boards</p>	<p>See Appendix 2: Y&NY Drainage Boards Consortium enclosures</p> <p>It may be noted that the two Boards have a responsibility for all watercourses within the Boards District which covers a large part of the Selby District Council area. Maps have been attached to indicate the specific geographical area of responsibility. It will be seen that the Boards are responsible for hundreds of kilometres of watercourses forming a network draining a vast area of agricultural land and many settlements.</p> <p>Although the watercourses run through settlements in the main these extend into the open countryside around the Selby District incorporating designated Wildlife areas, SSSi sites and others of specific interest and sensitivity.</p> <p>The Board retains a maintenance responsibility for those watercourses indicated on the attached maps along with an enforcement function for these and all other watercourses in the geographical area. The nature of the maintenance responsibility dictates that the Board must be afforded access to these locations and a 9m wayleave is maintained from the top of the banks of such assets. This margin is required to ensure sufficient manoeuvrability for machines and the depositing of water borne materials such as silt. Works at any one site may of course be protracted extending to several days or even weeks dependent the nature of the undertaking.</p> <p>To enforce this, the Board has powers derived from the Land Drainage Act permitted the Board to administer the watercourses and restrict any works either within the watercourse itself or within the 9m wayleave. Typically this would incorporate discharges, outfalls, abstractions or any other development that may either hinder the flow within the watercourse, access thereto or may present a potential hazard. This is broad based responsibility but may for example have a high degree of relevance in terms of footpaths or crossings.</p>	<p>Comments noted and support welcome</p>

In pursuance of this responsibility the Board adopts a flexible approach and will work with partners to identify appropriate solutions. Nonetheless, the strategic significance of the drainage function cannot be undermined and will always be paramount.

The Board notes the content of the draft consultation document and feels that it would be an imperative that the Board becomes part of the partnership developing the strategy given the potential conflicts that may occur and the guidance we would be able to offer. As the Board works extensively with other key stakeholders not least the landowners the Boards could offer further support and input to the process.

Key to the interests of the Boards would be the issues of access and management. In the terms of access the Board would typically seek to ensure that the 9 metre wayleave be sustained although it is accepted this is not always feasible. However, where any new access is afforded with 9m of the bank of the watercourse this would only be accepted whereby any costs associated with footpath closures for maintenance purposes in borne by the local authority or other third party stakeholder.

In terms of new access adjacent to any water asset it would be important to note that any surfaces required to afford access to pedestrians including the disabled must be of a nature that would permit the Board's to carry out their function. Without due consultation, inappropriate surfaces could be damaged irreparably. Similarly allowance would have to be made for the depositing of materials.

Any increased permeability may well incorporate the introduction of circuitous routes which may in turn involve the need to provide crossings. This is a hazardous process in terms of maintaining the peak flow and velocity of water and could result in upstream flooding. It would not be appropriate to exclude the provision of such features but any policy should seek to avoid the need wherever plausible.

The Boards are mindful of the fact that watercourses are often corridors for

	<p>wildlife and rare plant species and would be keen to engage with partners to further enhance their protection through partnership involvement.</p> <p>In conclusion, the Boards would support the development of a Countryside and Green Space Strategy and recognise the strategic role they would have in both the development of the strategy and its subsequent implementation. In light of this the Boards feel it is important to formally recognise this strategic function within the context of this continuing consultation and the emerging policy. The Boards will provide any appropriate supporting information that may be needed.</p>	
Cllr Mike Jordan	<ol style="list-style-type: none"> 1.It follows national guidance and must therefore be ok 2.How on earth are we going to see a different side to Selby District?! 3. We have a number of useless grassed areas in Sherburn as a consequence of having to provide green space, the parish don't want them. 4. Arable agricultural land is actually providing the basis for easy to build housing schemes---nice flat land that can no longer produce food---do we need food---?! 5. Allotments---why can we not include them instead of somewhere for kids to drink beer and smoke, what about adult needs? 6. Better schools involvement---cheap labour but useful 	Observations noted.
Yorkshire Wildlife Trust	<p>Page 2: These definitions of green space and countryside don't seem to cover areas which are semi natural and important for wildlife and may or may not be good for recreation</p> <p>Page 2: Bishop Dyke not Dike! There would be potential to enhance the Bishops Dyke for wildlife and provide connections to Bishop's Wood</p> <p>Page 3 first paragraph: rather unclear paragraph. Need a better definition of GI and also something about enhancing high value areas.</p> <p>Page 6 end of first paragraph: Other organisations could be included here to give a more balanced approach.</p> <p>Page 7: conserve and enhance biodiversity section: Will this include management of SINCs including surveys, ie taking on some of the work done</p>	<p>The definitions are not intended to be exhaustive. They are intended only in regard to the Council's broad approach towards those types of spaces. Add the phrase "For the purpose of the strategy" to the first paragraph under <i>The Countryside and Landscape of Selby district</i> on page 2.</p> <p>Typographical error noted: Dyke not Dike. The potential to enhance the Bishops Dyke for wildlife and provide connections to Bishop's Wood is noted.</p> <p>Amend first paragraph of page 3 as follows: "<i>Areas of countryside such as Hambleton Hough (an area of natural beauty), and Barlow Common (reclaimed former railway land and now a well-established nature reserve), together with other land owned by the Council such as Brayton</i></p>

<p>by the NYCC ecologists? Also what mapping is planned and how will it be carried out? Managing road verges can be complex as depending on species present the timing of cutting may need to be varied. YWT carried out a partnership road verge project in the Yorkshire Dales which was successful.</p> <p>Page 7: Protecting existing sites: Designing in GI from the beginning of the design process is invaluable. Further information available at http://www.ywt.org.uk/we-defend-wildlife and scroll to the bottom of the page.</p> <p>Page 8: get people out and about: Cycle and pedestrian routes which provide links to schools, work, settlements as well as green space will be well used and self policing For example the York to Selby bike path is a multi functional path and has a wide variety of users which reduces antisocial problems. Developers should be encouraged to design in well connected and designed pedestrian and cycle links which are also enhanced for wildlife.</p> <p>Page 10: Increase community involvement: Expertise, and planning lead to better outcomes for biodiversity as without leadership and management plans it can be hard for volunteers to know what actions will be best for conserving biodiversity.</p> <p>Page 10 : Economy and Land management: It will be important that income generating opportunities do not lead to loss of biodiversity. On council owned land the biodiversity duty from the Natural Environment & Rural Communities Act, 2006 would apply.</p> <p>Page 11: end of first para: Delighted to work with the authority on this.</p> <p>Page 11: have cost effective land management: A policy on this within the Selby LDF could be helpful. Sheffield has a proactive policy on green roofs and so there are a considerable number in the city. A guide to a wide variety of GI can be downloaded from our website http://www.ywt.org.uk/we-defend-wildlife written by the Wildlife Trusts nationally and the T CPA</p> <p>Page 11: increase developer contributions: Within Selby District there are for</p>	<p><i>Barff, help to conserve and enhance biodiversity. They also improve access and recreational opportunities, promote awareness of both the natural landscape and the managed countryside (agriculture) which form part of the district's green infrastructure. For example improved hedgerows or enhanced arable field margins can greatly increase farmland biodiversity, enhance high value areas, and help connect up the landscape.</i></p> <p>List of partners is not exhaustive, only indicative.</p> <p>The C&GS Strategy is the broad vision and aim, it is not prescriptive of the steps to be taken to achieve goals. Partnership approach will see many innovative methods employed.</p> <p>Designation of GI comment noted.</p> <p>Support for cycle links noted.</p> <p>Comments on leadership of volunteers noted.</p> <p>The Theme of generating better uses and economic success from land is not at the expense of other plans, strategies, laws or processes. It is a general desire to maximise the assets in the benefit of everyone.</p> <p>Support for partnership working with regard to generate nature tourism welcome.</p> <p>Comments regarding the Have cost effective land management section noted. The Core Strategy already has broad policies in place.</p>
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	<p>example a number of restored brick ponds which are very valuable for wildlife, particularly invertebrates.</p> <p>Page 11: Monitoring and evaluation: Detailed management plans will be excellent but will require time, ecological data and knowledge and financing to produce plans which will be valuable. Such an approach will particularly apply to council owned assets. Outside council owned sites a different protocol would be required to report back to the executive. The following would need to be covered: % of planning gain from developments that will create GI each year. What area of GI will be created. Outside new developments the authority could measure the number of tangible projects to improve GI and biodiversity that can be delivered in the 5 year plan which work with communities and create habitat and GI. A target can then be set to enhance and create habitat per year of the plan. A target for the number of designated Local Wildlife Sites in positive management, like the old NI 197 would also be useful.</p>	<p>Comment on developer contributions noted.</p> <p>Comment and advice on monitoring noted.</p>
<p>Samuel Smith Old Brewery Tadcaster</p>	<p>I write with regard the above mentioned document [C&GS Strategy] to present representation on behalf of my client Samuel Smith Old Brewery (Tadcaster). You will be aware that my client has been an active participant in the preparation of a wide variety of planning policy documents in the past, most recently within regard the emerging Core Strategy.</p> <p>Whilst my client takes a keen interest in both Development Management and Planning Policy issues this document has been very difficult to find reference to anywhere in the District Council's website and/or any other sources. It is notable that the document has not been distributed via the LDF address lists, or circulated to members of the public and organisations who are known to have an interest in such matters.</p> <p>This is not only disappointing, but also appears to be in contravention of para 3.17 and 3.18 of the Statement of Community involvement (2007). It seems clear that the commitment to engage with members of the public, stakeholders and interested parties has been either overlooked or ignored in this consultation exercise. Whilst I have become aware of the document via my work in the District, the issue relates to how many other parties have been denied the opportunity to comment upon a document that they may have an</p>	<p>The Strategy has been publicised via a variety of media, including the Council's website and through contact with partner organisations, press release, and with the public via Parish Councils, CEFs and Councillors.</p> <p>The SCI applies to planning policy documents and not to other Council documents, such as the C&GS Strategy.</p> <p>The C&GS Strategy is NOT intended to be an SPG, because it is not a document that interprets and clarifies a planning policy. The confusion probably arises from the phrase on page 1 which states:</p> <p><i>"This strategy will also act as a piece of Planning Guidance supporting the Local Development Framework (LDF) in line with the National Planning Policy Framework (NPPF) that in turn will help this strategy achieve its aims."</i></p> <p>Upon reflection, the wording is confusing and should be</p>

<p>interest in.</p> <p>The document has no paragraph numbers and I therefore make comments with reference to the page numbers and titles as best as possible:</p> <p>Introduction: the document seems to be intended to be a Supplementary Planning Guidance note (SPG) that seeks to develop and add detail to planning policy contained within the Local Development Framework (LDF). The document does not however reference which documents and policies the SPG is intended to support.</p> <p>From my work on policy issues generally within the District I am not aware of references to the preparation of the SPG. Clearly the policy basis and 'branch' that the SPOG relates to needs to be explicitly set out in both the SPG and the strategic document containing the policy to which it relates.</p> <p>The countryside and landscape of Selby District (Para 1) – this seeks to provide a definition of both “countryside” and “green space”. It seems to me that “Countryside” is adequately defined within the existing LDF documents, and that adding further definitions to these phrases may confuse or mislead the reader.</p> <p>Specifically with regard the definition “Green space”. This lacks any reference to planning policy. There seems to be no definitive map or indication of which areas of land are to be considered green space. Importantly it seems (from later in the document) that mapping of green spaces, and therefore the application of this policy document, will be outsourced for completion by a variety of different parties. In the interests of clarity and accountability the definition of areas to which the policy applies must be subject to public scrutiny, proper consultation and thorough examination. The poorly defined areas to which the policy is intended to apply fundamentally undermines the purpose and effectiveness of the consultation.</p> <p>A further concern is the way in which the document attempts to define “green spaces” as areas of land that either separate or surround urban forms of</p>	<p>replaced to make it clearer that the C&GS Strategy does not itself form part of the Local Development Framework, but could be a useful background document for any future policy development.</p> <p>A second instance of the use of SPG may be found on page 5 which states “<i>It will also act as a piece of Supplementary Planning Guidance supporting the Local Development Framework (LDF) that in turn will help support the conservation and enhancement the district’s biodiversity, including species-rich grassland, ancient woodlands and wetlands.</i>” Again, this should be reworded for accuracy to “<i>It will also act as background information supporting the Local Plan hat in turn will help support the conservation and enhancement the district’s biodiversity, including species-rich grassland, ancient woodlands and wetlands.</i>”.</p> <p>The definitions are not intended to be exhaustive. They are intended only in regard to the Council’s broad approach towards those types of spaces. Add the phrase “For the purpose of the strategy” to the first paragraph under <i>The Countryside and Landscape of Selby district</i> on page 2.</p> <p>The C&GS Strategy will not itself justify any Developer contributions. As is pointed out, the Developer Contributions SPD (and /or forthcoming CIL) will be the mechanism for such contributions. The C&GS Strategy merely acknowledges the necessity to explore such contributions to deliver the Themes.</p> <p>Theme 1 comments noted. The broad strategy does not set specific methods, only the broad aims and objectives.</p>
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<p>development. Again this loose definition excludes areas of green space which may be surrounded by such development.</p> <p>In addition, there is no definition of the word “maintained” within the green spaces definition. Areas that are maintained solely for the purpose of recreation are very few within the District. However areas that have a component of maintenance for these purposes (for example the maintenance of a public footpath (a legal obligation) across an agricultural field) could not reasonably be held to define the entire area as green space for these purposes.</p> <p>Selby District perspective: again it is very unclear exactly which policies in the LDF the SPG is intended to support and develop. Without such reference the policy framework to which the SPG relates is obscured, undermining the justification for the SPG and the clarity of the LDF. The document needs to explicitly set out which documents and policies the SPG seeks to develop.</p> <p>The partnership approach: (Para 1) The process by which the Council have completed the identification of “key partners” is unclear and should be clarified. The text appears to exclude both land owners and the public in general unless they are participating in one of the groups identified. The apparent use of a number of unelected, arms length groups and bodies to map green spaces to which this policy will apply, target and focus available resources and therefore justify the developer contributions fails to recognise their unaccountability. A strategy and policy, in part, created and implemented by such bodies without public consultation and mandate is fundamentally flawed.</p> <p>The Partnership approach (para 2): I am particularly concerned to note the role that the CEFs are being given in this process. Consultation with these unelected bodies appears to be being used as an alternative to proper and full consultation with the public. Whilst I appreciate the purpose and intention of the CEFs they cannot be held as representative of the “wider community” or adopt any role other than third party consultee in the preparation and creation of planning policy.</p>	<p>Theme 2 comments noted. The broad strategy does not set specific methods, only the broad aims and objectives.</p> <p>Theme 4 comments noted: the use of CEFs not the sole method of engaging with the public. Specific steps will be established as specific actions are developed. The broad strategy does not set specific methods, only the broad aims and objectives.</p> <p>Agree use of “any” is too far reaching – delete the word from the sentence.</p> <p>Theme 5 (para 1 line 11) comments: agree there is a balance to be struck with other plans, Objectives, regulations etc. The broad strategy does not set specific methods, only the broad aims and objectives.</p>
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The Partnership approach (para 2):the reference to the strategy justifying developer contributions is very concerning. The Developer Contributions SPG (2007) provides for the provision of Recreation open space (ROS) in accordance with the Selby District ROS Strategy. This document provides for an assessment of need for additional ROS and the requirements to improve existing facilities. There is no reference to either countryside or greenspace within the developer contributions SPG and therefore there is no basis upon which to seek developer contributions to the implementation of the C&GS Strategy.

Theme One (Para 4): The para sets out that the Council will seek to work with landowners to protect existing sites. This commitment needs to include assistance in not only site specific qualities, but also wider objectives such as the openness of the Green belt and the amenity of those who live and work in the areas.

Theme 2 (Para 2): The para provides that the Council will “wherever possible” assist in providing access to countryside. The commitment overlooks the appropriateness of potential access solutions, lacks quantification with regard to other aims and objectives of the Council and overlooks the planning and objectives that may be harmed as a result of this all encompassing commitment.

Theme 3 (para 2): The paragraph provides that the Council will use the CEFs to be used as an alternative to engagement directly with the public. It needs to be made clear here that these bodies are unelected, have no mandate and cannot be held to be representative of the views of all residents.

The Council, CEFs and partners undertake in the penultimate section to support “any” community involvement in a variety of projects. The commitment is far too wide ranging , and cannot possibly envisage the potential schemes may fall within the definition provided. The example used of “designation“ of a local green space has no reference to the planning system and/or the potential for such a designation to harm acknowledged interests and objectives.

	<p>Theme 5 (para 1 line 11): This para provides for the Council seeking to generate business growth from the Council owned countryside. The concept of driving profit from the countryside needs to be balanced against not only the aims and objectives of the Council, but the national and local planning policies that express the controls and requirements placed of development generally within the countryside.</p>	
<p>Barlby & Osgodby Parish Council</p>	<p>See plan at appendix 2: Barlby & Osgodby enclosures</p> <p>This Green Space Consultation is of particular interest as Barlby and Osgodby Parish Council owns/manages circa 50 acres of green space including woodland, wildflower meadow, a series of linear ponds, the 'Old Railway Walk' which is a stretch of the dismantled Market Weighton Railway line, 6 Play areas, 4 Playing fields, 2 Village greens, 2 'duck ponds' and Allotments including some set aside land.</p> <p>Barlby Ponds is designated as a SINC and the Old Railway Walk has Green Flag status. One Countryside site is also awaiting the outcome of the Green Flag accreditation process.</p> <p>AIMS</p> <ol style="list-style-type: none"> 1. Commend the proposal that developers should include green infrastructure as part of new developments. 2. The reference to enhancing and improving access to existing sites requires a more detailed explanation as a greater maintenance liability would generally go hand in hand with increased footfall. 3. As a separate but linked issue, car parking might be problematic for remote sites. 4. The aim should be to provide training opportunities. 5. A definition of 'Countryside Communities' would be helpful. 6. A clear indication of how the above aims would be funded including North Yorkshire County Council's contribution (ref – page 5) would also be helpful. <p>PARTNERSHIP APPROACH</p> <ol style="list-style-type: none"> 7. The Parish Council looks forward to the wider public consultation and 	<p>General support welcome</p> <p>The broad strategy does not set specific methods, only the broad aims and objectives. Further detail may be developed at the appropriate time as projects are developed.</p> <p>Comments on car parking and training opportunities noted</p> <p>For the purpose of the Strategy, Countryside Communities refers to people living and working outwith the Limits to Development as defined in the Local Development Framework.</p> <p>With regard to funding, the broad strategy does not set specific methods, only the broad aims and objectives.</p> <p>The County Council contribution is set out in their <i>Local Nature Partnership Strategy</i>.</p> <p>Recruitment, training, supervision and insurance for volunteers would be established on a case by case basis - the broad strategy does not set specific methods, only the broad aims and objectives.</p> <p>The C&GS Strategy does not set out how any S106, CIL or other developer contributions are spent – that is beyond the remit of the document.</p>

	<p>emerging Countryside Management Plans. There needs to be clarity on who would recruit, train, supervise and insure volunteers.</p> <p>FRAMEWORK and THEMES</p> <p>8. The Parish Council is concerned that there may be bids to divert developer contributions from those Parishes in which development takes place to adjacent areas to achieve the aims of the Green Space Strategy, or for developer contributions to be spent in their entirety on site (certainly more cost effective for developers but not an appropriate use of community funds). For example it is imperative that Recreation Open Space monies generated by the Olympia Park development are not all spent on site as this would lead to state of the art facilities on one side of Barlby Road leaving ageing and less appealing facilities on the other side of the road (at Bungalow Road).</p> <p>9. The Parish Council is particularly interested in any measures that can improve 'access for all' – plus (wherever possible) provide additional or improved access for disabled people.</p> <p>GENERAL</p> <p>10. Finally, the Parish Council would interested to know what weight has been given to the York and North Yorkshire Nature Partnership priorities for the Selby/Barlby area as this would appear, at first sight, to be a cross Parish Project that has not been the subject of local consultation.</p>	
<p>The Environment Agency</p>	<p>Aims; 2nd bullet point: The phrase “<i>to ensure biodiversity...is included as part of all new developments</i>” is confusing and meaningless. We suggest the aim is reword this as “<i>To work with developers to ensure that biodiversity is enhanced, and new green infrastructure included as part of all developments, helping to improve the environment</i>”.</p> <p>Aims; 3rd bullet point: This aim does not aspire to the creation of new biodiversity assets, and in that respect fails to comply with the recommendations set out in Making Space for Nature. It could be better worded as: “<i>To provide a net gain in biodiversity by creating new sites, enhancing and expanding existing sites and improving habitat connectivity</i>”.</p>	<p>Amend Aims; 2nd bullet point: to read “<i>To work with developers to ensure that biodiversity is enhanced, and new green infrastructure included as part of all developments, helping to improve the environment</i>”.</p> <p>Aims; 3rd bullet point: amend to read “<i>To provide a net gain in biodiversity by creating new sites, enhancing and expanding existing sites and improving habitat connectivity</i>”.</p> <p>Aims; 4th bullet point: amend to read ‘<i>allowing people to experience and enjoy these areas.</i>’</p>

<p>Aims; 4th bullet point: States <i>'letting people see a different side of Selby district.'</i> we suggest using more descriptive wording. For example, <i>'allowing people to experience and enjoy these areas.'</i></p> <p>Aims; 5th bullet point: We recommend using wording such as <i>'allowing people to appreciate, respect and understand what's around them.'</i> Rather than; <i>'switching people on to what's around them.'</i></p> <p>Aims; 6th bullet point: We suggest adding the following text to the end of this sentence: <i>'...and realise the benefits on offer.'</i></p> <p>The Countryside and Landscape of Selby district: The definition of Green space states that it is an area <i>'for recreational enjoyment'</i>, we request that it is added that Green space can also provide areas of <i>'ecological benefit'</i>. Also within this section we feel that mention should be made of the role that flood storage areas provide and can play in adding value to the countryside, particularly ecological benefits. These areas can provide unique habitat if managed appropriately. For example; Clifton Ings in York supports the rare Tansy Beetle, and provides wetland habitat for other species. Opportunities to create/manage flood storage areas in a similar way should be encouraged.</p> <p>Selby District Countryside and Green Space Strategy Framework and Themes: The strategy is proposed to cover 5 years with annual review. This seems a very short period and does not link with timescales for the Local Plans it is set to support. Justification is needed as to why such a short term approach is being proposed.</p> <p>Theme One: Landscape and Nature Conservation and Enhancement Conserve and enhance biodiversity: Further explanation is needed here to show how the mapping of green spaces will lead to enhancement and greater connectivity. How will this information be used during the planning process to ensure enhancement?</p> <p>Identify Green Infrastructure: The example given of working with developers to ensure new developments enhance biodiversity is laudable. But the strategy</p>	<p>Aims; 5th bullet point: amend to read <i>'allowing people to appreciate, respect and understand what's around them'</i></p> <p>Aims; 6th bullet point: add the following text to the end of this sentence: <i>'...and realise the benefits on offer.'</i></p> <p>Add <i>"and ecological benefit"</i> to the end of the green space definition</p> <p>Add text to Countryside and Landscape of Selby district section: <i>"Flood storage areas provide and can play in adding value to the countryside, particularly ecological benefits. These areas can provide unique wetland habitat. Opportunities to create/manage flood storage areas in a similar way should be encouraged."</i></p> <p>The strategy is proposed for a 5 year review as it will be an early indicator as to how the new Core Strategy is working.</p> <p>Mapping of green spaces will establish a robust dataset to inform future policy development, and/or stand alone actions.</p> <p>Theme 5: Add <i>"(including mechanisms for developer contributions)"</i> after <i>"Local Development Framework"</i>.</p> <p>With regard to working with developers to ensure new developments enhance biodiversity, and with setting timescales for site-specific management plans, the broad strategy does not set specific methods, only the broad aims and objectives.</p> <p>General: update document to reflect <i>"Local Plan"</i> as the current terminology, as opposed to LDF.</p>
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	<p>fails to give any detail as to how this will be achieved. Will there be a Local Plan policy, requiring a net gain in biodiversity as part of all developments? If not, how will this be achieved?</p> <p>Theme Five: Economy and Land Management Increase developer contributions: The text makes no reference to S106 contributions or CIL. In order to provide greater certainty to developers and conservation organisations, these mechanisms for securing developer contributions should be identified and explained within the strategy.</p> <p>Monitoring and Evaluation: The strategy says that “site specific management plans will be developed”. This is a generic comment and a timescale needs to be added to this to inform future developments.</p> <p>General points: Reference is made to the ‘Core Strategy’ and ‘LDF’ throughout the strategy; however the ‘Local Plan’ is now the intended core policy document. We suggest speaking to your planning policy team to determine how best to reference these policy documents in order to remain consistent.</p>	
Jennifer Hubbard	<p>It has come to our attention that the Council is currently consulting upon a strategy concerning countryside and green space. We understand the intention is for the strategy to inform the drafting of planning policy and for it to become a supplementary planning document. The following comments are submitted on behalf of a range of Clients with interests in Selby District.</p> <p>Whilst the objectives of the strategy appear reasonable, the structure of the document and the drafting process are far from satisfactory. This is because the strategy does not contain the level of detail expected of a supplementary planning document and the procedures for preparing a supplementary planning document have not been followed.</p> <p>In the first instance, the National Planning Policy Framework (NPPF) sets out how supplementary planning documents should add further detail to policies in the Local Plan. The additional detail is expected to provide further guidance on site specific matters or on a particular issue. For this reason, it is expected that</p>	<p>The C&GS Strategy is NOT intended to be SPG, because it is not a document that interprets and clarifies a planning policy. The confusion probably arises from the phrase on page 1 which states:</p> <p><i>“This strategy will also act as a piece of Planning Guidance supporting the Local Development Framework (LDF) in line with the National Planning Policy Framework (NPPF) that in turn will help this strategy achieve its aims.”</i></p> <p>Upon reflection, the wording is confusing and should be replaced to make it clearer that the C&GS Strategy does not itself form part of the Local Development Framework, but could be a useful background document for any future policy development.</p>

supplementary planning documents should only be prepared where the subject relates to a specific matter dealt with or referenced within the Local Plan. Having read the draft Core Strategy there is no reference to the intention to prepare the draft supplementary planning document. There is also no reference to enhancing or managing green space or the open countryside. The matters set out in the draft strategy are therefore new matters that are outside the parameters of the issues addressed by the Core Strategy. The draft strategy cannot therefore be adopted as a supplementary planning document because it does not add more detail to any policy in the Core Strategy. To suggest the draft strategy will become supplementary guidance is wholly unacceptable and would leave the strategy open to legal challenge.

In addition, the NPPF states that “any additional development plan documents should only be used where clearly justified. Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.” We can see no justification for the draft strategy, not least because it does not add detail to any policy in the Core Strategy. Furthermore, the proposed strategy will not help applicants make successful applications or aid infrastructure delivery. It will however add unnecessary financial burden on development given some of the matters of the proposed supplementary planning document are intended to find their way into the Community Infrastructure Levy charging schedule and be matters for developer contributions. The draft strategy cannot be used as the basis for new requirements set out in a supplementary planning document, because the Core Strategy does not set out the intention to introduce such requirements. Furthermore, it is unreasonable to suggest the strategy will inform the Community Infrastructure Levy when consultation has not yet taken place on the list of matters to be addressed through CIL. It certainly appears to be a case of cart before the horse.

If the Council wishes to prepare a supplementary planning document for green space and countryside then there must first of all be a planning policy requirement for the supplementary planning document. This means setting out the intention to prepare a supplementary planning document or at least the

A second instance of the use of SPG may be found on page 5 which states “*It will also act as a piece of Supplementary Planning Guidance supporting the Local Development Framework (LDF) that in turn will help support the conservation and enhancement the district’s biodiversity, including species-rich grassland, ancient woodlands and wetlands.*” Again, this should be reworded for accuracy to “*It will also act as **background information** supporting the Local Plan that in turn will help support the conservation and enhancement the district’s biodiversity, including species-rich grassland, ancient woodlands and wetlands.*”.

	<p>matters of the strategy in a policy within the Core Strategy. As this has not happened then the opportunity to prepare a supplementary planning document simply does not exist.</p> <p>It is also necessary for the Council to understand that the process for preparing supplementary planning documents has a number of specific requirements which are set out in the Town and Country Planning (Local Development) (England) Regulations 2012. The procedural requirements include consultation and monitoring. The process for preparing the draft strategy to date fails to comply with the procedural requirements for either consultation or monitoring.</p> <p>If the Council is serious about adopting the strategy and using it to inform the drafting of planning policy and other supplementary planning documents then thought needs to be given as to the requirements and process for preparing supplementary planning document, and the opportunity to prepare such guidance within the existing policy framework created by the Core Strategy.</p> <p>As it is, the strategy falls short of the necessary requirements to be supplementary planning guidance. We cannot therefore offer the Council support in taking the strategy forward. We hope the Council takes our concerns seriously and undertakes to address the situation by removing reference within the document to the role of the strategy in the drafting of planning policy. We do not, however, wish to adopt a negative stance and would welcome an opportunity to discuss how best to ensure a proportionate level of protection for important areas of countryside and open space consistent with other local policy objections and national imperatives. We feel the time is right for a follow-up Agents' meeting and that this would be an appropriate forum to discuss the matter further.</p>	
<p>Sherburn-in-Elmet Parish Council</p>	<p>Whilst much of this Draft Strategy is uncontentious we have a particular problem with this section:</p> <p><i>However, in terms of this strategy the Council's aim and outcome focus is to generate business growth from the Council owned countryside, primarily its nature reserves and other countryside or green space assets that through effective land management can generate income either in its own right or for a</i></p>	<p>There is no reason why countryside and green space assets could not be used to generate income in the appropriate circumstances. There is a balance to be struck with other plans, regulations etc. The broad strategy does not set specific schemes, only the broad aims and objectives.</p>

	<p><i>partner organisation One opportunity already alluded to is education and training. The benefit here is the sustainability and growth of the providing partner combined with individual skills gained through education and training that could lead to new employment opportunities. Here, the Council's outcome objectives are more aspirational until more work is done to explore the possibilities.</i></p> <p>For the District Council to give such a clear priority to income generation seems to us to place completely the wrong emphasis on the value of these areas. The obvious worry is that countryside and nature reserves which don't generate income will be seen as a liability rather than as an asset. They could then be described as underperforming or even surplus to requirements.</p> <p>We do not expect childrens playgrounds and skateparks to generate income and do not see why council green space and nature reserves should be treated differently.</p> <p>There is obvious potential for conflict with the Councils statutory duty to maintain biodiversity under the Natural Environment and Rural Communities Act 2006.</p> <p>We suggest that the stated aim of generating income from council green space and nature reserves should be deleted.</p>	
<p>Natural England,</p>	<p>We would like the following comments taken into consideration when drafting the next iteration of the strategy.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Natural England supports the strategy's vision and objectives. As a recognised partner and statutory consultee, Natural England will continue to provide nature conservation advice to the Council. <input type="checkbox"/> The strategy is intended to support the District's LDF as Supplementary Planning Guidance (SPG). In order to do so it should identify the national and local policies, including those in the Core Strategy, which it intends to support. <input type="checkbox"/> As an SPD it should contain policies which deliver higher tier ecological, 	<p>The C&GS Strategy is NOT intended to be SPG, because it is not a document that interprets and clarifies a planning policy. The confusion probably arises from the phrase on page 1 which states:</p> <p><i>"This strategy will also act as a piece of Planning Guidance supporting the Local Development Framework (LDF) in line with the National Planning Policy Framework (NPPF) that in turn will help this strategy achieve its aims."</i></p> <p>Upon reflection, the wording is confusing and should be</p>

<p>open space and green infrastructure policies.</p> <ul style="list-style-type: none"> □ Natural England welcomes the recognition that nature conservation sites are irreplaceable assets and a valuable part of the District’s biodiversity that needs to be managed, enhanced and connected (page 2). The Strategy should map these sites and identify, the ecological networks which connect them. □ In addition to public consultation, the mapping of areas of nature conservation value and networks should be guided by evidence of their ecological importance. Ecological data for Selby can be obtained from the North and East Yorkshire Ecological Data Centre (NEYEDC), Natural England, and the MAGIC and JNCC websites. □ Where connectivity is poor, the SPG should ensure developments improve their connectivity (e.g. through the creation of appropriate Local BAP habitats). Where good networks exist, these should be protected. <p>These ecological networks should be managed as part of the wider green infrastructure network and where appropriate take advantage of opportunities to create multi-functional greenspace (nature conservation/enhancement, accessibility, climate change mitigation and adaptation).</p> <ul style="list-style-type: none"> □ The strategy refers to the exploration of opportunities for additional contributions (presumably through CIL and S106) towards enhancements. This is essential as the strategy places a considerable reliance on local communities which are likely to have limited capital funding available. These opportunities (beyond grant aid) should be examined and if viable included within the SPG. □ The North Yorkshire County Council addresses climate change as a key theme. The strategy should identify opportunities within Selby to mitigate and adapt to the effects of climate change. For example greenspaces within flood plains often act as flood storage areas, whilst also providing valuable areas for nature conservation and recreation. 	<p>replaced to make it clearer that the C&GS Strategy does not itself form part of the Local Development Framework, but could be a useful background document for any future policy development.</p> <p>A second instance of the use of SPG may be found on page 5 which states “<i>It will also act as a piece of Supplementary Planning Guidance supporting the Local Development Framework (LDF) that in turn will help support the conservation and enhancement the district’s biodiversity, including species-rich grassland, ancient woodlands and wetlands.</i>” Again, this should be reworded for accuracy to “<i>It will also act as background information supporting the Local Plan that in turn will help support the conservation and enhancement the district’s biodiversity, including species-rich grassland, ancient woodlands and wetlands.</i>”.</p> <p>Broad support for mapping sites welcome. Mapping and gathering of designation supporting information will be undertaken in a future project once the broad C&GS Strategy is adopted.</p> <p>Improving GI networks is one of the aims. the mechanics of achieving this will be established in future plans/strategies/stand-alone projects as appropriate.</p> <p>Similarly, multi-functional areas, flood storage and habitat creation are specific projects that this broad strategy does not set out. However, addition of text promoting multi-functionality may be added in a new paragraph before the “National Perspective” chapter.</p>
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<p>The Conservation Volunteers (NY and Humber)</p>	<p>These ecological networks should be managed as part of the wider green infrastructure network and where appropriate take advantage of opportunities to create multi-functional greenspace (nature conservation/enhancement, accessibility, climate change mitigation and adaptation).</p> <ul style="list-style-type: none"> □ The strategy refers to the exploration of opportunities for additional contributions (presumably through CIL and S106) towards enhancements. This is essential as the strategy places a considerable reliance on local communities which are likely to have limited capital funding available. These opportunities (beyond grant aid) should be examined and if viable included within the SPG. □ The North Yorkshire County Council addresses climate change as a key theme. The strategy should identify opportunities within Selby to mitigate and adapt to the effects of climate change. For example greenspaces within flood plains often act as flood storage areas, whilst also providing valuable areas for nature conservation and recreation. 	<p>See response to Natural England, above.</p>
<p>York Ornithological Club</p>	<p>Please accept our apologies for the late submission of these comments, but the Selby Countryside and Green Spaces Strategy has only just come to our attention. Although there is much in this document that is commendable we find it regrettable that the document stresses the need for nature reserves and green spaces to generate income. Admittedly this objective is described as "aspirational", which does seem to be a tacit recognition that in many cases it will not be achievable. In its current form the strategy does run the risk of describing green space which doesn't generate income as unsuccessful (and perhaps even superfluous), whereas it does fulfil a valuable function as identified under themes one to four of the Council's draft strategy. We would suggest that the requirement for green spaces and nature conservation areas to generate income (directly) should be removed from the strategy as being inherently incompatible with the outcomes defined under themes one to four.</p>	<p>There is no reason why countryside and green space assets could not be used to generate income in the appropriate circumstances. There is a balance to be struck with other plans, regulations etc. The broad strategy does not set specific schemes, only the broad aims and objectives.</p>
<p>South Milford Parish Council</p>	<p>South Milford has a number of green spaces within the village and is surrounded by countryside so the strategy is very much of interest to us.</p> <p>All I all, the Parish Council supports the sentiments of the Strategy. The</p>	<p>Broad support welcome.</p> <p>Parish Councils are explicitly referenced as partners.</p>

objectives appear reasonable, if rather broad, and we would wish to support the Council in the implementation of the strategy. To this end we welcome reference to the role of parish Councils in the implementation of the strategy, including the exercise of mapping the District's green spaces. You may however wish to check whether it would be appropriate to expand upon the role of the PC in the strategy as there are a number of instances where references would be expected but have not been included. For example, no reference to PCs in the community involvement section. PCs are at the heart of communities so reference would be appropriate and helpful.

This document refers to the role of the strategy in the planning process, including justification of developer contributions. We are aware that the Government intends for PC who prepare a neighbourhood plan to receive an amount from the Community Infrastructure Levy. We would therefore suggest that the strategy should address this matter in terms of the relationship between CIL and maintenance/creation of green spaces in order to ensure it is future proof and fit for purpose.

We would like to see more detail added to the strategy, especially in relation to implementation. Currently there is little detail beyond broad objectives, which means it is unclear how objectives within the strategy will be implemented and to what timetable. Detailed steps to achieving the objectives, including reference to tasks, partners and opportunities to measure progress and achievement would be useful. Such information will also be essential if the document is to be used for planning purposes.

We look forward to receiving a copy of the strategy once it has been finalised. We also look forward to being consulted again in relation to the version to be used as SPD. We understand the current consultation does not follow the procedures for drafting and adopting SPD, and so future consultation will be necessary if the document is to have any weight in future planning decisions CIL charging schedule.

The C&GS Strategy is NOT intended to be SPG, because it is not a document that interprets and clarifies a planning policy. The confusion probably arises from the phrase on page 1 which states:

"This strategy will also act as a piece of Planning Guidance supporting the Local Development Framework (LDF) in line with the National Planning Policy Framework (NPPF) that in turn will help this strategy achieve its aims."

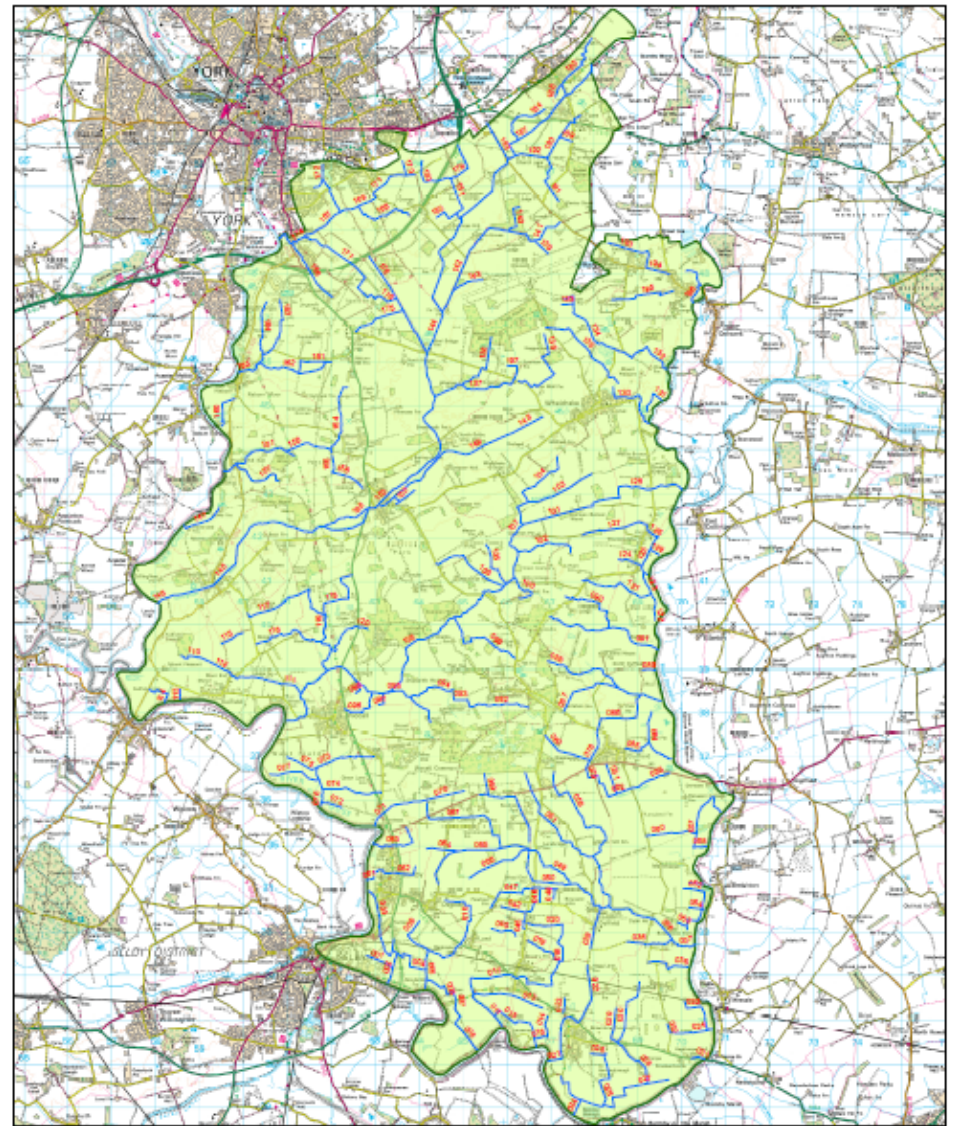
Upon reflection, the wording is confusing and should be replaced to make it clearer that the C&GS Strategy does not itself form part of the Local Plan, but could be a useful background document for any future policy development.

A second instance of the use of SPG may be found on page 5 which states *"It will also act as a piece of Supplementary Planning Guidance supporting the Local Development Framework (LDF) that in turn will help support the conservation and enhancement the district's biodiversity, including species-rich grassland, ancient woodlands and wetlands."* Again, this should be reworded for accuracy to *"It will also act as **background information** supporting the Local Plan that in turn will help support the conservation and enhancement the district's biodiversity, including species-rich grassland, ancient woodlands and wetlands."*

The C&GS Strategy need not concern itself with the mechanics of specific developer contributions, CIL etc. The Strategy has a broad intention of exploring those opportunities, but the specifics of this would be established in the appropriate documents/cases.

		The C&GS Strategy is intentionally broad to set objectives. Other plans/strategic/projects can add the appropriate detail at the appropriate time.
Bolton Percy, Colton & Steeton Parish Council	Thank you for the extension to provide our consultation. At the Parish Council meeting on 2nd July the councillors decision was not to take any action have no further comments to make.	noted

Appendix 1: York Drainage Boards Consortium enclosures



Appendix 2: Barlby & Osgodby Parish Council enclosures

through community planning, local events, practical conservation tasks, volunteering, training, skills and access-to-work opportunities. The rights of way and cycling network is improved in those places where it will deliver greatest benefits for local communities. Educational attainment is enhanced through use and understanding of the natural environment.

Climate change – The potential for the natural environment along North Yorkshire's river corridors to manage floodwaters and for landscapes in the uplands and lowlands to absorb, store or slow rainfall is enhanced so protecting downstream communities from flooding. Habitats all along the river corridors are improved, and better connected, to enable species to migrate with the changing climate. The carbon storage potential derived from a range of habitats makes a positive contribution to the impact the sub-region has on climate change. The rights of way network around urban centres plays an increasing role in non-motorised (low carbon) access for commuting, access to services and other day to day activities.

The map below is a first attempt at identifying priority places for action across North Yorkshire & York based on some of the data and strategies mentioned by participants at the first workshop and in conversations with partners over recent years.

